



CENTERVILLE CITY

250 North Main Centerville Utah 84014-1824 • (801) 295-3477 • Fax: (801) 292-8034

Incorporated in 1915



Mayor

Paul A. Cutler

City Council

Ken S. Averett

Tamlyn Fillmore

John T. Higginson

Stephanie Ivie

Lawrence Wright

City Manager

Steve H. Thacker

interoffice MEMORANDUM

to: Mayor Cutler
City Council
cc: Department Heads
Planning Commission
from: Steve H. Thacker, City Manager *S. Thacker*
subject: City Manager's Summary of August 4, 2015 Council Meetings
date: July 17, 2015

5:30 Joint Work Session with Planning Commission – The City Council and Planning Commission will meet together to review the data and analysis prepared by staff for the South Main Street Corridor (SMSC). This will provide a foundation for discussion of potential revisions to the SMSC Plan and Overlay Zone. Dinner will be available beginning at 5:15 p.m. Please try to arrive before 5:30 so the work session can begin on time.

7:00 Regular City Council Meeting

E.1. Davis School District Bond Election – Craig Poll, Assistant Superintendent of the Davis School District, will make a presentation about the District's proposed bond issue on the November election ballot.

E.2. Minutes Review – The minutes to be approved are enclosed, including minutes from the July 7 and July 8 meetings, which were postponed at the July 21 Council meeting due to absent Council Members.

E.3. Summary Action Calendar

- a. Purchase large-area mower** – This will be a replacement for the Parks Department's gang mower which is near the end of its useful life. The FY 2016 Budget includes funding for this purpose.
- b. Purchase of truck and plow equipment** – Two existing trucks that are beyond their normal useful life will be replaced by this one truck and snow plow equipment. The Streets section of the FY 2016 Budget includes funding for this purpose.

E.4. RAP Tax Ballot Question – Approval of this Resolution would place on the November ballot the question of whether to reauthorize the current RAP Tax for another 10 years. This sales tax of 1/10th of one percent (0.1%) would be used primarily to fund parks infrastructure—replacement/repair of existing infrastructure and for parks improvements.

- E.5. Proposal to Create Fire District and Service Area** – The South Davis Metro Fire Agency (SDMFA) currently provides fire and emergency medical services to the five south Davis cities and adjacent unincorporated areas. Operations are funded with assessments to the member entities, ambulance fees, and property tax revenue allocated by Davis County for paramedic services. This proposal would create a local fire district and service area to replace the SDMFA. The district would be governed by a board consisting of elected officials from each entity, as is now done with the SDMFA. In addition to the current funding sources mentioned above, the district would also have the ability to levy a property tax for needs not currently met with current funding sources. In particular, the property tax would be used for capital facilities, including the replacement of the Centerville fire station and payment of debt service for existing debt that cannot be repaid with fire impact fees. Property tax increases would be subject to the “Truth-in-Taxation” requirements/process in state law.

Approval of this initial Resolution does not create the district. It establishes a public process that includes a public hearing (on Sept. 15) and subsequent protest period. Following the protest period, each member entity will decide whether it wants to proceed with creation of the district.

- E.6. Mayor’s Report** – Mayor Cutler, Police Chief, City Manager and Utah Division of Wildlife Resources (DWR) employees met recently with several property owners who are impacted by deer which reside on their property year-round. As of August 1, 2015, the DWR is authorized to assist cities in dealing with “resident deer” problems. The Council will be informed of what is required of the City before measures can be taken to reduce the number of deer, and will be asked if staff should proceed with the preparation of an Urban Deer Plan for public comment.

The monthly report for the Fire Agency is attached. The Mayor will also report on a proposal to begin a “Lunch with the Mayor” program in the local elementary schools.

- E.7. City Manager’s Report** – I need to report on and update the Council on several matters identified on the agenda under this heading. See the staff report for more background.
- E.8. Miscellaneous Business** – Please note Marsha’s recommended deadline to register for the ULCT annual convention in September.
- E.9. Closed Meeting** – I am not aware of a need for a closed meeting, but the agenda allows for that possibility.
- E.10. Appointments to City Boards/Committees** – Mayor Cutler may recommend one or more appointments.

Potential Agenda Items for August 18, 2015 City Council meeting (subject to change):

- Joint work session with Parks & Recreation and Trails Committees
- Canvass of August 11, 2015 Primary Election
- 500 East right-of-way vacation
- Paid Leave Committee recommendations
- City Council Liaison Report – Councilman Wright
- Open & Public Meetings Act training by City Attorney
- Ordinance prohibiting feeding of deer, etc.
- Operational Metrics quarterly report

CENTERVILLE CITY COUNCIL AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY COUNCIL WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 P.M. ON TUESDAY, AUGUST 4, 2015 AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

Meetings of the City Council of Centerville City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

Centerville City, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance, including hearing devices. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call Blaine Lutz, Centerville Finance Director, at 295-3477, giving at least 24 hours notice prior to the meeting.

A notebook containing supporting materials for the business agenda items is available for public inspection and review at City Hall and will be available for review at the meeting. Upon request, a citizen may obtain (without charge) the City Manager's memo summarizing the agenda business, or may read this memo on the City's website: <http://centerville.novusagenda.com/agendapublic>.

Tentative - The times shown below are tentative and are subject to change during the meeting.
Time:

5:30 Joint Work Session with Planning Commission to review data and analysis regarding the South Main Street Corridor Overlay Zone and to discuss possible ordinance amendments to the South Main Street Overlay for the City Center and Traditional Districts

7:00 A. ROLL CALL
(See City Manager's Memo for summary of meeting business)

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT
Episcopal Church of the Resurrection – Reverend Briggs

7:05 D. OPEN SESSION (This item allows for the public to comment on any subject of municipal concern, including agenda items that are not scheduled for a public hearing. Citizens are encouraged to limit their comments to two (2) minutes per person. Citizens may request a time to speak during Open Session by calling the City Recorder's office at 801-295-3477, or may make such request at the beginning of Open Session.) Please state your name and city of residence.

E. BUSINESS

7:10 1. Presentation by Davis County School District re bond issue on November ballot

(OVER)

- 7:30 2. **MINUTES REVIEW AND ACCEPTANCE**
July 7, 2015 work session and regular Council meeting; July 8, 2015 joint City Council/Planning Commission meeting; July 21, 2015 City Council meeting
- 7:35 3. **Summary Action Calendar**
a. Approve purchase of a Jacobsen R311 4WD with cab large area mower from RMT Equipment in the amount of \$69,101 for Parks Department
b. Approve purchase of a cab and chassis F550 truck from Ken Garff Ford in the amount of \$33,648.78 and the plow and bed equipment from Semi Service in the amount of \$22,415.52 for the Street Department
- 7:40 4. **Resolution authorizing RAP Tax ballot question**
Consider Resolution to submit ballot question to residents regarding the reauthorization and imposition of a local sales and use tax of one-tenth of one percent (0.1%) on certain qualifying transactions within the City to fund recreational facilities and cultural facilities and organizations
- 8:00 5. **Consider Resolution Initiating Process of Creating Local District and Special Service Area for Fire/EMS Services**
Consider Adoption of Resolution Proposing Creation of Fire District - Resolution No. 2015-14
- 8:30 6. **Mayor's Report**
a. Report re current deer problem
b. Fire Agency monthly report
c. Lunch with Mayor Program
- 8:50 7. **City Manager's Report**
a. Request for direction re Planning Commission compensation
b. Extension of 1250 West
c. Police Chief retirement open house
d. Pedestrian bridge and related fencing
e. Animal control services from County
f. Use of Youth Council members as committee liaisons
- 9:10 8. **Miscellaneous Business**
a. ULCT Annual Convention - September 16 -18, 2015
- 9:15 9. **Closed meeting, if necessary, for reasons allowed by state law , including, but not limited to, the provisions of Section 52-4-205 of the Utah Open and Public Meetings Act, and for attorney-client matters that are privileged pursuant to *Utah Code Ann.* § 78B-1-137, as amended.**
- 9:15 10. **Possible action following closed meeting, including appointments to boards and committees**

F. ADJOURNMENT

(Items of Interest (i.e., newspaper articles, items not on agenda); Posted in-meeting information

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E. BUSINESS

- | | | |
|------|-----|--|
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F. ADJOURNMENT

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**CENTERVILLE
CITY COUNCIL
Staff Backup Report
8/4/2015**

Item No.

Short Title: Joint Work Session with Planning Commission to review data and analysis regarding the South Main Street Corridor Overlay Zone and to discuss possible ordinance amendments to the South Main Street Overlay for the City Center and Traditional Districts

Initiated By:

Scheduled Time: 5:30

SUBJECT

Joint Planning Commission and City Council Work Session to review data and analysis regarding the South Main Street Corridor Overlay Zone and to discuss possible ordinance amendments to the South Main Street Overlay for the City Center and Traditional Districts.

RECOMMENDATION

Staff would like to present information and recommendations regarding proposed amendments to the South Main Street Corridor Overlay Zone (SMSC) regarding the City Center District and the Traditional District. The outline for this presentation is as follows:

1. Parcel Data Analysis Presentation
2. Complete Streets and Public Space Presentation
3. Proposed Ordinance Amendments for SMSC Overlay Zone
4. Issues Recommended to be Addressed Later

BACKGROUND

The City Council previously adopted Ordinance No. 2015-05 imposing temporary zoning regulations restricting certain development within the South Main Street Overlay Zone (TZRO). The TZRO was adopted on May 12, 2015, and is effective for the maximum statutory period of six months set to expire on November 12, 2015. The TZRO specifically provides the City time for adequate and necessary study to address development issues within the SMSC and the opportunity to review and analyze relevant development, planning, transportation and economic impacts occurring within the boundaries of the SMSC. In accordance with the provisions of the TZRO and in an attempt to provide relevant study information and analysis of the SMSC during the TZRO, Staff will provide the Planning Commission and City Council the following information for discussion.

1. Parcel Data Analysis Presentation

Staff has collected data regarding parcels within the specific City Center and Traditional Districts of the SMSC Overlay Zone. These parcels are located from approximately 100 North to Porter Lane. There are 19 parcels within the City Center District and 25 parcels within the Traditional District for a total of 44 parcels within the study area. Staff has prepared a number of maps and diagrams providing data and information on various elements of these parcels. Such data includes property location and identification, property ownership, tax assessed valuation, current land uses, adjacent parcel zoning, existing infrastructure, and building setbacks. Further analysis is also provided regarding the likelihood of parcel redevelopment, commercial viability, possible parcel build-out with a residential density cap of 4 units per acre, and possible parcel build-out with a residential density cap of 8 units per acre. These maps and diagrams are attached and Staff will provide a more detailed review and presentation at the meeting.

2. Complete Streets and Public Space Presentation

One of the stated purposes of the SMSC Overlay Zone, as set forth in Section 12-48-010, is to "[p]rovide a walkable streetscape that gives equal consideration to pedestrian, bicycles, and transit users, so that a safe and comfortable

environment is created." Development within the SMSC Overlay Zone is also required to exhibit higher design components and characteristics through coordination of street trees, plantings, furniture, lamps and complementary transitioning or overlapping of the varying setbacks to establish a sense of continuity along the corridor. It is acknowledged that the City Council is currently working on a comprehensive "Complete Streets" plan that will address public spaces along various street corridors within the City. However, based on the existing built environment within the City Center and Traditional Districts of the SMSC Overlay Zone, Staff is prepared to present various options for the streetscape in these Districts. Such options present a practical, economical and attainable streetscape within these Districts, while also allowing for future improvements such as undergrounding of power and utility lines and/or obtaining further right-of-way from UDOT for additional public space.

3. Proposed Ordinance Amendments for SMSC Overlay Zone

Based upon the data and analysis of parcels within the City Center and Traditional Districts, and consideration of public comment and concerns regarding development within the SMSC Overlay Zone, Staff recommends the Planning Commission and City Council discuss possible ordinance amendments to the SMSC Overlay Zone for the City Center and Traditional Districts regarding the following issues. Staff does not have specific recommendations regarding each item and is seeking input from the Planning Commission and City Council regarding these items. Based on such input, Staff will prepare ordinance amendments to be brought back to the Planning Commission and City Council for review.

- a. Public Space Design
 - total width
 - green space allocation
 - sidewalk location
- b. Building Setbacks
 - distance from sidewalk, property line or back of curb
 - allocation of green space
 - allowance for entry features, stairs, patios, etc.
- c. Building Heights
 - east versus west side
 - maximum height allowance
 - height calculation
- d. Permitted Uses
 - commercial
 - mixed use
 - residential (single family, townhomes, etc.)
- e. Density Caps on Residential Development
 - maximum cap on units per acre
 - additional setback requirements for solely residential development
 - orientation to Main Street
 - new lot type for residential

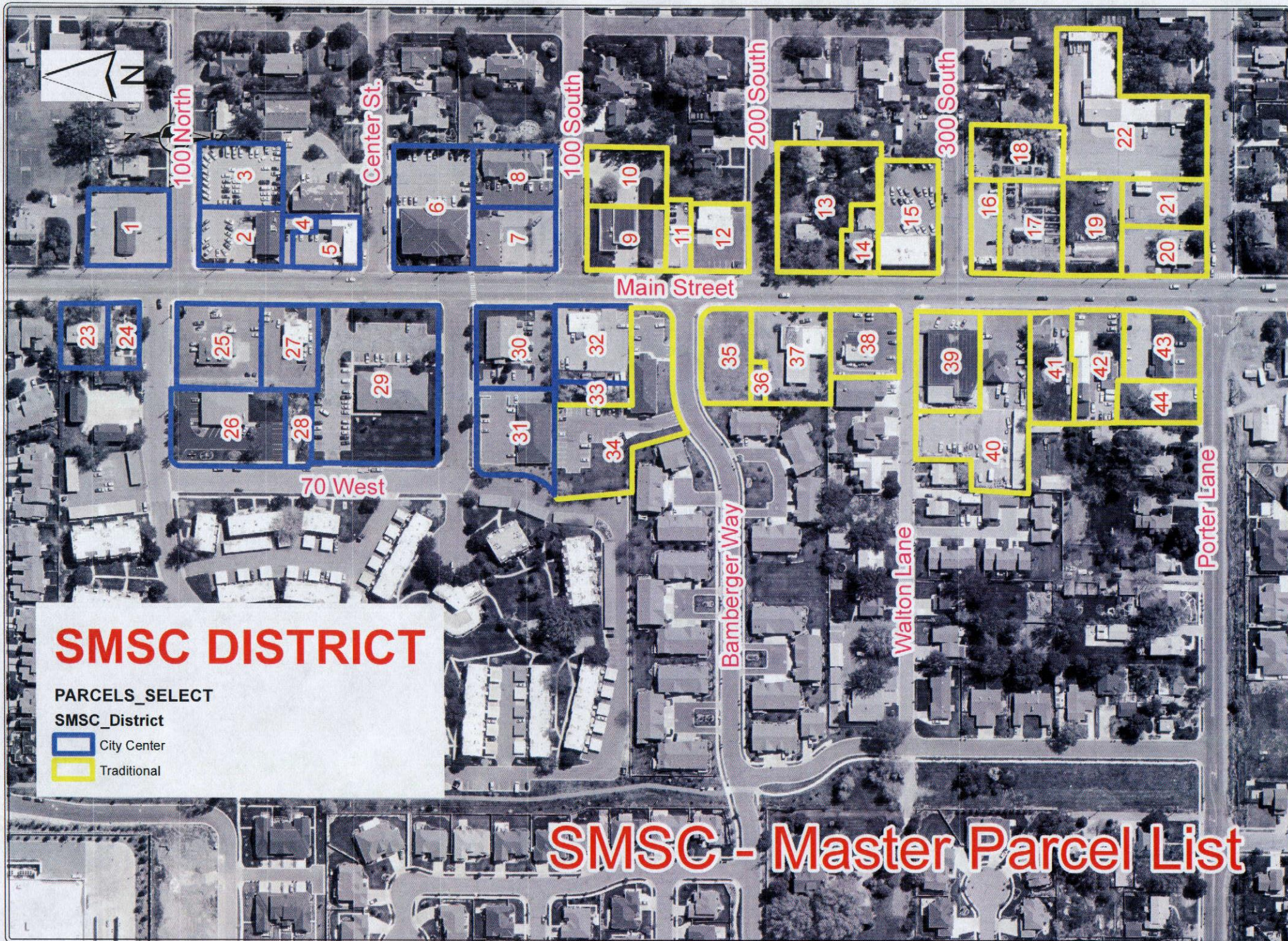
4. Issues Recommended to be Addressed Later

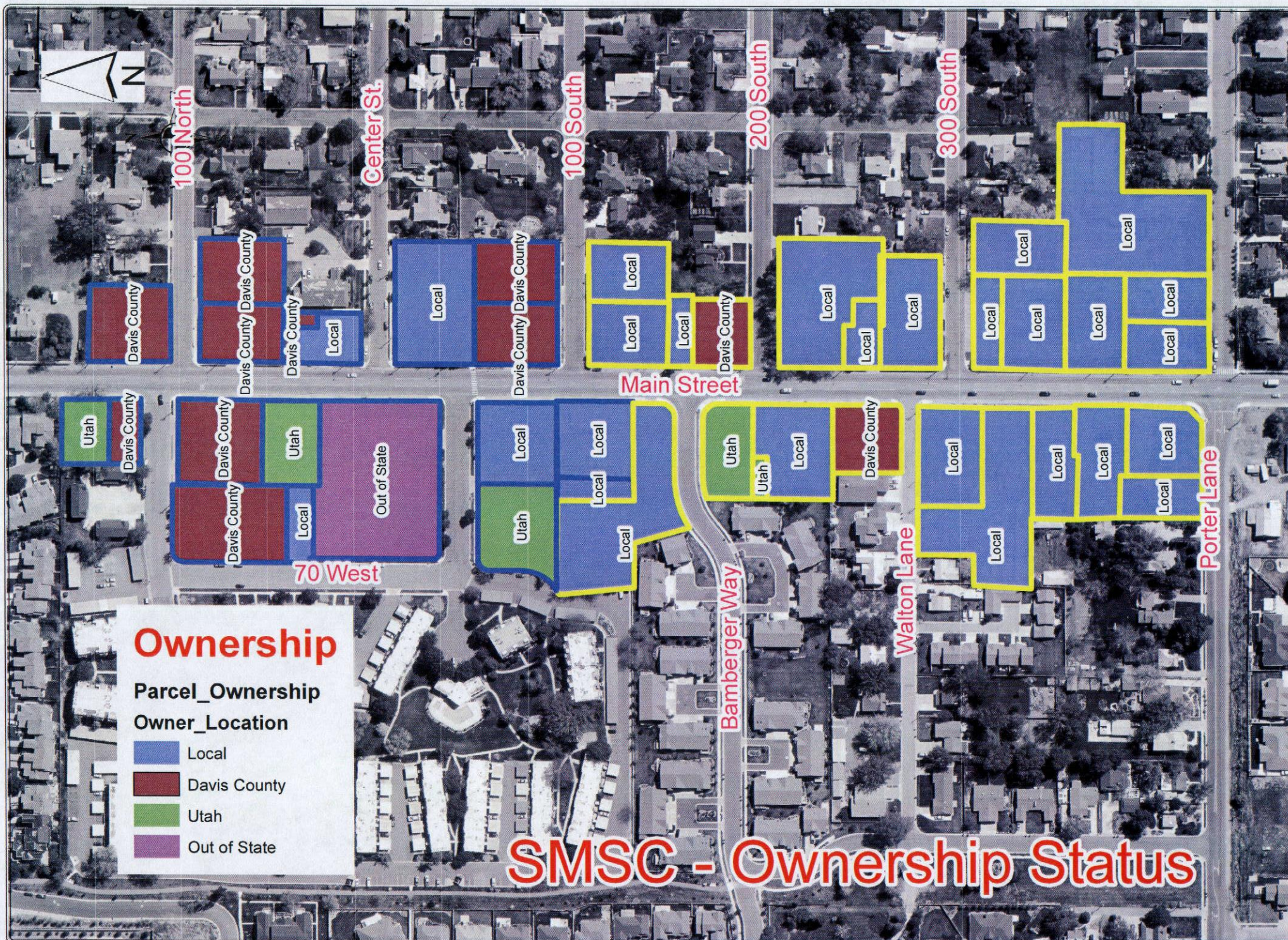
The City Council has raised a number of issues regarding possible public space design or redevelopment options for development within the SMSC Overlay Zone. Such topics include: the possibility of undergrounding power and utility lines; creation of an RDA or CDA to encourage development; obtaining right-of-way from UDOT for use in public space or traffic calming; and reduction of speed limit along Main Street. These items can certainly be studied and discussed further. However, given the time limit on the TZRO and practical considerations, it is Staff's recommendation to prioritize and address current issues and development patterns within the City Center and Traditional Districts of the SMSC Overlay Zone during the TZRO. These other issues will probably take substantial time and study and can be addressed as time allows in the near future.

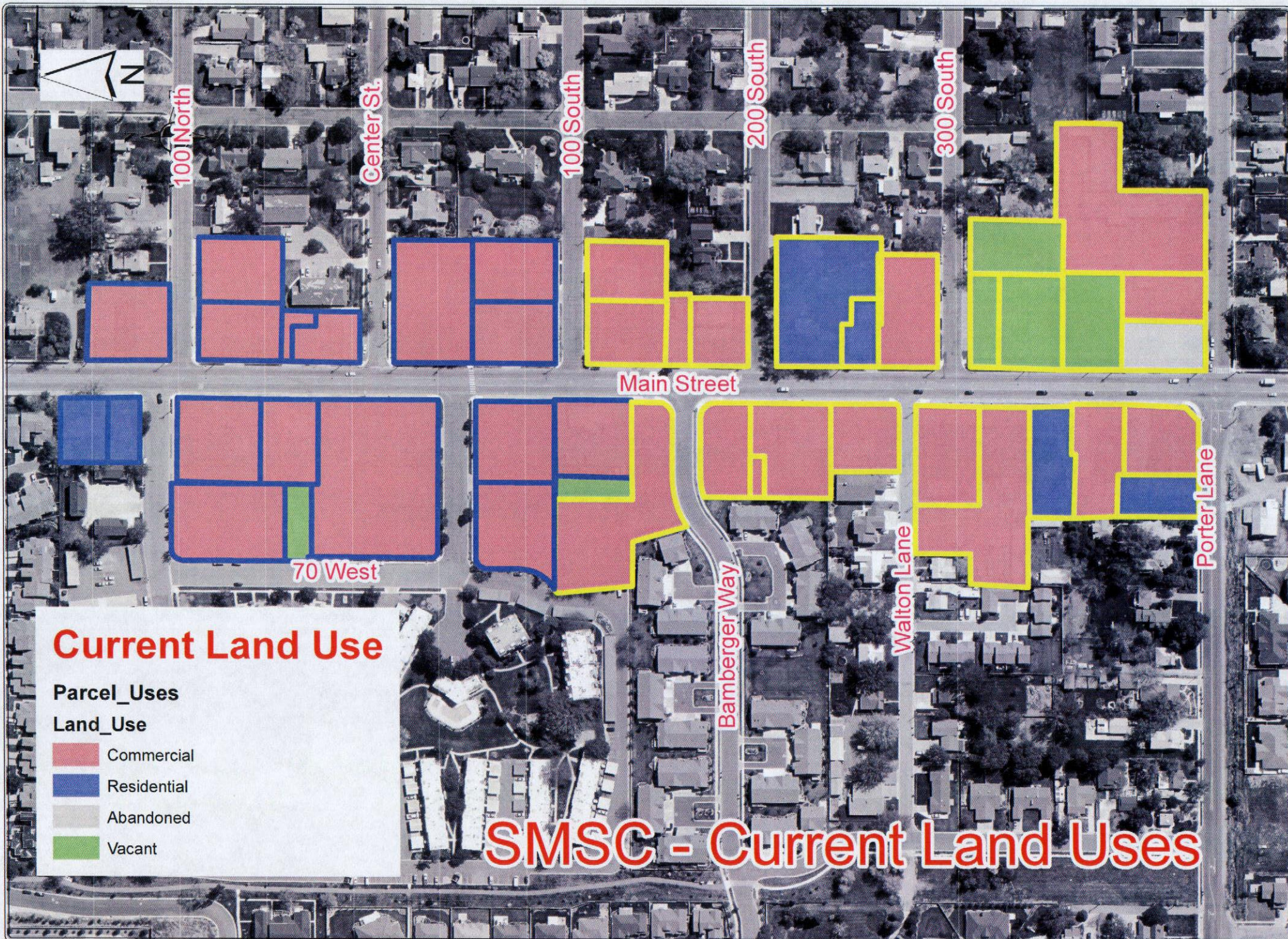
ATTACHMENTS:

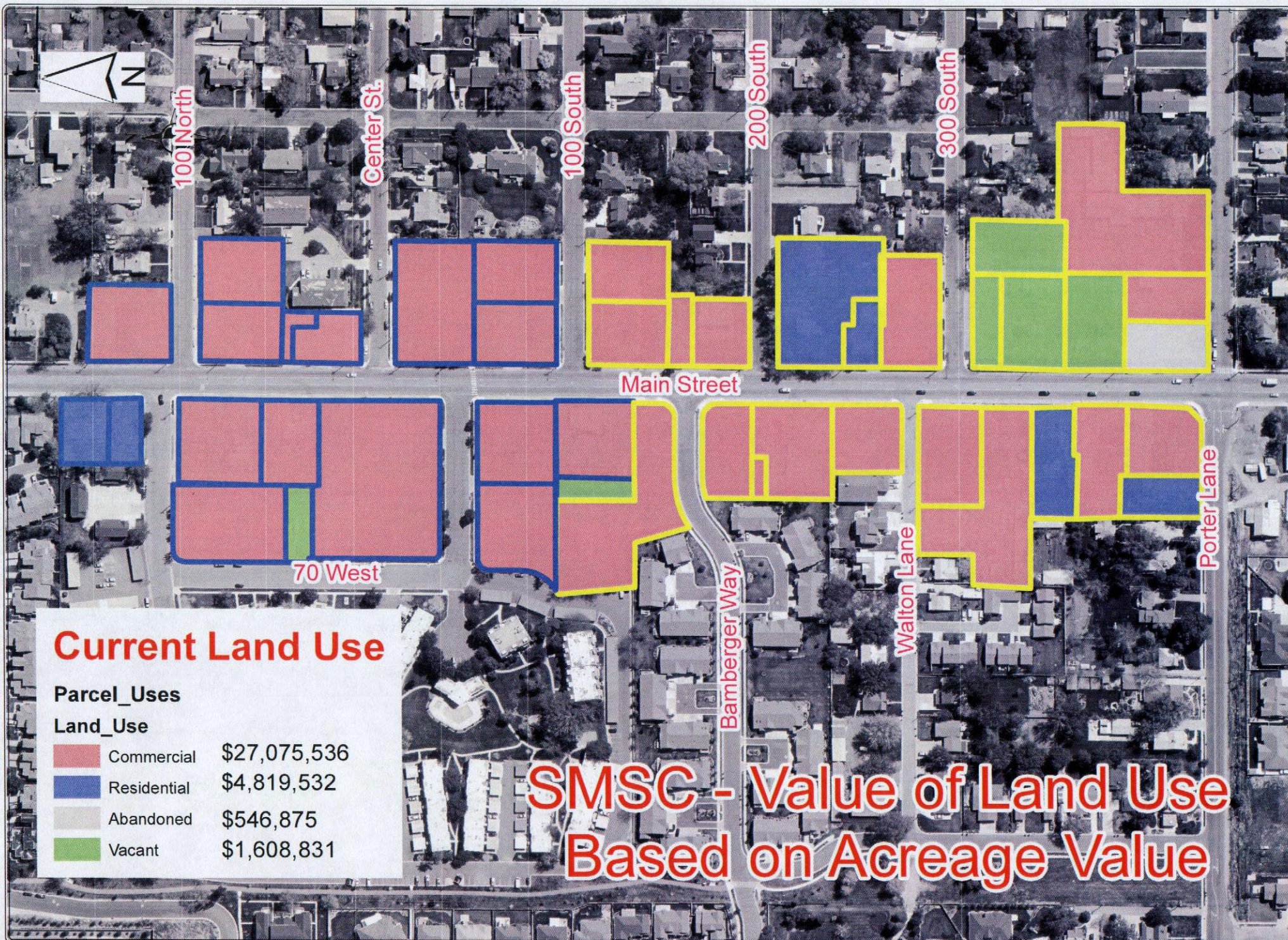
Description

- ☐ SMSC-Maps
- ☐ SMSC-Land Use and Ownership Diagrams
- ☐ SMSC-Parcel Analysis Chart
- ☐ SMSC-Built Environment Chart

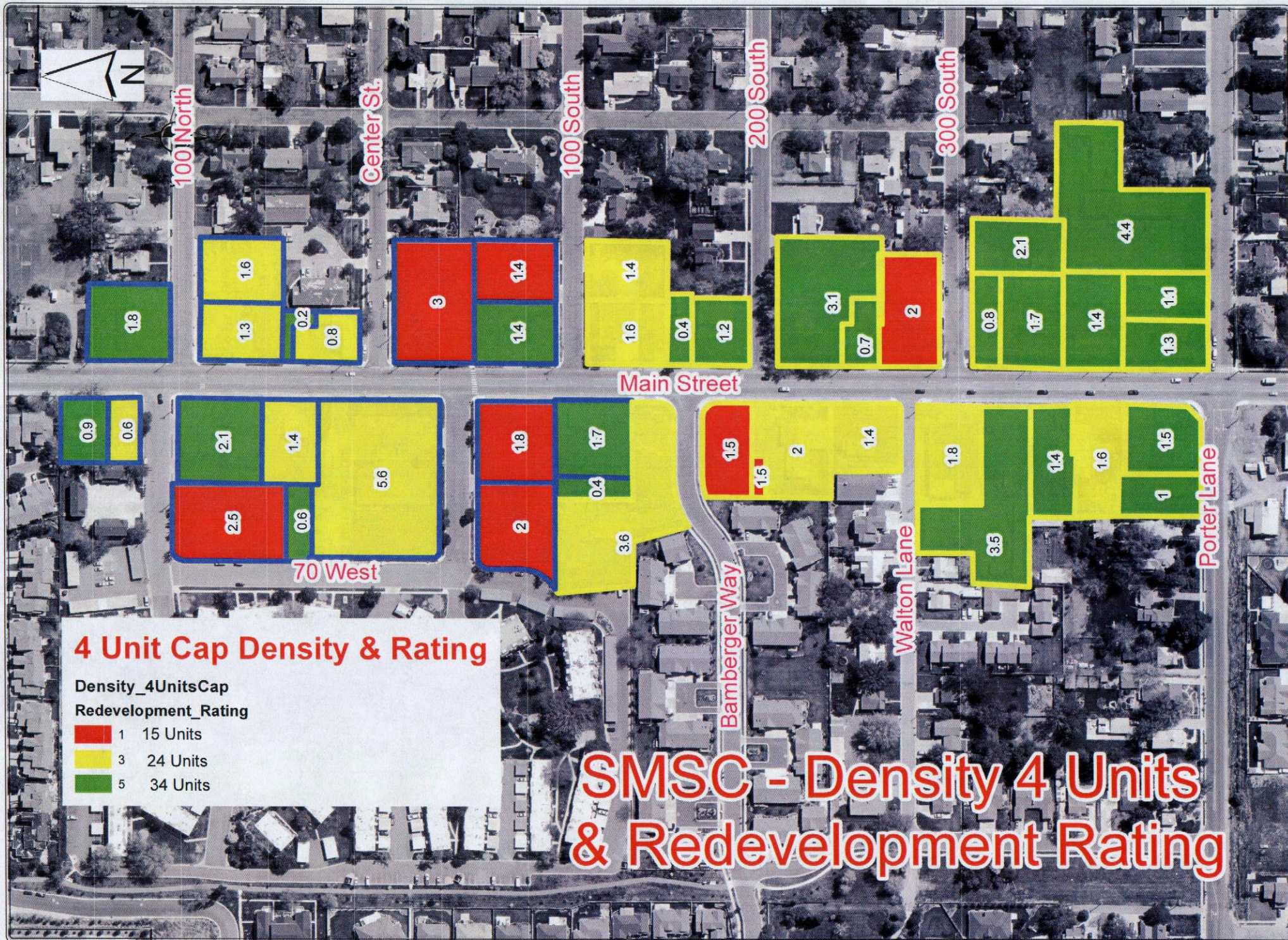


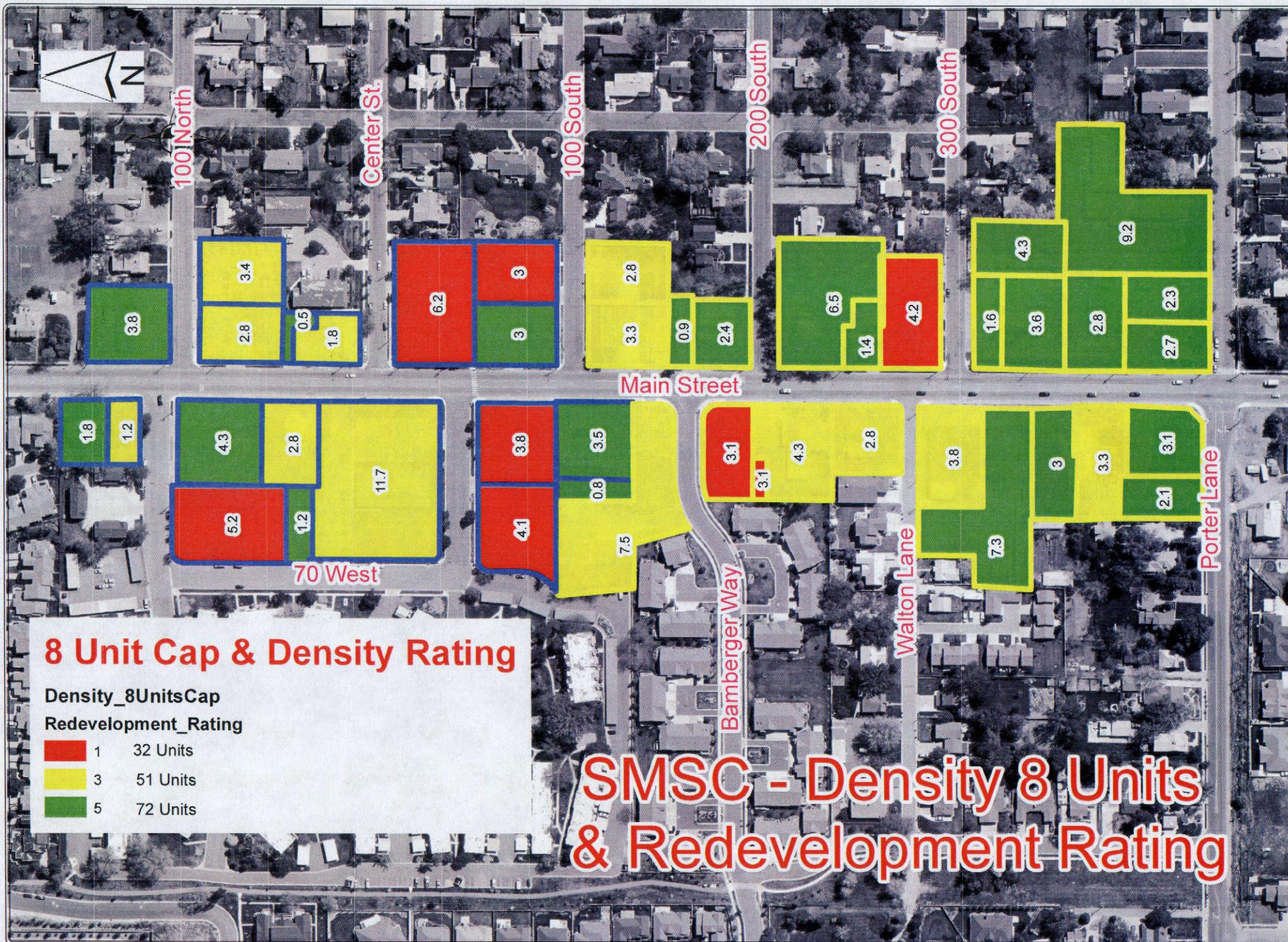




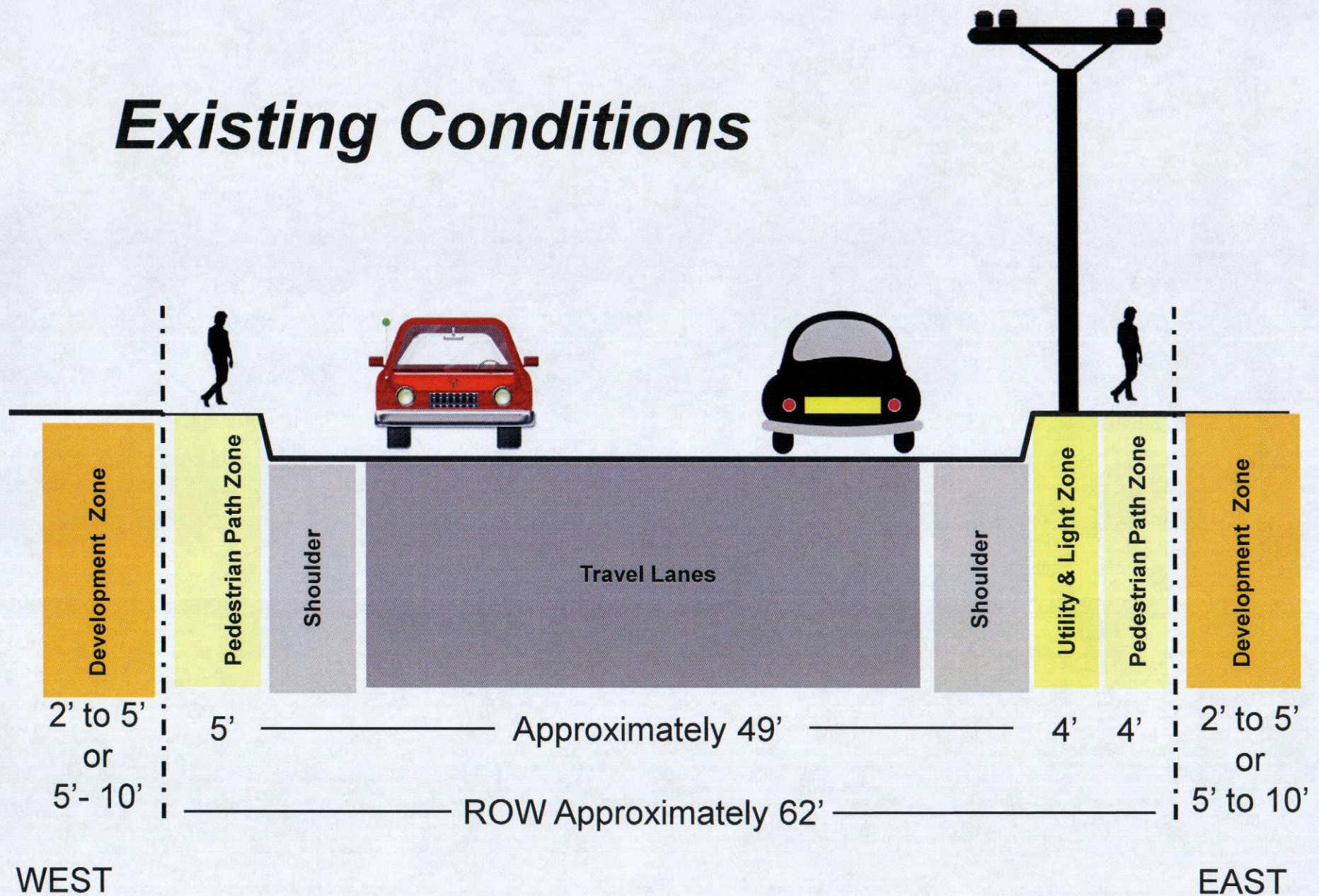




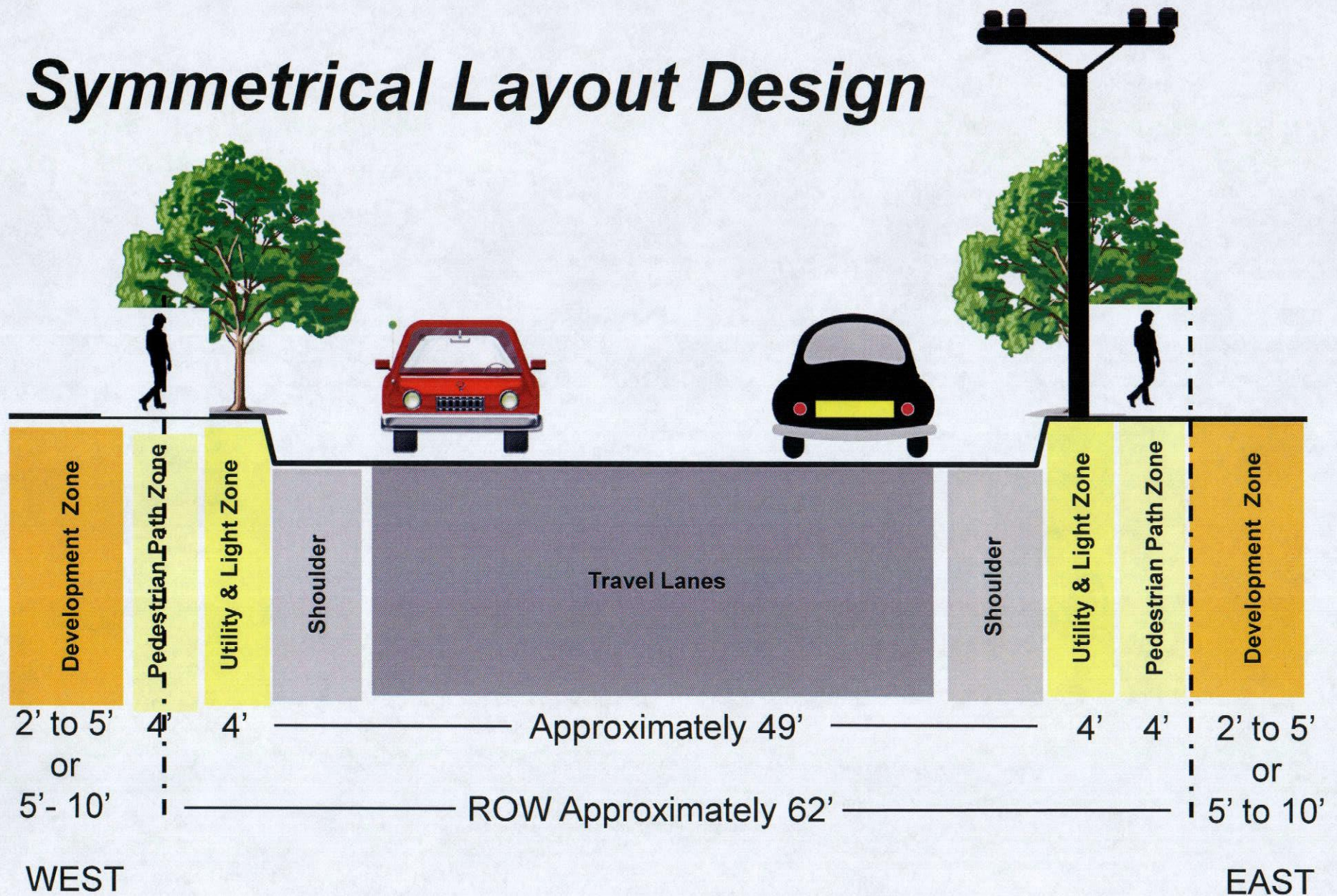




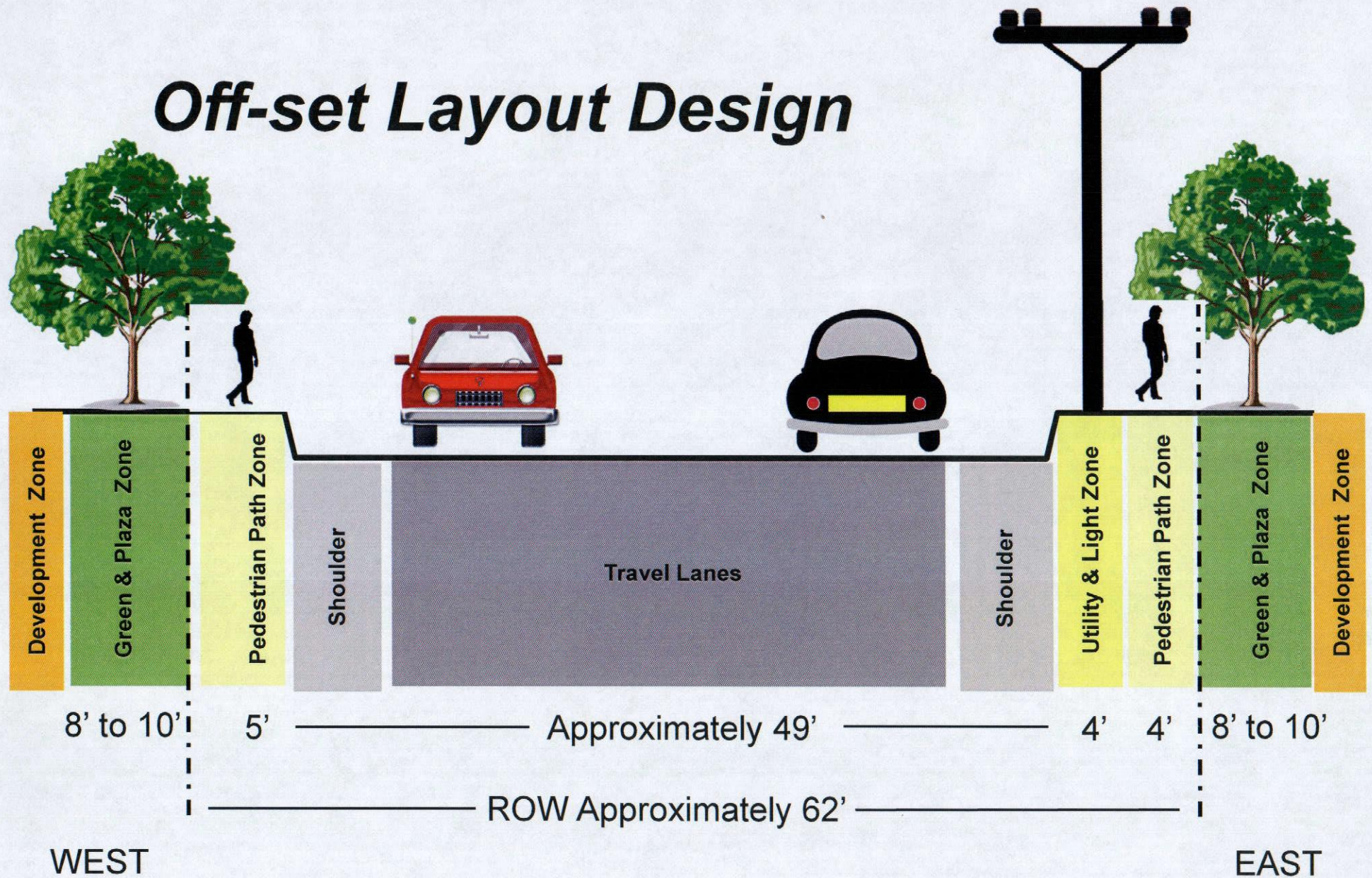
Existing Conditions

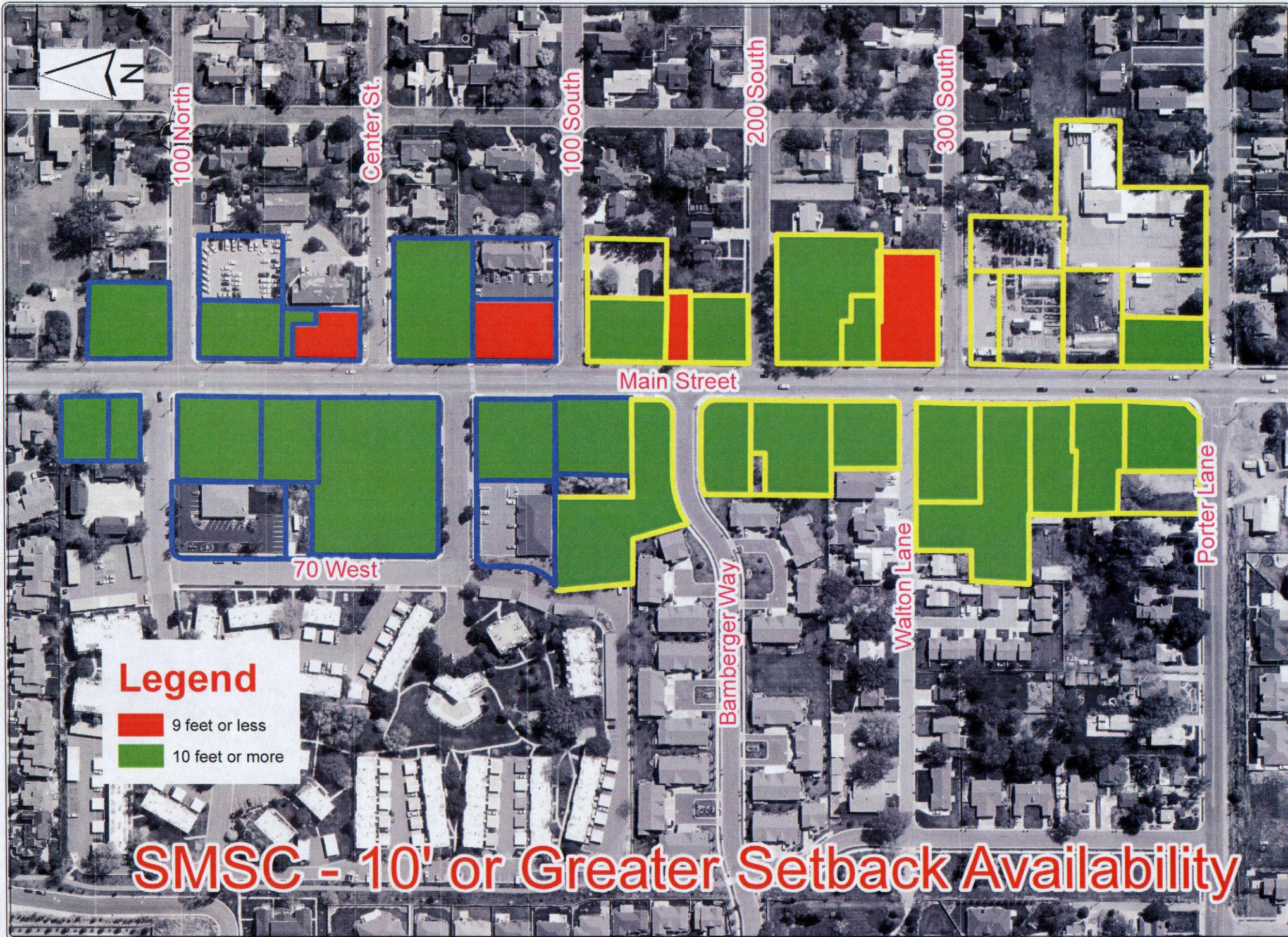


Symmetrical Layout Design

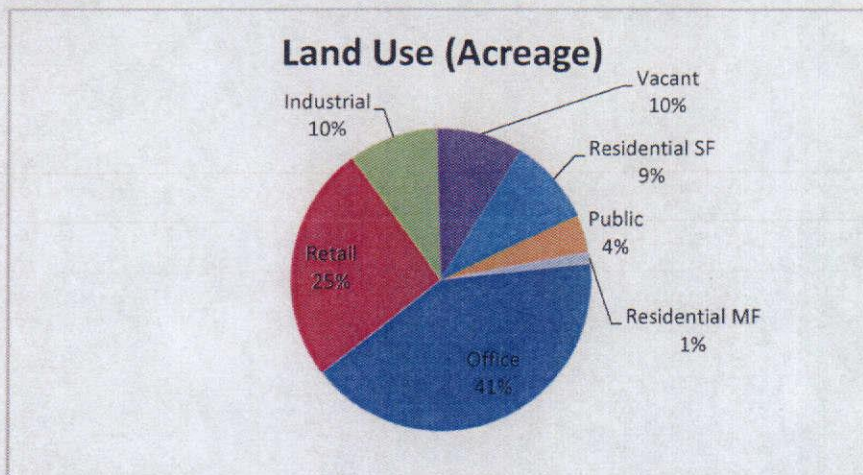


Off-set Layout Design

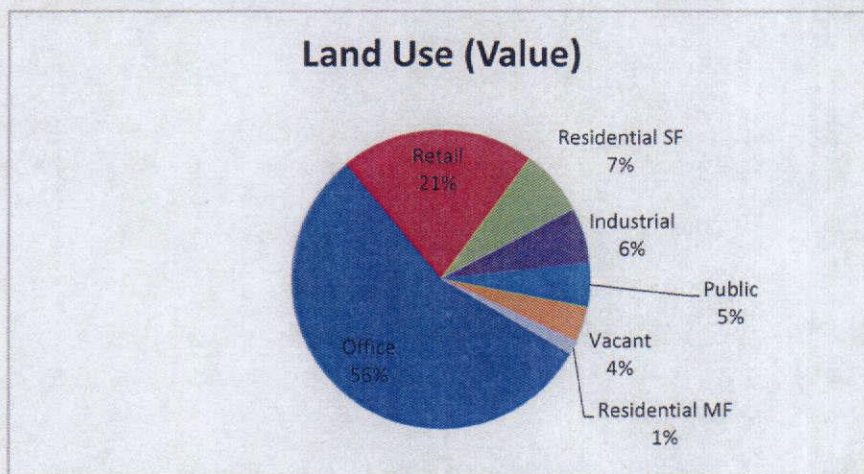




Ranking by Land Use (Acreage)		Value/Acre		%Acreage	%Value
Office	\$ 7,701,629	7.56	\$ 1,018,734	41.2%	55.6%
Retail	\$ 2,917,421	4.65	\$ 627,402	25.3%	21.1%
Industrial	\$ 830,588	1.77	\$ 469,259	9.6%	6.0%
Vacant	\$ 533,493	1.72	\$ 310,170	9.4%	3.9%
Residential SF	\$ 995,093	1.7	\$ 585,349	9.3%	7.2%
Public	\$ 660,437	0.74	\$ 892,482	4.0%	4.8%
Residential MF	\$ 201,300	0.22	\$ 915,000	1.2%	1.5%



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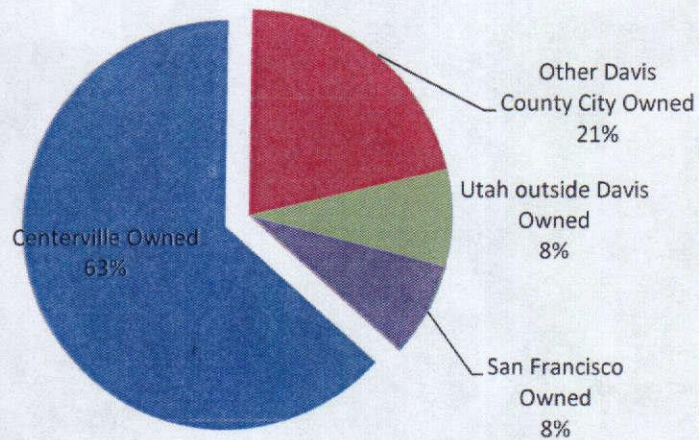


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Ownership by Acreage

Centerville Owned	63.5%
Other Davis County City Owned	21.1%
Utah outside Davis Owned	7.7%
San Francisco Owned	7.6%

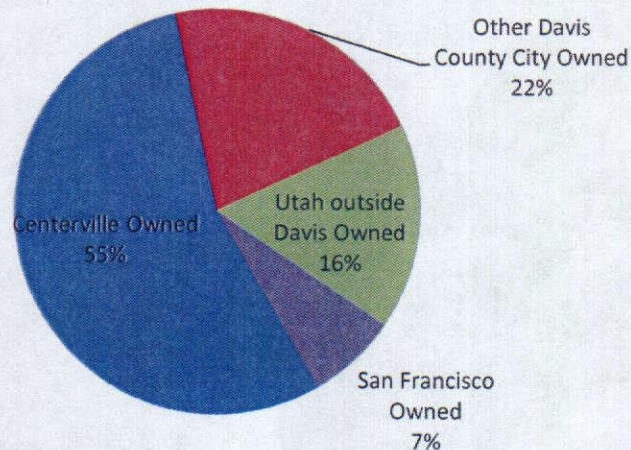
Ownership by Acreage (TOTAL = 18.36)



Ownership by Value

Centerville Owned	55.0%
Other Davis County City Owned	21.4%
Utah outside Davis Owned	16.4%
San Francisco Owned	7.2%

Ownership by Value (Total =\$ 13,839,961)



CENTERVILLE

**Staff Backup Report
8/4/2015**

Item No.

Short Title: (See City Manager's Memo for summary of meeting business)

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ☐ City Manager Summary of August 4, 2015 Council meeting

CENTERVILLE

**Staff Backup Report
8/4/2015**

Item No. .

Short Title: Episcopal Church of the Resurrection - Reverend Briggs

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
8/4/2015**

Item No. 1.

Short Title: Presentation by Davis School District re bond issue on November ballot

Initiated By: Davis School District officials

Scheduled Time: 7:10

SUBJECT

RECOMMENDATION

Allow Craig Poll, Assistant Superintendent of the Davis School District, to make a presentation about the upcoming bond issue on the November ballot, and answer questions.

BACKGROUND

City staff have not received any advance documents about this matter to attach to NovusAgenda. The School District asked for 15 minutes to make the presentation, followed by Q&A.

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
8/4/2015**

Item No. 2.

Short Title: Minutes Review and Acceptance

Initiated By:

Scheduled Time: 7:30

SUBJECT

July 7, 2015 work session and Council meeting minutes; July 8, 2015 joint City Council/Planning Commission meeting minutes; July 21, 2015 Council meeting

RECOMMENDATION

Approve the attached minutes after appropriate revisions, if any.

BACKGROUND

ATTACHMENTS:

Description

- ☐ July 7, 2015 work session minutes
- ☐ July 7, 2015 regular Council meeting minutes
- ☐ July 8, 2015 Joint City Council/Planning Commission meeting
- ☐ July 21, 2015 Council meeting minutes

PRELIMINARY DRAFT

Minutes of the Centerville City Council **work session** held Tuesday, July 7, 2015 at 5:30 p.m. at the City Hall Council Chambers, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Mayor	Paul A. Cutler
Council Members	Ken S. Averett Tamilyn Fillmore John T. Higginson Stephanie Ivie Lawrence Wright

STAFF PRESENT

Blaine Lutz, Finance Director/Assistant City Manager
Lisa Romney, City Attorney
Katie Rust, Recording Secretary

STAFF ABSENT

Steve Thacker, City Manager

VISITORS

Jeff Bassett, South Davis Metro Fire Chief
Dave Powers, Deputy Fire Chief
Karl Hendrickson, Fire Agency Attorney
Gary Hill, Bountiful City Manager

WORK SESSION – SOUTH DAVIS METRO FIRE AGENCY

Councilman Averett disclosed that his youngest son is a part-time fire fighter for the South Davis Metro Fire Agency. Chief Bassett briefly explained the history of the South Davis Metro Fire Agency, and stated that the intention from the beginning had been to eventually become a district. The current movement toward creating a district at this time is driven by a need to meet existing debt, and begin specific capital projects. The Centerville Station needs a remodel/rebuild, and the Mueller Park and Foxboro Stations have issues that need to be addressed. Councilman Averett commented that one of the City Council candidates has claimed that the Fire Agency is planning to leave Main Street in Centerville, and asked Chief Bassett to respond. Chief Bassett stated that the Agency has looked, but not found a better location. They are working with architects to find a solution at the present location. Karl Hendrickson, Fire Agency Attorney, added that it is very difficult for an interlocal entity to sell bonds in the market. The Agency would not be able to finance the needed capital.

Councilman Wright expressed concern that voters would no longer have any control over the taxes with a special district. He stated it is his understanding that a referendum is not possible at the district level, and asked Mr. Hendrickson if any mechanism for citizen control would be put in place. Mr. Hendrickson explained that the Board of Trustees is required to be made up of elected officials. The District would need to follow the Truth-in-Taxation process just like cities. Each city council chooses which official represents them on the Board. Mr. Hendrickson added that he suspects the Supreme Court would probably allow a referendum in a special district in matters of a tax increase, although the matter has not been fully addressed. Percentages required for a referendum would apply across the entire district rather than just a municipality.

Councilman Higginson asked how the Agency would raise capital if a district is not created. Chief Bassett responded that many options have been researched, and the only option available would be to assess the cities. He added that not every city in the Agency could afford the necessary assessments. Gary Hill, Bountiful City Manager, stated that the Bountiful City Council's greatest concern regarding a taxing district has been ensuring that there be more

1 financial oversight and accountability. With the inclusion of a Budget Oversight Committee,
2 made up of city managers, the Bountiful Council agreed with the creation of a district. Chief
3 Bassett would present his proposed annual budget to the Budget Oversight Committee, and the
4 Committee Chair, as Budget Officer, would present the budget to the Board. If the Fire Chief
5 and the Oversight Committee were ever to strongly disagree over a budget issue, the Chief
6 would have an opportunity to present his point of view to the Board. Mr. Hill stated that the
7 Bountiful City Council is reluctant to limit property tax to capital use in the resolution, suspecting
8 that the limitation would be regretted down the road. He said the Bountiful Council feels that
9 between the Budget Oversight Committee and the Fire Board there would be enough
10 accountability. Chief Bassett added that he already meets with the city managers regarding the
11 budget, but the proposed process would be a little more formal and begin earlier. The budget
12 year would change from a calendar year to a fiscal year to be more in line with the cities.

13
14 Councilman Wright stated he is sensitive to giving appointed officials any more authority
15 than they already have. He compared the situation to UTOPIA, and suggested the Budget
16 Oversight Committee could provide recommendation without statutory authority. He recognized
17 that fire services need to be funded, but since the money will come from the people either way,
18 he feels it should remain as an assessment to the cities, with the cities increasing taxes if
19 necessary.

20
21 Mayor Cutler pointed out that the proposed resolution does not specify assessment
22 values for levying city assessments, and asked if the values would be clearly stated in the
23 bylaws. Mr. Hendrickson said he anticipates that the new interlocal agreement and bylaws
24 would specify the assessment values. The Mayor asked for clarification regarding the protest
25 period for creation of a district. Mr. Hendrickson stated that protest by 25% or more of the
26 registered voters would stop the action, and added that he suspects the protest level would
27 apply individually by city. Mr. Hendrickson and Ms. Romney were in agreement that the second
28 Resolution, not the first, could be subject to referendum. Councilman Wright pointed out that
29 this process will be simultaneous with the City's Council election period, and expressed concern
30 about citizen information overload. The new district would begin to collect taxes in November of
31 2016. Any subsequent tax increase would require a Truth-in-Taxation process. Mayor Cutler
32 and Mr. Hill explained that the cities can currently choose to pay the Fire Agency assessment
33 from any city revenue source. To protect the property tax revenue source for the cities, the
34 initial property tax amount levied by the district would take into account that the cities will have
35 to proportionately reduce their property tax revenue.

36
37 Mr. Hendrickson read aloud from the current Interlocal Agreement that failure to pay any
38 assessment within 90 days may be grounds for expulsion. It was pointed out that the
39 Centerville Station building belongs to the Fire Agency, and the land belongs to the City.
40 Councilman Higginson asked if the end result would be the same if the Board chose to remain
41 an Agency and the cities were assessed the amount needed for capital projects. Mr. Hill
42 responded that the situation would be worse as an Agency, because the Agency would not be
43 able to spread the finances over time by bonding. All construction would have to be put off
44 longer than would be feasible. The current Interlocal is a difficult tool for what needs to be
45 accomplished because bonds cannot be issued, and not all of the cities would be able to
46 contribute what is needed. Councilman Wright said he would like to see another course of
47 action for comparison. Chief Bassett responded that they have looked at numerous other
48 funding mechanisms, and none are feasible. Mayor Cutler added that the other cities have
49 evaluated various courses of action and would like to move forward with a district. Bountiful
50 was the only other city to hold out, and is now willing to move forward with the addition of the
51 Oversight Committee.
52

1 Councilwoman Fillmore asked Chief Bassett how much the proposed process would be
2 an additional drain operationally on his time and resources. Chief Bassett responded that it
3 would be similar to what he does now. He expressed a desire to make sure South Davis can
4 afford needed improvements as all of the cities continue to grow. Chief Bassett stated that
5 evaluating and meeting needs is a priority for him. Mayor Cutler commended the Chief for his
6 willingness to change from traditional methods to meet the needs of the cities. Councilman
7 Wright clarified that his hesitation in approving a district is related to removing the rights of
8 citizens. Chief Bassett asked if the citizens that would oppose creation of a district truly
9 understand the situation and the needs of the firefighters. Councilman Averett agreed that
10 everyone needs a better understanding of what the Agency has been up against for the last
11 several years. Councilman Averett repeated that he feels citizens deserve better emergency
12 services than have been possible in the past, and acknowledged that paramedic services cost
13 money. Councilman Wright agreed that a presentation should be made to the citizens.
14 Councilwoman Ivie expressed appreciation for what Chief Bassett has accomplished, but stated
15 that in a transition of leadership she would not have assurance that the processes and same
16 level of integrity would be continued. She expressed concern with the reduced ability of the
17 citizens to say "no". Chief Bassett agreed that a succession plan is important, and he likes to
18 think he has passed his vision on to his Assistant Chiefs. Councilman Wright added that the
19 ability of the City to leave the district should be articulated to the citizens. It was also discussed
20 that the advantages of a district versus the Agency should be presented to the citizens.
21 Councilman Wright asked what advantage is gained by having an appointed official serve as
22 Budget Officer versus a member of the Fire Board. Mr. Hill responded that the point is to put a
23 check on the ability of the Chief to set the budget.

24
25 Regarding the 1250 West Parrish Lane intersection, Mayor Cutler reported that UDOT
26 will require the City to pay for the addition of an Opticom system as a betterment. Chief Bassett
27 stressed the value of an Opticom system in ensuring the safety of civilian drivers and Fire
28 Agency staff. Chief Bassett offered to obtain an independent bid from an approved contractor.
29 Councilman Wright expressed a desire to look at including an Opticom system in all of the
30 intersections on Parrish Lane. Councilman Wright repeated his recommendation that the City or
31 the Fire Agency invest in a drone.

32
33 **ADJOURNMENT**

34
35 Mayor Cutler adjourned the work session at 6:55 p.m.

36
37
38
39
40
41 _____
Marsha L. Morrow, City Recorder

42
43
44
45
46
47 _____
Katie Rust, Recording Secretary

PRELIMINARY DRAFT

Minutes of the Centerville **City Council** meeting held Tuesday, July 7, 2015 at 7:00 p.m. at Centerville City Hall, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Mayor	Paul A. Cutler
Council Members	Ken S. Averett Tamilyn Fillmore John T. Higginson Stephanie Ivie Lawrence Wright

STAFF PRESENT

Blaine Lutz, Finance Director/Assistant City Manager
Lisa Romney, City Attorney
Randy Randall, Public Works Director
Cory Snyder, Community Development Director
Jacob Smith, Management Assistant
Katie Rust, Recording Secretary

STAFF ABSENT

Steve Thacker, City Manager

VISITORS

Interested citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE

PRAYER OR THOUGHT

Councilman Higginson

COMMENDATION

Blaine Lutz, Finance Director/Assistant City Manager, announced that Centerville has received a Certificate of Achievement for Excellence in Financial Reporting for the sixteenth consecutive year. He explained the criteria, and recognized Jeannine Teel for her significant contribution to the most recent Financial Audit.

OPEN SESSION

No one wished to comment.

MINUTES REVIEW AND ACCEPTANCE

The minutes of the June 16, 2015 work session and regular Council meeting, and the June 17, 2015 joint Council/Planning Commission meeting were reviewed. Councilwoman Fillmore made a **motion** to approve all three sets of minutes. Councilman Averett seconded the motion, which passed by unanimous vote (5-0).

FRONTAGE ROAD SIDEWALK PROJECT

Randy Randall, Public Works Director, explained that earlier this year UDOT Region One awarded Centerville \$50,000 in Federal Transportation Assistance Program (TAP) funding for construction of a sidewalk along the east side of the Frontage Road, which would complete the current gap in the sidewalk between the Woods Park PDO and the Lexington Subdivision. The cost above \$50,000 will be paid from two other sources – the City's street maintenance budget and a contribution from Abraham & Emily Millet. The Millets have an obligation to pay for the portion in front of their home because of a sidewalk deferral agreement executed when

1 they developed their property. Easements are needed from Mabel Devore and Christopher and
2 Hermila Cutler to accommodate the sidewalk and the slope on the east side down to natural
3 ground elevation. Lisa Romney, City Attorney, provided further details regarding the proposed
4 actions.

5
6 Councilman Averett made a **motion** to accept Public Sidewalk and Slope Easements
7 from the Cutlers and Mabel Devore. Councilwoman Ivie seconded the motion, which passed by
8 unanimous vote (5-0).

9
10 Councilman Higginson made a **motion** to approve an Installment Payment and Security
11 Interest Agreement for Sidewalk Improvements with Abraham & Emily Millet with changes to
12 Section 1 regarding payment obligations and use of existing cash bond recommended by the
13 City Attorney. Councilwoman Fillmore seconded the motion, which passed by unanimous vote
14 (5-0).

15
16 Councilwoman Fillmore made a **motion** to award construction contract to Bowen
17 Construction in the amount of \$64,492 based on the base bid, with the option of an additional
18 \$265.50 for upgraded fencing, subject to obtaining signed easements from Mabel Devore and
19 the Cutlers and execution of the Millet Agreement. The motion was seconded by Councilman
20 Wright and passed by unanimous vote (5-0).

21
22 **PUBLIC HEARING – PLAT AMENDMENT TO FORD CANYON SUBDIVISION –**
23 **REDUCING SETBACK TO 20 FEET**

24
25 Eric Beard with Beard Construction answered questions from the Council regarding the
26 application to reduce setback, and stated that many of the lots on Ford Canyon Drive have 20-
27 foot setbacks.

28
29 At 7:22 p.m. Mayor Cutler opened a public hearing for the proposed plat amendment,
30 and closed the public hearing seeing that no one wished to comment. Councilman Higginson
31 made a **motion** to approve the plat amendment for Ford Canyon Estates Phase 4 Subdivision,
32 reducing the front-yard setback from 25 to 20 feet for Lots 408 and 409, subject to the following
33 conditions and findings. Councilman Wright seconded the motion, which passed by unanimous
34 vote (5-0).

35
36 **Conditions:**

- 37
38 1) Preparation and submittal of a final linen subdivision plat to the City Recorder's
39 Office to reflect the lot combination and reduction of the front yard setback to 20 feet.
40 2) Review and acceptance of the final plat by the Fire Marshall and Public Works
41 Director, in accordance with applicable regulations or written agreement
42 requirements for fire protection.
43 3) All original subdivision plat notes and the slope stability easement are also provided
44 on the linen of the new plat to be recorded.

45
46 **Findings:**

- 47
48 a. The City Council finds that the amendment is consistent with the original plat's
49 expectation to maintain a slope stability easement to mitigate the risk of slope failure.
50 b. The City Council finds that to meet the City's standard level of service needs and
51 expectations for constructing homes adequate fire protection must be deemed
52 acceptable by the Fire Marshall and Public Works entities.

- 1 c. Therefore, the City Council finds that the public interest will NOT be materially injured
2 by the proposed plat amendment.
3 d. Therefore, the City Council finds that there is good cause for the plat amendment.
4

5 **PUBLIC HEARING – REQUEST TO ADD STREET NAME ALIAS TO 1250 WEST**
6

7 Mr. Randall explained the request to add the alias "Child Lane" to 1250 West between
8 Porter Lane and Parrish Lane, and recommended the applicant pay the cost of street sign
9 changes. Robert Child, applicant, described his family's history on 1250 West, and stated that
10 West Bountiful acknowledges the road as "640 West/Child Lane".
11

12 Mayor Cutler opened a public hearing at 7:30 p.m.
13

14 Dale McIntyre – Mr. McIntyre expressed his love and respect for Robert Child's father,
15 Brandt Child.
16

17 Logan Breck – Mr. Breck asked who would pay for the new street signs. Mayor Cutler
18 responded that, by Ordinance, the applicant is responsible to pay for new street signs.
19 Councilman Higginson added that the Ordinance requires applicants to obtain 75% of area
20 property owner signatures agreeing to the change.
21

22 The Mayor closed the public hearing at 7:34 p.m. Councilwoman Fillmore stated she
23 would not be anxious to entertain a lot of street name changes throughout the City, but she feels
24 there is a strong argument, in this case, to have continuity between West Bountiful and
25 Centerville. Councilman Wright made a **motion** to approve the request, subject to staff verifying
26 that all conditions are met, and suggested that, given the historic nature of the situation, the City
27 bear the cost of the sign change from Council Contingency. Councilman Higginson seconded
28 the motion, but stated that he would not want this to set a precedent of the City paying for sign
29 replacement. Councilman Averett stated that he suspects it was common long ago to name
30 streets after prominent community members or property owners, and said he feels this sets a
31 dangerous precedent. Councilwoman Fillmore said she agrees with Councilman Averett, but in
32 this situation she feels the continuity between the cities is a strong argument. The motion
33 passed by majority vote (4-1), with Councilman Averett dissenting.
34

35 **PUBLIC HEARING – CONSIDER ZONING CODE TEXT AMENDMENT – CHAPTER**
36 **12-36 (TABLE OF USES) – FLAG LOTS**
37

38 Flag lot development is currently only allowed in Residential-Low (R-L) Zones. Cory
39 Snyder, Community Development Director, explained the request to permit flag lots in
40 Residential-Medium (R-M) Zones, generated by an earlier request to build a duplex behind the
41 Huffaker Dental building on Main Street on under-utilized land that is part of the same parcel on
42 which the dental building is located, currently zoned Commercial, but adjacent to R-M. Mr.
43 Snyder emphasized that a flag lot is a last resort land-use tool in Centerville. The Planning
44 Commission is the land use authority designated to consider flag lot applications. The Planning
45 Commission and staff have reviewed the current application and recommend approval of an
46 ordinance allowing flag lot development as a last resort tool in R-M Zones.
47

48 Jeff Cook, applicant, showed the property in question on a map, and explained that the
49 neighboring dental office would still have sufficient parking. He said he believes the property
50 could accommodate two or three townhome-type units. Councilwoman Fillmore asked if there
51 are other properties in R-M Zones that would have potential for flag lot development. Mr.
52 Snyder repeated that in order for a property to qualify as a flag lot, an applicant would have to

1 prove that no other option is available for the property. He said he feels the current flag lot
2 ordinance is fairly strong. The Council discussed how the change could potentially affect other
3 R-M areas in the City. Councilman Averett stated he is more concerned about the impact of flag
4 lots in R-L Zones, and he thinks the application seems like a good use of the subject property.
5 Councilwoman Fillmore agreed with Councilman Averett regarding the subject property, but said
6 she was on the Planning Commission when the flag lot debate occurred, and she has serious
7 concerns about the impact flag lots could have on neighboring properties. The ordinance
8 approved by the Council did not include many of the considerations recommended by the
9 Planning Commission. She recommended not approving the amendment until the ordinance is
10 revisited. Staff cautioned that it would be problematic to allow a flag lot for this one property and
11 not for others in the same zone. Ms. Romney agreed that text amendments should apply to an
12 entire zone. Councilwoman Fillmore pointed out that a flag lot is not allowed if subdivision is
13 possible.

14
15 At 8:07 p.m. Mayor Cutler opened a public hearing, and closed the public hearing seeing
16 that no one wished to comment. Councilwoman Fillmore made a **motion** to approve Ordinance
17 No. 2015-13 amending Chapter 12-36 (Table of Uses Allowed) of the Centerville Zoning
18 Ordinance to permit the use of flat lots in the Residential-Medium (R-M) Zone, with the note that
19 she feels the Council should revisit some of the details in the existing flag lot ordinance.
20 Councilman Averett seconded the motion, which passed by majority vote (3-2), with Council
21 members Ivie and Wright dissenting.

22
23 **PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENTS – SOUTH MAIN**
24 **STREET OVERLAY ZONE AND PLANNED DEVELOPMENT OVERLAY ZONE**
25

26 Ordinance No. 2015-14 – Maximum Density Cap – The City Council and Planning
27 Commission accepted public comment regarding the South Main Street Overlay Zone during
28 the month of June. Mr. Snyder stated that the Planning Commission noticed and debated
29 adopting maximum density caps for residential development in the Traditional and City Center
30 Main Street Districts. Staff found that a density cap of eight units per acre is consistent with
31 both the General Plan and the South Main Street Plan. The Planning Commission debated and
32 held a public hearing, and decided to recommend a two-tiered process: 1-4 units per acre
33 permitted, with 5-8 units per acre by conditional use. Conditional use is an administrative
34 decision, considered approved unless impacts or findings cannot be mitigated. Councilman
35 Wright stated he does not see the proposed amendment as a solution to the density problem.
36 He said it was his impression that residents want a cap at R-L rather than R-M. Mayor Cutler
37 pointed out that the Council could approve a cap of less than 8 units per acre. Councilwoman
38 Ivie agreed that the residents want R-L. Mayor Cutler commented that most citizens would want
39 R-L next to their property, but the Council also heard from property/business owners who asked
40 for flexibility. He stated the Council needs to find a balance between personal property rights
41 and the desires of the community. Councilman Wright stated that it does not make sense to
42 pass the amendment before more discussion has occurred. Councilwoman Ivie said she feels
43 all regulations should be grouped in one place to be easily understandable.

44
45 Councilwoman Fillmore commented that the Main Street Corridor is made up of lots in
46 varying sizes. The intent of the SMSC Plan was to encourage positive redevelopment, without
47 so many restrictions that redevelopment is not viable. Placing a density cap on smaller parcels
48 makes redevelopment difficult. Councilwoman Fillmore added that she feels a density cap on
49 the larger parcels would be appropriate. Mr. Snyder explained the history and basic intent of
50 form-based code – to provide a framework for Main Street, letting the market determine the use.
51

1 At 8:36 p.m. Mayor Cutler opened a public hearing for the proposed maximum density
2 caps for residential use.
3

4 Dale McIntyre – Mr. McIntyre stated he is concerned about the difference between
5 theory and reality. He showed a diagram of proposed development on the Hafoka property on
6 Porter Lane just west of 400 West, and stated that the developer can say the development is 8
7 units per acre, but the reality is closer to 11 units per acre. He said he does not want that reality
8 for Centerville.
9

10 Nancy Smith – Ms. Smith said that in her opinion density is not the number one
11 question. She believes the more important question is whether mixed-use is viable. If
12 commercial is not viable, property owners have the ability to request a rezone. Ms. Smith said
13 she is not opposed to R-M if it is done appropriately. The mixed-use concept in the R-M context
14 is completely different than a purely R-M development. She stated that most of the Corridor has
15 developed R-L, and she would love to see an R-L designation. Ms. Smith said she has a
16 problem with conditional uses throughout the community, and encouraged the Council not to
17 approve the conditional use of 5-8 until they have looked at some of the criteria for the
18 conditional use permits. She added that Layton does not allow any development with less than
19 a 26-foot road for emergency services access. She feels the City needs to retain quality of life,
20 and asked the Council not to lift the TZRO until they have looked at issues that pertain to quality
21 of life, and whether or not mixed-use is really viable on Main Street.
22

23 Tim Hawkes, Utah House of Representatives – As a Centerville resident, Representative
24 Hawkes said he feels it is unfortunate that the Council is looking at this specific tool the night
25 before the joint discussion between the Planning Commission and the City Council. He agreed
26 with Mayor Cutler that it was a mistake to shift to an overlay without caps on density. However,
27 he pointed out that prior to 2010 the residential option was not available whatsoever. He said
28 he feels it would be fair to place caps as long as expectations are clear to developers.
29 Representative Hawkes stated that he feels 8 units per acre is high, and agreed with Mr. Snyder
30 that caps can be set low, and the City can incent higher if desired. He said he believes the
31 residents are more concerned with quality of life than form. He suggested setting the cap at 4
32 units per acre, with conditional use at six units per acre, and stated that, since the Walton
33 development is an existing application, he does not feel it should be subject to the new
34 restrictions. Representative Hawkes added that he hopes the Council is discussing density
35 caps in the Pages Lane area as well.
36

37 William Ince, Centerville Planning Commissioner – Commissioner Ince commented that
38 there had been discussion in the Planning Commission meetings of 16 units per acre on the
39 Walton property, and he feels the cap of 8 units per acre is an improvement, but not one that
40 satisfied a vast majority. He said he thinks something less than eight solves more problems,
41 and it would be worth it for the Council to pass something, even if it is not a final step.
42

43 Robyn Mecham – Ms. Mecham said it is unfair to developers to be unclear, and she
44 thinks the cap should be as low as possible and clearly stated for builders and developers. She
45 said she does not believe the Commissioners really understood that they were voting for more
46 than 1-4 units per acre. She cautioned the City to be careful with conditional use, and start with
47 a base of 1-4 units per acre. She stated there are 638 condos or apartments between Pages
48 Lane and Parrish Lane on Main Street, and the City needs to keep the density lower. More
49 family homes are needed. She said it is hard to find a single-family home for sale in Centerville.
50 She passed on a comment made by the CEO of Brighton Homes that this is a different
51 community because the citizens care more about the quality of life than the property values.

1 She added that property values in Centerville are high because of the high quality of life. Higher
2 density brings crime. Ms. Mecham asked the Council to consider R-L for now.

3
4 Mayor Cutler closed the public hearing at 8:57 p.m.

5
6 Councilman Higginson stated he is moving towards favoring a maximum of 4 units per
7 acre. Councilman Averett expressed a desire to table further discussion until after the joint
8 discussion with the Planning Commission, and added that, as a realtor, he checked the MLS
9 and found many single-family homes for sale in Centerville. Councilwoman Fillmore agreed
10 with the idea of waiting until after the meeting with the Planning Commission. She commented
11 that Main Street is a commercial corridor, and the Council often hears that citizens want the
12 corridor redeveloped to be a benefit to the community. It is easy to ask for lower density, but at
13 some point redevelopment becomes economically impossible. Councilwoman Fillmore stated
14 she feels a fairly intensive study would be needed to be respectful of the property owners.

15
16 Councilwoman Fillmore made a **motion** to table discussion of Ordinance No. 2015-14
17 regarding maximum density caps for residential development within the Traditional and City
18 Center Main Street Districts. Councilman Higginson seconded the motion. Councilwoman Ivie
19 made a **substitute motion** to approve Ordinance No. 2015-14 approving R-L (maximum of 4
20 units per acre) in the Traditional and City Center Districts, with no conditional use. Councilman
21 Wright seconded the substitute motion. Councilwoman Fillmore stated she would be open to
22 considering Councilwoman Ivie's suggestion, but said she feels making such a drastic change
23 without further study would be disrespectful to the long and intensive process originally gone
24 through to put the SMSC Plan in place. Councilmen Averett and Higginson stated they feel it
25 would be premature. The substitute motion to adopt with a density cap at R-L failed (2-3), with
26 Council members Averett, Fillmore, and Higginson dissenting. The motion to table Ordinance
27 No. 2015-14 passed by majority vote (4-1), with Councilman Wright dissenting.

28
29 Ordinance No. 2015-15 – Planned Development Overlay (PDO) – Mayor Cutler stated
30 that PDOs are currently allowed in every district on a minimum of five acres, with the exception
31 of single-family development, which does not have a minimum acreage requirement. The
32 Mayor sought clarification of this issue. Mr. Snyder expressed the opinion that the minimum is
33 not applicable in a single-family residential zone, but would apply to a single-family development
34 within the SMSC Zone. Mr. Snyder explained that a minimum acreage requirement is standard,
35 particularly in Utah. Reducing the minimum can begin to compromise the space required for
36 infrastructure. However, Mr. Snyder stated that PDOs are a flexible tool, and a minimum of
37 three acres may work for planned developments. He added that the PDO is not meant to be a
38 free-for-all, nor is it meant to be too stringent. The objective is to look at the intent of an area in
39 the General Plan and determine how a PDO could accomplish it better. Mr. Snyder said he
40 feels it would be a mistake to use a PDO to solve any issues in the SMSC. The SMSC already
41 has an enhanced overlay, and putting an overlay on top of an overlay would be going beyond
42 the purpose of a PDO. Mayor Cutler asked for clarification on 12-41-040 of the proposed
43 Ordinance, and the Council discussed desired wording with staff. Councilman Wright said he
44 does not think the City will ever need the change from five to three acres. Mayor Cutler pointed
45 out that there may at some point be a situation on Main Street when the reduced acreage
46 requirement would allow a PDO to facilitate a better development. Councilman Wright
47 cautioned that things can change, and a few people with power can make a decision counter to
48 what citizens would want or expect.

49
50 Mayor Cutler opened a public hearing at 9:23 p.m.

1 Dale McIntyre – Mr. McIntyre stated that many citizens have asked the Council to not
2 increase density. The citizens want R-L. He said he was extremely disappointed that six of the
3 seven Planning Commission members listened to the citizens in public hearings and still
4 lowered the threshold from five to three acres. Mr. McIntyre said he hopes the Council will not
5 do the same.

6
7 Travis Davis – Mr. Davis thanked the Council for taking the time to listen to the public.
8 He said it is not a good idea to lower the acreage requirement for a PDO. He stated that
9 residential works better than anything else on Main Street. He asked that the Council maintain
10 the density cap at 1-4 units per acre if they do decide in favor of the PDO, possibly allowing 5-6
11 units per acre if they are going to incent. Mr. Davis expressed the opinion that the SMSC Plan
12 needs to be completely reworked, or at least put a density cap in place that would maintain the
13 integrity of the community.

14
15 Robyn Mecham – Ms. Mecham agreed with Mr. Snyder that a PDO is a bonus to
16 density, and would be going the wrong direction. A vote for reducing the acreage for PDO
17 would be going against 99% of the residents who have stated they do not want higher density.
18 She said it would also be sending the wrong message to builders, because residents do not
19 want higher density.

20
21 At 9:30 p.m. Mayor Cutler closed the public hearing. Councilman Wright made a **motion**
22 to reject Ordinance No. 2015-15 reducing the minimum acreage required for planned
23 developments. Councilwoman Ivie seconded the motion. Councilwoman Fillmore said that, at
24 face value, reducing the acreage requirement for a PDO city-wide is fine, because a PDO is a
25 good tool to ensure a quality product. However, in the Main Street Corridor it could be
26 problematic and she has reservations. Councilwoman Fillmore stated she would vote against
27 taking action to reduce at this time because it has been mixed up in the SMSC issue. The
28 motion to reject Ordinance No. 2015-15 passed by unanimous vote (5-0).

29
30 At 9:33 p.m. the Council took a break, returning at 9:41 p.m.

31
32 **CONTINUE PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT,**
33 **CHAPTER 12-60, ACCESSORY DWELLING UNITS (ADUs)**

34
35 Jake Smith, Management Assistant, reported on the varied impact fee policies regarding
36 ADUs in other cities. Mr. Snyder recommended separating any ADU impact fee from the
37 ordinance with a reference to the City Fee Schedule. He commented that an ADU is intended
38 to be secondary to the primary dwelling unit. Councilwoman Fillmore stated that her greatest
39 concern about the proposed ordinance is the setbacks and how they affect neighboring
40 properties. She said she would want the ordinance to clarify that a detached ADU must be built
41 within the remaining buildable area of the lot. The Council and staff discussed setbacks and
42 ADU size, and it was suggested that setbacks could vary based on the square feet of the
43 structure.

44
45 At 9:56 p.m. Mayor Cutler opened a public hearing regarding ADUs.

46
47 Spencer Summerhays – Mr. Summerhays showed photographs of a large accessory
48 structure that has been constructed on the property adjacent to his backyard. He stated that the
49 definition of ADU is ambiguous regarding whether an accessory dwelling unit can be part of a
50 larger accessory building, and expressed the opinion that the two should not be mingled. He
51 said the ordinance needs clarification regarding size and height of structure. The ordinance is

1 close to what it needs to be, but there are still pieces that remain to be figured out. He asked
2 the Council to be careful with setbacks in terms of relationships with other buildings.
3

4 Mr. Snyder clarified that the ordinance allows an existing accessory building to be
5 converted to an ADU. Councilman Wright said it sounds like the accessory building ordinance
6 is a companion to the ADU ordinance. Councilwoman Fillmore agreed that the ordinances are
7 related, and suggested the Council discuss general concerns to direct back to Planning staff or
8 the Planning Commission. Mr. Summerhays recommended the Council ensure that an ADU,
9 whether stand-alone or part of another structure, meet some measure of size restriction in
10 relationship to nearby structures. He suggested increasing setback with increasing height.
11

12 Mark Briggs – Mr. Briggs said one of his neighbors built an ADU on top of their garage,
13 which does not work in his type of neighborhood. The deck of the ADU can look down on
14 everyone's backyard taking away privacy. He suggested the Council restrict the height of ADUs
15 to be level with the existing primary dwelling.
16

17 William Ince, Planning Commission – Commissioner Ince strongly encouraged the
18 Council to reconsider the restriction that an ADU cannot exceed 25% of the size of the primary
19 dwelling. He said he suspects most citizens who take advantage of the ADU ordinance will
20 convert their basement, which could easily exceed 25% of the primary living area.
21 Commissioner Ince stated he supports the 25% restriction for a separate structure, but equal
22 size allowance for upstairs and downstairs makes sense to him. He recommended the Council
23 send the ordinance back to the Planning Commission for further consideration.
24

25 At 10:14 p.m. the Mayor closed the public hearing. Councilman Wright stated he is in
26 favor of ADUs. The Council needs to look at balancing one person's property rights against
27 another's. He said the Council needs to look at the accessory building ordinance again, and
28 pointed out that changes can be made as issues arise. Councilwoman Fillmore and Mayor
29 Cutler expressed a desire to refer the ordinance back to the Planning Commission with clear
30 guidance. Councilman Wright suggested eliminating the 25% size restriction. Mayor Cutler
31 expressed the concern that equal size opens up the possibility for duplex situations.
32 Councilman Wright stated he is resistant to sending the ordinance back to the Planning
33 Commission. Councilwoman Fillmore said she feels there should be more clear distinction
34 between ADUs in an existing home versus a separate structure, and said she would like to see
35 a dual-track ordinance. Mr. Snyder cautioned the Council that it is more difficult to decrease
36 than to increase size allowance, and said he feels it would be a mistake to try to accommodate
37 individual scenarios with an ordinance that would apply city-wide. He added that the size
38 restriction is related to density – 800 square feet can accommodate up to four residents, with an
39 additional resident allowed with each additional 200 square feet.
40

41 Mr. Snyder explained the complications involved in calculating building height.
42 Councilwoman Fillmore agreed with Mr. Summerhays' suggestion that the relation to other
43 buildings needs to be considered. She said the basement ADU issue could be solved easily if
44 the two types of ADUs are separated in the ordinance. Mr. Snyder said the separate structure
45 issues could probably be solved with the accessory building ordinance. Mayor Cutler and
46 Council members Higginson, Ivie, and Fillmore indicated support for separating the two types of
47 ADUs in the ordinance. Councilman Averett stated that he does not personally like ADUs, and
48 has been asked by some of his constituents to not support ADUs. He said it is a density issue
49 that deteriorates a single-family neighborhood, and he will not vote in favor of ADUs.
50 Councilman Wright said he understands Councilman Averett's point of view, but pointed out that
51 ADUs can be appropriate, and can be an opportunity to provide accommodations for an aging
52 population.

1 Councilwoman Fillmore made a **motion** to separate the ADU use in existing structures
2 from detached ADU structures, table the ADU use in existing structures to another Council
3 meeting, and direct Planning staff and the Planning Commission to revisit separate accessory
4 buildings when they have time on their schedule. Councilwoman Ivie seconded the motion.
5 Councilman Wright made a **substitute motion** to table discussion of the proposed ordinance to
6 a Council meeting in August, and ask staff to make a recommendation that reconciles some of
7 the issues. Mr. Snyder pointed out that the Council has made the Main Street issue a priority.
8 Councilman Wright amended his substitute motion to table discussion of the property ordinance
9 until the TZRO on the SMSC is lifted or expires. Councilwoman Ivie seconded the substitute
10 motion, which passed by majority vote (4-1), with Councilwoman Fillmore dissenting.
11

12 **MAYOR'S REPORT**
13

- 14 • Mayor Cutler reported that the Chair of the UIA called a special meeting to discuss
15 starting the process of issuing the remaining authorized UIA bonds for the purpose of
16 continuing construction. The Mayor said he sent a letter stating he thinks they
17 should wait until the Macquarie situation is ended and a new executive director is
18 hired. It has been recommended that the bonds be issued in two tranches. He
19 reported that a vigorous discussion occurred regarding whether assessments should
20 continue to be levied for a couple more months to provide a financial buffer and
21 avoid assessments in the future. Mayor Cutler said he argued that assessments
22 should end if cash flow is positive. He expressed a desire for Centerville to be
23 current with the assessments. The Council discussed UTOPIA's construction goals
24 moving forward. Mayor Cutler expressed the opinion that Centerville may have been
25 able to influence ending the Macquarie situation sooner if the City were current with
26 assessments. Councilman Higginson stated that Centerville agreed to be a partner,
27 and UTOPIA needs to be whole at some point. He added now that UTOPIA is cash
28 flow positive it should never go back to levying an assessment. Councilman
29 Higginson said he believes a lot of Centerville residents really don't know about
30 UTOPIA. Mayor Cutler said he would like to have a flier included in the utility bill
31 notifying residents what is available (without advocating any specific service
32 provider).
33

34 **CITY COUNCIL LIAISON REPORT**
35

36 Councilwoman Ivie reported that the Landmarks Commission is scheduled to host a
37 social in September, and is eagerly waiting time on the Council agenda to discuss the historic
38 district. She reported on the success of the historic home tour held on June 6th. She also
39 reported that the June community hike scheduled by the Trails Committee was postponed to
40 July 8th.
41

42 **CITY MANAGER'S REPORT**
43

44 Mr. Lutz explained the calculation of property tax valuation, and explained his frustration
45 with the values determined by the County. Mayor Cutler suggested he meet with the County
46 Assessor and County Clerk.
47

48 **MISCELLANEOUS BUSINESS**
49

1 Councilman Wright made a **motion** to approve commencement of the warranty period
2 for The Pasture commercial project, effective July 7, 2015. Councilwoman Ivie seconded the
3 motion, which passed by unanimous vote (5-0).
4

5 **RDA MEETING**

6
7 At 11:08 p.m. Councilman Wight made a **motion** to move to a meeting of the
8 Redevelopment Agency of Centerville. Councilman Higginson seconded the motion, which
9 passed by unanimous vote (4-0). In attendance were: Paul A. Cutler, Chair; John T. Higginson,
10 Vice Chair; Directors Averett, Fillmore, Ivie, and Wright; Blaine Lutz, Finance Director; Lisa
11 Romney, City Attorney; Jacob Smith, Management Assistant; and Katie Rust, Recording
12 Secretary.
13

14 The Council returned to regular meeting at 11:11 p.m.

15
16 **CLOSED MEETING**

17
18 At 11:13 p.m. Councilman Wright made a **motion** to move to a closed meeting to
19 discuss the character and competency of an individual. Councilman Higginson seconded the
20 motion, which passed by unanimous vote (5-0). In attendance were: Paul A. Cutler, Mayor; and
21 Council members Averett, Fillmore, Higginson, Ivie, and Wright.
22

23 When the Council returned to regular meeting Councilman Wright made a **motion** to
24 authorize a "meets expectations" salary increase of 2% for the City Manager. Councilwoman
25 Fillmore seconded the motion, which passed by unanimous vote (5-0). Councilman Wright also
26 expressed a desire to further show appreciation to the City Manager with a gift card, and the
27 rest of the Council indicated agreement. The Mayor will meet with the City Manager to pass on
28 the comments of the Council.
29

30 **ADJOURNMENT**

31
32 At approximately 11:45 p.m. Councilman Wright made a **motion** to adjourn. The motion
33 was seconded by Councilman Higginson and passed by unanimous vote (5-0).
34
35
36
37
38

39 _____
40 Marsha L. Morrow, City Recorder

Date Approved

41
42
43
44 _____
45 Katie Rust, Recording Secretary

3. The submitted grading and utility plan shall be reviewed and approved by the City Engineer prior to a building permit being issued.
4. Applicant shall provide appropriate public utility easements and submit to the City. All easements shall be accepted by the City Council and recorded with the Davis County Recorder's Office.
5. A current title report shall be submitted to the City Attorney for review prior to issuance of a building permit.

Reasons for Action (findings):

1. The applicant has clearly shown how the property may be developed [Section 12-21-110(d)(2)].
2. The applicant has submitted a full final site plan application [Section 12-21-110(e)(2)].
3. Proposed utility easements are required on all developed lots [Section 12-21-110(e)(2)(iii)(d), 15-5-106(8)].

The motion was seconded by Commissioner Merrill and passed by unanimous roll-call vote (6-0).

WORK SESSION | SOUTH MAIN STREET CORRIDOR PLAN & PUBLIC COMMENTS REVIEW - The City Council and the Planning Commission will discuss the South Main Street Corridor Plan and review all the public comments received from various meetings.

The Planning Commission and City Council reviewed and discussed several aspects of the South Main Street Corridor Plan (SMSC), including the many public comments that have been made over the past several meetings. Mayor Cutler explained the City Council recently reviewed the proposed density cap as recommended by the Planning Commission and after a lengthy discussion the issue was ultimately tabled for further review and discussion. In addition to density caps the Commission and Council also discussed viability, mixed-uses, building heights and framing, and public spaces.

City staff reviewed conditional use permits and how this tool is used to allow additional development options if negative impacts are appropriately mitigated. Staff also reviewed the Planned Development Overlay (PDO) tool, which also provides an option for additional density but also ensures an overall better developed project. Staff explained there may be some ways to take a more conservative approach to density including a density cap. Several Council and Commission members agreed each tool can be useful but that each tool also presents its own challenges with respect to the SMSC. A majority of the members present agreed a density cap is an appropriate safeguard for the SMSC.

1 Chair Hirschi said density and viability go hand in hand; the viability of commercial uses
2 depends on residential roof tops. He said if residential density is too restricted then commercial
3 uses will struggle. He said residential density should promote both commercial and retail uses.
4 He said commercial is important and should be encouraged along Main Street in addition to
5 appropriate residential uses. He said there have been many comments made that residential only
6 is the way to go. He is not sure this is best for Main Street. He said single-family uses are more
7 difficult to control. He questioned if the city really wants single-family homes with yards and
8 structures that cannot be specifically regulated along Main Street. He also questioned if people
9 would really be interested in raising a family on a busy Main Street. He believes the mixed-use
10 concept is still the best option for Main Street. He said he is also concerned with the idea of a
11 single-family PDO on Main Street. He said this could potentially put a fence along Main Street
12 with single-family homes facing interior. He does not believe a "wall" on Main Street is a good
13 idea. He is also concerned with "down zoning" Main Street from commercial to residential only.
14 He said this is unfair to current property owners who have been paying commercial taxes for
15 many years.

16
17 Councilwoman Fillmore said the SMSC uses form base standards to help unify
18 development along the frontage of Main Street, but does not address the rear parcels very well;
19 perhaps some clarification may be appropriate for rear residential uses. She believes the mixed-
20 use concept is still the best option for Main Street. She said economic viability is very important.
21 There needs to be enough return so a property owner is able to demolish an old building and
22 build a new high quality project. However, she is concerned comments made regarding viability
23 may be just that, comments. She believes viability needs to be studied more thoroughly to know
24 for sure if this is an issue. She said the mixed-use concept allows people to live and work in
25 Centerville. She said the SMSC is appropriate because it provides flexibility. She said current
26 property owners have expressed a desire for flexibility so they can find the best redevelopment
27 option for their situation. She said Main Street is intended to be primarily commercial. She
28 suggested keeping commercial as the primary use and residential or mixed-use as secondary. She
29 is concerned a density cap could be detrimental for smaller properties and may hinder their
30 ability to redevelop. She believes a required commercial use or mixed-use will help control
31 density. She said the majority of the comments made in the past few meetings have been concern
32 over density, not necessarily negatives toward the SMSC plan. She believes eliminating
33 commercial on Main Street will intensify residential uses and density. She said a density cap may
34 be appropriate but is worried that if set to low could encourage blight because there is no
35 incentive for redevelopment. She believes it is important to maintain the synergy of the SMSC
36 and encourage consistent redevelopment.

37
38 Commissioner Merrill said single-family lots are not as sought after with rising
39 generations. Research has shown that generations to come prefer smaller mixed-use homes with
40 little to no maintenance and services within walking distance.

1 Mayor Cutler said flexibility is important and questioned if there is a need to promote
2 townhomes or other forms of multi-family housing on Main Street. Commissioner Johnson said
3 he likes the flexibility of either residential, commercial, or mixed-use. Commissioner Hayman
4 agreed flexibility is best, but does not believe residential only is the best or viable option. She
5 said townhomes could be appropriate with a suitable density cap and green space requirement.
6 She questioned if a lower density cap could be set with incentivized increases? She too is
7 concerned with blight, but also wants to find a balance in keeping Centerville's unique small
8 town feel.

9
10 City staff discussed possible density caps (i.e., 4, 6, and 8). Staff believes there are pros
11 and cons to each density cap option. Staff is willing to research possible incentive options and
12 tools. Staff also discussed the General Plan for Main Street explaining some changes to the
13 SMSC may also require a change to the General Plan. Staff explained it may be possible to cap
14 residential densities and/or size of parcel with some type of tiered density system. Staff
15 explained that a density cap will affect viability and the City needs to be careful not to negatively
16 impact property owners. Staff agreed the higher the density cap the more likely it will not
17 negatively affect smaller parcels.

18
19 Councilman Higginson agreed commercial uses should be encouraged along Main Street.
20 He said commercial uses should front Main Street with residential uses behind. He is not
21 concerned with catering to every demographic. He said Centerville is different and unique. He
22 said walkability is often discussed but is rarely a reality. He said there are walkable
23 developments but most people drive to them, then walk around. He said Main Street will not
24 likely ever become a true walkable area. He said he is in favor of a density cap and is also in
25 favor of keeping commercial uses on Main Street.

26
27 Councilman Averett questioned if the City is planning for the past or planning for the
28 future. He said retail is not viable on Main Street mostly due, he believes, to online sales. He said
29 current research shows that 1 in 5 Americans work from home at least once a week and trends
30 show that number will only increase in the future. He agrees live/work concepts are important
31 and should be encouraged. He agreed future generations want to live in smaller PDO type
32 developments with no maintenance. He said it seems the future is leaning toward mixed-use
33 options.

34
35 The Planning Commission and City Council discussed density with regard to the Pages
36 Lane area which is set at a much higher density. Members present were not as concerned with
37 this area as it is different from the Core District and will bring a different type of redevelopment.
38 A majority of the members present agreed the Pages Lane area may still require a density cap but
39 at a much higher option in order to maintain flexible redevelopment options. The Planning
40 Commission agreed to research and discuss the Pages Lane area and provide a recommendation
41 for density to the City Council in the near future.

Councilwoman Ivie said she is not comfortable with any density over four (4) units per acre along Main Street including the Pages Lane area. She said Centerville already has over 600 units within this small SMSC area, which is too dense. She said any additional density will only negatively impact the area.

City staff discussed public open space options along Main Street, including sidewalk, trees, street furniture, parking and lighting. Staff explained how UDOT is involved with these decisions as Main Street is a State owned road. The City intends to complete a public space plan for Main Street in the future. The public right-of-way is narrow and options are limited. Any public space plan will require feasibility studies and coordination with UDOT. The Commission and Council discussed requiring aesthetic public space improvements as part of redevelopment plans thus placing the burden on property owners. Staff reminded those present that these types of burdens are generally balanced with density increases. Chair Hirschi suggested creating a PDO option for Main Street with bonus density provisions for public space improvements. This possible PDO option could also maintain the SMSC building structure/framing and commercial use requirements. The Planning Commission agreed to research and discuss possible public space options in the near future.

The Commission and Council discussed building heights for Main Street. The building height for all residential homes across the city is 35 feet. A majority of the members present agreed a maximum building height of 35 feet is appropriate for Main Street and will help encourage redevelopment. It was also mentioned that building height can be mitigated with setbacks. City staff discussed the "framing" concept. If buildings are brought forward then parking is pushed behind providing less vehicular accesses on Main Street and a buffer between the commercial fronts and residential uses behind. It was mentioned that "framing" should provide more commercial viability because the cost from UDOT to install an access on Main Street is excessive.

The Commission and Council discussed street width. Concerns were raised regarding the challenges that sub-standard street widths can produce (i.e., maintenance, fire access, density, parking, etc.). City staff debated the challenges that can come when full-width streets are required in private developments (i.e., parking lots, car ports, decreased circulation, speed, etc.) Staff agreed to research possible options to increase street widths where possible.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

1. The next Planning Commission meeting will be Wednesday, July 22, 2015.
2. Upcoming Agenda Items
 - Porter Lane Townhomes, Conditional Use Permit & Final Site Plan
 - Youngblood Storage, Conceptual Site Plan

Planning Commission Meeting
July 8, 2015

Page 7

The meeting was adjourned at 9:45 p.m.

David Hirschi, Chair

Date Approved

Kathleen Streadbeck, Recording Secretary

PRELIMINARY DRAFT

Minutes of the Centerville **City Council** meeting held Tuesday, July 21, 2015 at 7:00 p.m. at Centerville City Hall, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Mayor	Paul A. Cutler
Council Members	Tamilyn Fillmore John T. Higginson Stephanie Ivie (present electronically via speakerphone)

MEMBERS ABSENT

Ken S. Averett
Lawrence Wright

STAFF PRESENT

Steve Thacker, City Manager
Lisa Romney, City Attorney
Jacob Smith, Management Assistant
Randy Randall, Public Works Director
Katie Rust, Recording Secretary

STAFF ABSENT

Blaine Lutz, Finance Director/Assistant City Manager

VISITORS

Interested citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE

PRAYER OR THOUGHT

Councilwoman Fillmore

OPEN SESSION

No one wished to comment.

MINUTES REVIEW AND ACCEPTANCE

Councilman Higginson made a **motion** to table approval of the minutes of the July 7, 2015 work session and regular Council meeting, and the July 8, 2015 joint City Council/Planning Commission meeting. Councilwoman Fillmore seconded the motion, which passed by unanimous vote (3-0).

SUMMARY ACTION CALENDAR

- a. Approve list of poll workers for 2015 municipal primary election
- b. Accept public utility easement for Scott and Susan Trump residential parcel development located at 540 South 400 West

Councilman Higginson made a **motion** to approve both items on the Summary Action Calendar. Councilwoman Fillmore seconded the motion, which passed by unanimous vote (3-0).

AWARD BID FOR DRAINAGE PROJECTS

Randy Randall, Public Works Director, explained four Storm Drain and Subdrain projects and answered questions from the Council. Steve Thacker, City Manager, explained the funding sources for the projects.

PRELIMINARY DRAFT

Centerville City Council
Minutes of Meeting of July 21, 2015

Page 2

1 Councilwoman Fillmore made a **motion** to award bid to Kapp Construction in the total
2 amount of \$192,068.20 for Bid Schedule A, B and C and to Fusion Pipeline, Inc. in the amount
3 of \$40,185 for Bid Schedule D for the Storm Drain and Subdrain projects, and accept bid
4 awards for materials from Old Castle in the amount of \$6,584.95 (with tax) for the concrete pipe
5 and from Western Water Works in the amount of \$2,139.27 (with tax) for PVC. Councilman
6 Higginson seconded the motion, which passed by unanimous vote (3-0).
7

8 **AUTHORIZE CITY SERVICES RELATING TO STAGE 3 OF THE TOUR OF UTAH** 9 **EVENT ON AUGUST 5**

10
11 Davis County has been chosen as a venue to host Stage 3 of the 2015 Tour of Utah, a
12 multi-stage cycling race across the State of Utah on August 5, 2015. Stage 3 of the Tour will
13 ride through the entire length of Centerville City on Main Street. Davis County has asked
14 Centerville to assist the County by providing services for the portion that will ride through the
15 City. This involves Police, Public Works and Parks employees, Youth Council members, and
16 other volunteers. There is also an expectation that the City will inspect the condition of Main
17 Street in advance and sweep it as needed to minimize hazards to the racers. Councilwoman
18 Fillmore made a **motion** to authorize the use of City employees and some expenditures to
19 support Stage 3 of the Tour of Utah event. Councilman Higginson seconded the motion, which
20 passed by unanimous vote (3-0). Mr. Thacker estimated that the cost to the City will be \$800-
21 \$1,000 in Police Department expenses (for officers not normally on duty at this time) and an
22 additional \$800 if the City needs to sweep the street.
23

24 **RAP TAX INVITATION**

25
26 Lisa Romney, City Attorney, provided proposed language for the City utility bill insert and
27 website inviting comments for publication regarding the RAP Tax election. Councilwoman
28 Fillmore suggested adding the City Recorder's contact information.
29

30 **MAYOR'S REPORT**

31
32 Mayor Cutler stated he plans to discuss the proposed conversion of the Fire Agency to a
33 district with the Council at the August 4th meeting. He also anticipates a report regarding the
34 current deer problem on August 4th.
35

36 **MISCELLANEOUS BUSINESS**

37
38 At a previous meeting, Councilman Higginson asked if the South Davis Recreation
39 Center would be willing to host a free admission day for Centerville citizens, as was done when
40 the facility first opened. As Council liaison to the South Davis Recreation District,
41 Councilwoman Fillmore reported that Recreation Center administration responded favorably,
42 and encouraged the City to select a date. Mayor Cutler and Councilman Higginson suggested
43 selecting a day during the winter. Councilwoman Fillmore agreed to follow up.
44

45 **ADJOURNMENT**

46
47 At 7:37 p.m. Councilman Higginson made a **motion** to adjourn the meeting.
48 Councilwoman Fillmore seconded the motion, which passed by unanimous vote (3-0).
49

PRELIMINARY DRAFT

Centerville City Council
Minutes of Meeting of July 21, 2015

Page 3

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12

Marsha L. Morrow, City Recorder

Date Approved

Katie Rust, Recording Secretary

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
8/4/2015**

Item No. 3

Short Title: Summary Action Calendar

Initiated By: Bruce Cox, Parks & Recreation Director, and Ken Williams, Streets Supervisor

Scheduled Time: 7:35

SUBJECT

- a. Approve purchase of a Jacobsen R311 4WD with cab large-area mower from RMT Equipment in the amount of \$69,101 for Parks Department
- b. Approve purchase of a cab and chassis F550 truck from Ken Garff Ford for \$33,648.78 and the plow bed equipment from Semi Service for \$22,415.52 for Street Department

RECOMMENDATION

- a. Approve purchase of a Jacobsen R311 4WD with cab large-area mower from RMT Equipment in the amount of \$69,101 for the Parks Department.
- b. Approve purchase of a cab and chassis F550 truck from Ken Garff Ford for \$33,648.78 and the plow bed equipment from Semi Service for \$22,415.52 for the Street Department.

BACKGROUND

a. The Parks Department FY 2016 Budget includes \$95,000 for a "mower and/or truck". This was to allow the possibility of either 1) using the entire budget to replace the gang mower, or 2) purchasing a smaller mower and using the savings to replace a flatbed truck. The Parks Department currently owns a large gang mower that cuts a 17-foot wide swath, and a Jacobsen large-area mower that cuts an 11-foot swath. The gang mower is due for replacement. The City Manager, however, suggested to the Parks Director that he compare the time it takes to cut the same area with a gang mower vs. the Jacobsen mower. That analysis was done in the past few months. The Parks Director concluded that the reduction in time using the gang mower was not significant enough to justify the higher cost. Therefore, by purchasing the Jacobsen mower, two employees will still be able to mow at the same time, but some of the funds budgeted will be available for other uses. The intent under this scenario was to use the savings to replace a flat-bed truck in the Parks Department. However, the savings (approx. \$26,000) is not sufficient for that purpose. Therefore, staff will evaluate during the budget year what to do with this savings and make a recommendation to the City Council.

The attached quote for the Jacobsen mower is actually 3% lower than the State contract price--due to some additional pressure applied by the Parks Director during negotiations for this purchase.

b. The FY 2016 Streets budget includes \$55,000 for the purchase of an F550 cab & chassis with bed, and snow plow equipment. According to the Streets Supervisor, the cost of this equipment has increased since the budget was prepared, so the total of \$56,064.30 (for the cab & chassis and snow plow & bed) exceeds the \$55,000 budgeted. This overage will be addressed in one of the following ways:

- If the revenue from sale of surplus equipment exceeds the estimate used in the Adopted Budget, that additional revenue could be appropriated via a budget amendment to cover this overage.
- Offset with savings in another line item in the Streets budget.

These prices are based on State contracts.

ATTACHMENTS:

Description

Bid for Parks Mower

☐ Vehicle Purchase for Streets Department

☐ Plow bed equipment purchase from Semi



Serving the best customers in the world!

PROPOSAL

Centerville City Parks
Centerville, UT
Attn: Bruce Cox
bc Cox@centervilleut.com

July 10, 2015

104510740

Qty	Description	Price
1	Jacobsen R-311T 4WD large area rotary mower complete with 65hp liquid cooled Kubota diesel motor, factory installed deluxe cab with heat and A/C, 11' width of cut, independent self-lubricating hydraulic motor for each cutting blade, air suspension seat, and foldable ROPS (MSRP \$94,660)	\$69,101 27% off MSRP

LBC

Price is from Utah State Contract #MA2180, normal discount is 24% off MSRP on Jacobsen equipment.

Please call with any questions.

Thank you,

Travis M. Hitt
Territory Sales Manager
RMT Equipment
(801) 633-2598

By signing and returning this proposal or providing a purchase order Centerville City agrees to the terms listed on this proposal and places the selected equipment on order with RMT Equipment and accepts responsibility for any costs associated with cancellation charges.

W. Bane Parks & Rec. Director

7/10/2015

Signing officer- Title

Date

4225 South 500 West - Salt Lake City, Utah 84123 - ph. 801.261.2100 - fax 801.262.9740

SLC - Boise - Hammett - Lewiston - Portland - Chehalis

CNGP530

VEHICLE ORDER CONFIRMATION

07/31/15 13:01:51

==>

Dealer: F56557

2016 F-SERIES SD

Page: 1 of 2

Order No: 0001 Priority: J5 Ord FIN: QS050 Order Type: 5B Price Level: 615

Ord PEP: 660A Cust/Flt Name: CENTERVILLE PO Number:

	RETAIL	DLR	INV		RETAIL	DLR	INV
F5H F550 4X4 CHAS/C	\$40720	\$37564.00		19000# GVWR PKG			
141" WHEELBASE				425 50 STATE EMISS	NC		NC
21 OXFORD WHITE				473 SNOW PLOW PKG	85		73.00
1 CLTH 40/20/40	100	85.00		531 TRAILER TOW PKG	155		133.00
S STEEL				585 AMFM/CD/CLK	275		234.00
660A PREF EQUIP PKG				62D STRG WHL CNTLS	70		60.00
.XL TRIM				65Z AFT AXLE TANK	NC		NC
572 .AIR CONDITIONER	NC	NC		68U PAYLOAD UPGRADE	815		694.00
99Y 6.8L EFI V10 EN	NC	NC					
44T 5-SPD AUTOMATIC	NC	NC		TOTAL BASE AND OPTIONS	44965		39089.84
TFB .225 BSW AS 19.5				TOTAL	44965		39089.84
X8L 4.88 LTD SLIP	360	308.00		*THIS IS NOT AN INVOICE*			
90L PWR EQUIP GROUP	895	763.00					

TELE TT MIR-PWR

* MORE ORDER INFO NEXT PAGE *

LESS TPMS

F8=Next

F1=Help

F2=Return to Order

F3/F12=Veh Ord Menu

F4=Submit

F5=Add to Library

S006 - MORE DATA IS AVAILABLE.

QC082541

Quote #33648.78
 Price
 Date 7/31/15
 Customer CENTERVILLE

Ken Garff
 Ford American Fork

Phone: 801-783-8800
 Cell: 801-382-1261
 Fax: 801-783-6885
 jme@kengarff.com

JIM ELLIOTT
 COMMERCIAL FLEET MANAGER

597 East 1000 South
 American Fork, UT 84003
 www.kengarfford.com

j-elli41@AFFD027

Jul 31, 2015 11:02:08 AM

91M	SYNC SYSTEM	295	252.00
	SP DLR ACCT ADJ		(1753.00)
	SP FLT ACCT CR		(547.00)
	FUEL CHARGE		21.84
B4A	NET INV FLT OPT	NC	7.00
	DEST AND DELIV	1195	1195.00

TOTAL BASE AND OPTIONS 44965 39089.84

TOTAL 44965 39089.84

THIS IS NOT AN INVOICE

F1=Help
F2=Return to Order
F3/F12=Veh Ord Menu
F4=Submit
F5=Add to Library
S099 - PRESS F4 TO SUBMIT

F7=Prev

F3/F12=Veh Ord Menu

QC082541

j-elli41@AFFD027

Jul 31, 2015 11:02:49 AM



4285 West 1385 South
Salt Lake City, Utah 84104
Phone : 1.801.521.0360
Fax : 1.801.532.7407
semi@semiservice.com

QUOTATION

CUSTOMER: Centerville City Public Works

CONTACT: Bruce Cox

ADDRESS: 655 North 1250 West
Centerville, UT 84014-1824

PHONE: 292-8232

FAX: 292-8251

EMAIL: bcox@centervilleut.com

QUOTE NUMBER: SAW05207

QUOTE DATE: 7/17/2015

QUOTE VALID UNTIL: 8/31/2015

SALESPERSON: Sam Johnson

YEAR: 2016	MAKE: FORD	MODEL: F-550	SINGLE/DUAL: DRW
CAB TO AXLE: 60.0	CAB TO TANDEM: -1.0	CAB TYPE: REGULAR	VIN:

QTY	DESCRIPTION	PRICE EACH	AMOUNT
1	DUMP BODY Rugby 9' FDS 3-4 Yd. dump body, 9'7" long x 96" wide with 1/4 cab shield with window. (CITY SPEC) SIDES: 17" Fold down sides 10 Ga. with fully boxed dirt-shedding top rail and (4) rubber snubbers. CABSHIELD: Level 4 Factory Installed FLOOR: 8 Ga. steel floor with radius corners, 1 piece floor with outer seams welded underneath. TAILGATE: 18.5" Fully boxed perimeter, 10 Ga, 2 vertical braces, sloped 10 degree inward. LONGRAILS: 5" Structural channel longitudinal. CROSSMEMBERS: INTERLACED 3" structural steel 16" centers. LIGHTS: New oval-shaped stop / turn / tail built into corner post. (LED). HOIST: HR 520 with a sub-frame class 20. OPERATING PRESSURE: 3200 PSI CAPACITY: 8.6 Ton CYLINDER: 5" bore, 20" stroke, 2" diameter rod WEIGHT APPROX : Dump body 1275#s Hoist: 590#s	\$6,971.05	\$6,971.05
1	Installation Kit for 8' - 12' Dump bodies including: Mud flaps, Chrome Mud flap brackets, ATF Fluid, Fuel fill reinforcement bracket, Junction box for electrical.	\$171.26	\$171.26
1	Buyer's 1/2" Buckplate Hitch for Ford Cab Chassis. Part# 1809030 15,000lb. MGTW. Includes 2" Receiver Tube. Part# 1804055	\$438.77	\$438.77
1	7 Way flat light receptacle (REAR) Part # TOWPO-11-893	\$56.85	\$56.85
1	Ecco Smart Back up alarm, 82 - 102 dB. Self adjusting variable noise. Part# ECC-SA950	\$77.74	\$77.74
1	The Administrative Fee for this contract is .4% and shall be included in the price. ***THE ABOVE ITEMS ARE ON STATE CONTRACT MA304***	\$30.86	\$30.86
1	8'-10' Wide-Out Adjustable- Wing Western snowplow. Ultramount mounting system, 8' Retracted Blade width to 10' Expanded Width, 29" blade height, 12 GA. blade, 4 trip springs, 6 vertical ribs, 7'2" plow width at full angle retracted, 9' plow width at full angle expanded, 1/2" x 6" blade cutting edge, 1 1/2" X8" poly wing cutting edge, 1-1/2"x10" angling rams, approx weight 955lbs Part # WPL-IUTWO810 ***STATE CONTRACT MA508***	\$5,060.54	\$5,060.54



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QUOTATION

QTY	DESCRIPTION	PRICE EACH	AMOUNT
4	Buyer's D-Ring 5/8" with clip, Rated at 6,100#s, Part # BUY-B40	\$31.76	\$127.04
1	ECCO SAE Class I, 15", Permanent, Amber Illum Reflex™ LED minibars provide a compact yet powerful warning solution that features 12-24 VDC operation, uses high intensity LEDs and reflective technology to maximize light output and allows the user to select from a choice of 18 user selectable flash patterns. ***MOUNTED ON HEADBOARD WITH FABRICATED BRACKET, WIRED TO UPFITTER SWITCH IN DASH***	\$603.88	\$603.88
2	ECCO SAE Class I, Grommet Mount, Amber These grommet mount LED directional lights offer 8 flash patterns, quick and easy installation and long-life, low maintenance operation with no moving parts or bulbs/flashtubes to break or replace. Simply fit in the supplied oval rear lighting grommet. ***INSTALL IN REAR BOLSTER OF DUMP BED, GROMMET MOUNTED***	\$125.34	\$250.68
1	Ecco Hide-A-LED™, 2 Head, 4 LED, Flange Mount, Amber. These high intensity directional LED warning lights are specifically designed for vehicle headlight and tail light applications. The 9021's optic design produces wide angle light dispersion and maximizes secondary light output reflected off the vehicle light casing. 16 flash patterns are included and multiple units can be synchronized to flash alternately or simultaneously. Hide-A-LED™s also synchronize with 3510 Series directional LEDs. Hide-A-LED™s also synchronize with 3510, 3830, 3931 & 3932 Series directional LEDs. ***MOUNTED IN FRONT HEADLIGHTS***	\$308.13	\$308.13
1	Western 8' Striker Stainless Steel in bed sand and salt spreader. Part # WPL-99033 Model: 8' Gas 11HP I/C Honda engine Hopper Construction: 16 gal. SS Capacity: 2.0 cu.yd. Dimensions overall: 96"L x 50"W x 40"H Approx. Weight (empty): 740 lbs. Spinner Size: 15.5" Conveyor Width: 16.5" Spreading Width: Up to 40" Includes: Tie down kit Part# 99690 Battery kit for spreader Part# 65605-3 ***STATE CONTRACT MA508***	\$7,028.40	\$7,028.40
1	Freight for Western Striker spreader	\$375.00	\$375.00
1	Extended chute SS for 8' SS spreader. ***STATE CONTRACT ma508***	\$151.00	\$151.00
2	Buyers 18"X18"X30" Underbody Steel tool box , 14-gauge steel box, 12-gauge steel recessed /beveled door, rain channel, 1/2" door gasket (automotive style), Stainless continuous hinge, stainless T handle latch. Powder coated black, Part # BUY-1702303	\$323.54	\$647.08
2	Buyers 18" X 18" Mounting Brackets, BOLT ON BRACE. 3" C Channel A-36 Steel, Black Powder Coated, Part # 1701005B	\$58.62	\$117.24
Quote Total:			\$22,415.52



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Phone : 1.801.521.0360
Fax : 1.801.532.7407
semi@semiservice.com

QUOTATION

QTY	DESCRIPTION	PRICE EACH	AMOUNT
Sales Tax:			\$0.00
Total Due:			\$22,415.52

Signature Required to Process Order

PO Number

Date

QTY	SUGGESTED ITEMS	PRICE EACH	AMOUNT

- ♦ Labor and installation is included in all pricing unless specified.
- ♦ Quoted price does not include any applicable F.E.T., sales taxes and / or delivery charges.
- ♦ Quote price does not include any unforeseen obstructions or modifications.
- ♦ Quotation valid until above stated expiration date.
- ♦ Terms are Due upon Receipt unless prior credit arrangements are made at the time of order.
- ♦ FOB Salt Lake City, Utah 84104
- ♦ 50% down payment required with special order items, NON REFUNDABLE.
- ♦ We only Accept Cash, Checks, Visa and MasterCard.

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
8/4/2015**

Item No. 4

Short Title: Resolution Authorizing RAP Tax Ballot Question

Initiated By: City Council

Scheduled Time: 7:40

SUBJECT

Consider Resolution to submit ballot question to residents regarding the reauthorization and imposition of a local sales and use tax of one-tenth of one percent (0.1%) on certain qualifying transactions within the City to fund recreational facilities and cultural facilities and organizations

RECOMMENDATION

Approve Resolution No. 2015-13 submitting a ballot question to residents regarding the reauthorization and imposition of a local sales and use tax of one-tenth of one percent (0.1%) on certain qualifying transactions within the City to fund recreational facilities and cultural facilities and organizations.

Staff also recommends the City Council discuss the message they want conveyed to the public about the intended uses of the RAP Tax revenues, so this message can be incorporated into the written statement in favor of the proposition. The Council should also confirm who they expect to draft this statement.

BACKGROUND

The current RAP Tax was authorized by voters in November 2007 and became effective April 1, 2008 for an 8-year period. Therefore, the current RAP Tax will expire April 1, 2016. State law now provides for a ten-year period of collecting the RAP Tax if reauthorized by the voters. The RAP Tax is a local sales and use tax of one-tenth of one percent (0.1%) on specified transactions within the City to fund recreation facilities and cultural facilities and organizations ("RAP Tax").

The City Council previously initiated the process to submit a ballot question to the residents regarding the reauthorization of the RAP Tax. The next step in the process for placing the RAP Tax on the ballot for the municipal general election is for the City Council to approve a resolution submitting the RAP Tax ballot proposition to the residents. Such resolution must be adopted at least 75 days before the municipal general election (by August 20, 2015). Resolution No. 2015-13 has been prepared for the Council in accordance with statutory requirements. As provided in the Resolution, the Council authorizes a ballot question be submitted to the residents by ballot proposition at the municipal general election to be held on Tuesday, November 3, 2015. The Resolution also specifies the ballot title and ballot proposition as it will appear on the ballot. For your convenience, a copy of the RAP Tax Procedures and Timeline is also attached.

Ninety percent (90%) of current RAP Tax revenues are used for debt service relating to the performing arts center. None of the RAP Tax revenues after April 1, 2016--assuming voter approval of the extension--will be needed for debt service on this facility. The proposed ballot question would allow revenues to be used for "recreational facilities and cultural facilities and organizations for the City." The City Council appears to be supportive of using most of the revenues during the 10-year extension period for parks infrastructure--"recreational facilities" in the proposed ballot question--but the question is written broadly to also allow funding for other uses allowed in state law. Therefore, the City Manager recommends the City Council agree on the intent of how these revenues will or may be used and incorporate that into the public information prior to the election.

Since the City Council appears to be supportive of most of the RAP Tax revenues being used for parks infrastructure--i.e. replacement/repair of existing parks facilities and for parks improvements--the latest draft version of the Parks Capital Improvement Plan is attached. This has not yet been approved by the City Council, but will be the subject of a work session with the Parks & Recreation Committee and Trails Committee on August 18. This version proposes

improvements totaling \$5,685,000, with only \$2,555,000 being eligible for impact fee funding. Thus there is a great need for new funding for parks infrastructure.

ATTACHMENTS:

Description

- ☐ Resolution No. 2015-13
- ☐ RAP Tax Procedures and Timeline
- ☐ Parks CIP - Parks Committee Draft

RESOLUTION NO. 2015-13

A RESOLUTION SUBMITTING A BALLOT QUESTION TO THE RESIDENTS OF CENTERVILLE CITY REGARDING THE IMPOSITION OF A LOCAL SALES AND USE TAX OF ONE-TENTH OF ONE PERCENT (0.1%) ON CERTAIN QUALIFYING TRANSACTIONS WITHIN THE CITY TO FUND RECREATIONAL FACILITIES AND CULTURAL FACILITIES AND ORGANIZATIONS.

WHEREAS, the City is authorized, in accordance with *Utah Code Ann.* § 59-12-1402, to submit an opinion question to the residents of the City providing each resident an opportunity to express the resident's opinion on the imposition of a local sales use tax of one-tenth of one percent (0.1%) on qualifying transactions within the City to fund recreational and zoological facilities and botanical, cultural, and zoological organizations in the City (hereinafter referred to as the "RAP Tax"); and

WHEREAS, the voters of Centerville previously approved the RAP Tax on November 6, 2007, and by the Centerville City Council in Ordinance No. 2007-20 on December 4, 2007, which RAP Tax is set to expire on April 1, 2016, but may be reauthorized by the voters to continue for an additional ten years in accordance with applicable State law; and

WHEREAS, the City has determined that it is in the best interest of the residents of the City to submit a ballot question to the voters of the City regarding the reauthorization of the RAP Tax to assist the City in developing and improving recreational facilities and cultural facilities and organizations within the City; and

WHEREAS, the City is required, pursuant to *Utah Code Ann.* § 59-12-1402, and by reference therein § 11-14-201, at least 75 days before the date of the election, to approve a resolution submitting the question of the reauthorization of the RAP Tax to the voters of the City; and

WHEREAS, the City Council desires to submit to its residents in the upcoming municipal general election the ballot question of whether the City should reauthorize the RAP Tax, as more particularly provided herein and in accordance with applicable provisions of Title 59, Chapter 12, Part 14 (City RAP Tax Funding), Title 11, Chapter 14 (Local Government Bonding Act), Title 20A (Election Code), and Title 59, Chapter 1, Part 16 (Transparency of Ballot Propositions Act) of the *Utah Code Annotated*, as amended.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Submission of Ballot Question to Voters. Pursuant to authority set forth in *Utah Code Ann.* § 59-12-1402, the City Council hereby directs and authorizes that a ballot question be submitted to the residents of the City regarding the proposed reauthorization of the RAP Tax, which ballot question shall be submitted to the residents by ballot proposition in conjunction with the municipal general election to be held on November 3, 2015.

Section 2. Ballot Title and Proposition. The specific ballot title and proposition to be submitted to the voters at the November 3, 2015 election shall be as follows:

**OFFICIAL BALLOT PROPOSITION FOR THE
CENTERVILLE CITY, UTAH
RAP TAX REAUTHORIZATION ELECTION**

November 3, 2015

Shall Centerville City, Utah, be authorized to impose a 0.1% sales and use tax for recreational facilities and cultural facilities and organizations for the City?

- ☐ **FOR THE RAP TAX**
- ☐ **AGAINST THE RAP TAX**

Section 3. Copy of Resolution. Pursuant to *Utah Code Ann.* § 11-14-201, as amended, a copy of this approved Resolution shall be provided to the Lieutenant Governor and the election officer charged with conducting the election at least 75 days before the date of the election.

Section 4. Notice of Election. Pursuant to *Utah Code Ann.* § 11-14-202, as amended, the City shall ensure that a notice of the election regarding the RAP Tax is published once per week during three consecutive weeks in a newspaper having general circulation in the City with the first publication occurring not less than 21 nor more than 35 days before the election and on a website that complies with *Utah Code Ann.* § 45-1-101 for three weeks that immediately precede the election. The notice of election shall include the date and place of the election, the hours during which the polls will be open, and the title and text of the ballot proposition.

Section 5. Election. The election shall be conducted in conformity with the laws of the State of Utah, including, but not limited to, Title 20A of the *Utah Code Annotated*, and the officials of the City are hereby authorized and directed to do all things necessary to conduct the election in accordance with the law.

Section 6. Severability Clause. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 7. Effective Date. This Resolution shall be signed by the Mayor and City Recorder and shall become effective immediately.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY,
STATE OF UTAH, ON THIS 4th DAY OF AUGUST, 2015.**

CENTERVILLE CITY

Mayor Paul A. Cutler

ATTEST:

Marsha L. Morrow, City Recorder

CERTIFICATE OF PASSAGE AND EFFECTIVE DATE

According to the provisions of the U.C.A. § 10-3-719, as amended, resolutions may become effective without publication or posting and may take effect on passage or at a later date as the governing body may determine; provided, resolutions may not become effective more than three months from the date of passage. I, the municipal recorder of Centerville City, hereby certify that foregoing resolution was duly passed by the City Council and became effective upon passage or a later date as the governing body directed as more particularly set forth below.

DATE: _____

MARSHA L. MORROW, City Recorder

EFFECTIVE DATE: ____ day of _____, 20____.

2015 RAP TAX PROCEDURES AND TIMELINE

Pursuant to Utah Code Ann. §§ 59-12-1401, et seq. (RAP Tax Act), the City is authorized to submit an opinion question to its residents regarding the imposition of a local sales and use tax of 0.10% on qualified transactions within the City to fund cultural, recreational or zoological facilities and botanical, cultural and zoological organizations (RAP tax). The election on the RAP tax shall follow the procedures set forth in Utah Code Ann. §§ 11-14-201, et seq., regarding the Local Government Bonding Act. Such ballot proposition is also subject to applicable requirements of the Election Code, including, but not limited to Utah Code Ann. § 20A-7-402 regarding voter information pamphlets, and the Transparency of Ballot Propositions Act as set forth in Utah Code Ann. §§ 59-1-1601, et seq.

Date	Task	Statutory Provision	Code	Comments	Completed
February 2015	Notice of Intent	Before City may submit an opinion question to its residents, City must submit written notice of intent to Davis County Commission	59-12-1402	City Council voted to initiate process; sent notice to County Commission on 2/18/15; return receipt shows County received notice on 2/23/15	02/18/15
March 2015	County Resolution	Davis County has 60 days after receipt of City notice of intent to send the City a written resolution stating whether the County is going to run a RAP tax	59-12-1402	County had until April 24, 2015, to send us written notice; County approved resolution on 3/3/15	03/03/15
August 4, 2015	Ballot Title and Ballot Proposition	The City Council shall prepare and submit to the election officer at least 75 days before the election (August 20, 2015) a ballot title for the proposition and the ballot proposition	11-14-206		
August 4, 2015	City Resolution	At least 75 days before the election (August 20, 2015), the City Council must approve a resolution submitting the RAP tax opinion question to the voters	11-14-201 59-12-1402	Proposed date for City Council Resolution is 8/4/15	
August 5, 2015	Copy of City Resolution to Lt Gov	At least 75 days before the election (August 20, 2015), the City Council must provide a copy of the City Resolution to the Lieutenant Governor	11-14-201		
August 5, 2015	Copy of City Resolution to Election Officer	At least 75 days before the election (August 20, 2015), the City Council must provide a copy of the City Resolution to the Election Officer	11-14-201		
August 10, 2015	Voter Information Pamphlets	Start working on Voter Information Pamphlets	20A-7-402		
August 17, 2015	Notice of Voter Information Pamphlet Arguments	There is no statutory requirement to send notice to voters or interested parties to request to submit arguments for or against the ballot proposition for the Voter Information Pamphlet; it is suggested to provide some notice on the City website and/or in the City Newsletter or utility bill insert		Posted notice on City website and included in utility bill insert 7/23/15	

August 17, 2015	Notice of Transparency Act Arguments	There is no statutory requirement to send notice to voters or interested parties to request to submit arguments for or against the ballot proposition under the Transparency Act; it is suggested to provide some notice on the City website and/or in the City Newsletter or utility bill insert		Posted notice on City website and included in utility bill insert 7/23/15	
August 31, 2015	Request to Prepare Voter Information Pamphlet Arguments	To prepare an argument for or against the RAP tax proposition for the Voter Information Pamphlet, a person shall file a request with the City Council at least 65 days before the election (August 30, 2015)	20A-7-402	Confirmed with LGO that deadline is Monday, August 31, 2015	
September 1, 2015	City Council to Designate Drafter of Voter Information Pamphlet Argument	If more than one person requests the opportunity to prepare an argument for or against the RAP tax proposition for the Voter Information Pamphlet, the City Council shall make the final designation according to following criteria: (1) sponsors have priority in preparing an argument for the ballot proposition; (2) members of the City Council have priority over others	20A-7-402	Put item on agenda for the 9/1/25 City Council meeting in case more than one person submits request; City Council decides for Voter Information Pamphlet	
September 4, 2015	Transparency Act Arguments for RAP Tax – City Council	The City Council is required to submit to the election officer an argument in favor of the RAP tax proposition not less than 60 days before the election (September 4, 2015); argument limited to 500 words	59-1-1604		
September 4, 2015	Transparency Act Arguments Against RAP Tax Due	An eligible voter may submit to the election officer an argument against the RAP tax ballot proposition not less than 60 days before the election (September 4, 2015); arguments limited to 500 words	59-1-1604		
September 5, 2015	Election Officer to Designate Drafter of Transparency Act Argument Against (if 2+ submit)	If two or more eligible voters wish to submit an argument against the RAP tax ballot proposition, the election officer shall designate one of the eligible voters to submit the argument; in which case the argument may be submitted not less than 50 days before election	59-1-1604		
September 5, 2015	Election Officer to send Arguments to Both Sides	Once the election official has the Transparency Act arguments for and against the RAP tax, the election official shall immediately (by email or mail) provide either side a copy of the other side's argument	59-1-1604		
September 14, 2015	Voter Information Pamphlet Arguments filed with City Recorder	The arguments for and against the RAP tax proposition for the Voter Information Pamphlet are required to be filed with the City Recorder not less than 50 days before the election (September 14, 2015) ; arguments limited to 500 words	20A-7-402		
September 14, 2015	Transparency Act Argument Against Due (if 2 or more submit)	If two or more eligible voters want to submit or do submit argument against the RAP tax, then the selected drafter gets until 50 days before the election (September 14, 2015) to submit the argument	59-1-1604		

September 15, 2015	Election Officer to send Arguments to Both Sides (if 2 or more submit)	Once the election official has received both the Transparency Act arguments in favor and against the RAP tax ballot proposition, the election official shall immediately send (via email or mail): (1) a copy of the argument in favor to the author of the argument against; and (2) a copy of the argument against to the author of the argument for	59-1-1604		
September 15, 2015	Finish Voter Information Pamphlets	Finalize Voter Information Pamphlets that have to be distributed next week	20A-7-402		
September 24, 2015	Transparency Act Rebuttal Arguments Due	The authors of the for and against arguments on the RAP tax proposition may submit rebuttal arguments to the election officer not less than 40 days before the election (September 24, 2015); either author may designate an eligible voter to prepare the rebuttal argument; rebuttal argument is limited to 250 words			
October 2, 2015	Post Transparency Arguments on Statewide Electronic Voter Website	The City Council is required to post the arguments and rebuttal arguments for and against the RAP tax ballot proposition on the Statewide Electronic Voter Information Website for 30 consecutive days before the election; must also include date, time and place of public meeting		Actual day falls on Sunday, October 4	
October 2, 2015	Post Transparency Arguments on City Website	The City Council is required to post the arguments and rebuttal arguments for and against the RAP tax ballot proposition on the City Website for 30 consecutive days before the election; must also include date, time and place of public meeting		Actual day falls on Sunday, October 4	
	Print Transparency Arguments in City Newsletter	The City Council is required to post the arguments and rebuttal arguments for and against the RAP tax ballot proposition in the next scheduled City newsletter published before the election		When is next scheduled City newsletter before the election? May have newsletter in October; check with JS; discussed with ST	
October 2, 2015	Post Notice of Transparency Public Meeting	The City must post the information regarding the required public meeting for the Transparency Act meeting immediately following the posted arguments and rebuttal arguments, including the date, time and place of the public meeting			
October 5, 2015	Distribution of Voter Information Pamphlets	The City Recorder must distribute either the Voter Information Pamphlets or the alternative notice card either by mail or carrier not less than 15 but not more than 45 days before the election (September 19-October 19, 2015); statute is silent as to whom the Voter Information Pamphlets or notice must be sent; but it is suggested to send to all postal addresses	20A-7-402 20A-7-801	Required to send out between September 19 through October 19	

October 8, 2015	Send Newspaper Notice of Election to Newspaper	The City must provide notice of the election once per week during three consecutive weeks by publication in a newspaper having general circulation in the City; the first publication must occur not less than 21 days nor more than 35 days before the election; see statutory requirements for notice (September 29 - October 13)	11-14-202	When do we have to have notice in to newspaper to get it to run by the next week? Probably required by 10/9; check with MM. Notice provided to newspaper to run on 10/15, 10/22 and 10/29	
October 12, 2015	Post Notice of Election on State Website	Notice of election must be posted on the State Website (45-1-101) for 3 weeks immediately preceding the election; see statutory requirements for notice	11-14-202		
October 15, 2015	First Newspaper Notice of Election	Must be provided between September 29 - October 13	11-14-202		
October 20, 2015	Transparency Public Meeting and Comment on RAP Tax	The City Council is required to conduct a public meeting regarding the RAP tax ballot proposition no more than 14 days but at least 4 days before the election (October 20, 2015 to October 30, 2015); the City must allow equal time for presentation of the arguments for and against the RAP tax proposition; meeting must be held on or after 6:00 p.m.	59-1-1601		
October 22, 2015	Second Newspaper Notice of Election		11-14-202		
October 23, 2015	Digital Audio of Public Meeting on City Website	The City must provide a digital audio recording of the public meeting no later than 3 days after the meeting and must provide access to the digital audio recording on the City's website			
October 29, 2015	Third Newspaper Notice of Election		11-14-202		
November 3, 2015	Election Day	Voters vote!			
November 10, 2015 or November 17, 2015	Canvass of Election	The City Council shall meet and canvass the election results no sooner than 7 days and no later than 14 days after the election (November 10 to November 17, 2015)	11-14-207	Council can canvass election results in a special meeting on 11/10 or at next regular council meeting on 11/17	
November 17, 2015	Ordinance Reauthorizing RAP Tax	If a majority of the qualified voters vote to approve the reauthorization of the RAP tax, the City Council may impose the reauthorized tax by majority vote and adoption of an ordinance	59-12-1402 59-12-1403		
November 18, 2015	Notice to Tax Commission	The City is required to provide notice of the enactment of the RAP tax to the Utah State Tax Commission	59-12-1402		
April 1, 2016	Effective Date of RAP Tax	The RAP tax takes effect on the first day of a calendar quarter after a 90-day period beginning on the date the Tax Commission receives notice of the RAP tax and on the first day of the first billing period that begins on or after the effective date of enactment	59-12-1402		
April 1, 2026	Term of RAP Tax	As a reauthorized RAP tax, the tax shall be reauthorized for a period of 10 years	59-12-1402		

6/3/2015

NOTE: The Parks & Recreation Committee submitted this proposed version of Parks CIP. Not yet approved by City Council.

Parks Capital Improvement Plan — Draft

<u>HIGH TO LOW PRIORITY</u>				Impact Fee Eligible
1	Community Park Expansion	phase 4: Irrigation and seed	\$ 600,000	\$ 600,000
2	"	phase 5: Parking and Path (.26 miles)	\$ 150,000	\$ 150,000
3	"	Small Bowery/restrooms	\$ 60,000	\$ 60,000
4	Porter-Walton Park	Swingset + Toddler Seat	\$ 3,000	
5	Community Park	Additional Lighting in Parking Lots	\$ 25,000	
6	Community Park Expansion	Additional Playground	\$ 50,000	\$ 50,000
7	Community Park	Ballfield Lights/Scoreboards	\$ 160,000	
8	*Island View Park	Replace Playgrounds	\$ 100,000	
9	"	Concept plan/Design Grading		
10	"	Renovate Tennis Courts	\$ 150,000	
11	"	Renovate/Rebuild Lower Level Restrooms	\$ 55,000	
12	"	Remove Handball/Build Pickleball courts	\$ 150,000	
13	"	New Restroom/Pavilion on Upper Level	\$ 60,000	
14	Additional Park Amenities	2 Tennis Courts	\$ 300,000	
15	Location To Be Determined	2 Basketball Courts	\$ 150,000	
16	"	4 Pickleball Courts	\$ 150,000	
17	"	Splash Pad	\$ 500,000	
18	Trail Improvements	Legacy/D&RG Trailhead w/restrooms	\$ 100,000	\$ 100,000
19	Frontage Road	West Side Landscaping	\$ 400,000	
20	Future Park(s) Location TBD	Purchase of Property (7.21 acres)	\$ 680,000	\$ 205,000
21		Phase 5: Concept Planning and Design	\$ 20,000	\$ 6,000
22		Phase 2: Grading	\$ 60,000	\$ 18,000
23		Phase 3: Drainage and Utilities	\$ 12,000	\$ 36,000
24		Phase 4: Irrigation and seed	\$ 600,000	\$ 180,000
25		Phase 5: Parking and Path	\$ 150,000	\$ 150,000
26		Phase 6: Pavillion/Restroom Playground	\$ 300,000	\$ 300,000
27	City Hall/Founders Park Expansion	Purchase & Improve .98 acres	\$ 700,000	\$ 700,000
Total Improvements			\$ 5,685,000	\$ 2,555,000

* Island View Park Complete Rebuild estimate at \$ 141,400 per acre
4.6 acres
\$ 650,440

POTENTIAL FUNDING SOURCES

- 1 Future Park Impact Fees/Developer Contributions
- 2 Grants
- 3 General Fund
- 4 RAP Tax
- 5 Recreation District
- 6 Dedicated Property Tax

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
8/4/2015**

Item No. 5

Short Title: Consider Resolution Initiating Process of Creating Local District and Service Area for Fire/EMS Services

Initiated By: South Davis Metro Fire Agency Board of Directors

Scheduled Time: 8:00

SUBJECT

Consider Adoption of Resolution Proposing Creation of Fire District - Resolution No. 2015-14

RECOMMENDATION

BACKGROUND

In a work session on July 7, the City Council discussed the proposal to create a local district and service area for the provision of fire and emergency medical services. This district would assume all responsibilities of the existing South Davis Metro Fire Agency (SDMFA). The district would continue to be governed by a board consisting of elected officials from each member entity. Current funding sources would continue--i.e. assessments to each member entity, ambulance revenues, and an allocation of property tax revenues from the County for paramedic services. In addition, the district would be able to levy a property tax for other needs not funded by current revenue sources. In particular, the district would levy a property tax for capital facility needs. The initial tax levy would be offset by a reduction in the current tax levies of the member entities. Then in later years the district would have the option of increasing the tax levy through the statutory "Truth-in-Taxation" process. The two biggest capital needs, as currently anticipated, include the replacement of the Centerville fire station and the payment of debt service on existing debt that cannot be repaid from fire impact fees. If the district is not created, member cities will incur additional assessments in the future for existing debt service obligations. The Fire Agency will also be practically precluded from issuing bonds for replacement of the Centerville fire station.

The approval of the attached Resolution does not create a new district--it begins the process for receiving public comment. After a later public hearing and protest period, each member entity's governing body must decide whether to proceed. The attached Time Line explains the several steps and actions required before the district would be created.

ATTACHMENTS:

Description

- ☐ Resolution No. 2015-14-Fire District
- ☐ District Map
- ☐ Timeline - Local Fire District

RESOLUTION NO. 2015-14

A RESOLUTION OF CENTERVILLE CITY, A MUNICIPAL CORPORATION OF THE STATE OF UTAH, PROPOSING THE CREATION OF A LOCAL DISTRICT AND SERVICE AREA FOR THE PROVISION OF FIRE PROTECTION, EMERGENCY MEDICAL RESPONSE, PARAMEDIC, EMERGENCY RESPONSE SERVICES, AMBULANCE SERVICES AND RELATED SERVICES TO THE CITIES OF BOUNTIFUL, CENTERVILLE, NORTH SALT LAKE, WEST BOUNTIFUL, WOODS CROSS AND THE UNINCORPORATED AREA OF SOUTH DAVIS COUNTY AND THE TRANSFER OF THE RESPONSIBILITIES AND OPERATIONS OF THE EXISTING SOUTH DAVIS METRO FIRE AGENCY TO THE PROPOSED DISTRICT

WHEREAS, Centerville City has previously entered into an interlocal agreement with the cities of Bountiful, North Salt Lake, West Bountiful, Woods Cross and Davis County for the joint operation of the South Davis Metro Fire Agency; and

WHEREAS, Centerville City has determined that it is in the best interest of the citizens of the City to provide for greater ongoing stability for fire protection, paramedic emergency medical services, emergency response and ambulance services by creating a separate governmental entity with dedicated functions and additional sources of funding; and

WHEREAS, Centerville City and the other public entities participating in the South Davis Metro Fire Agency desire to create a local district and service area to assume the responsibilities of South Davis Metro Fire Agency (the "Agency"); and

WHEREAS, the participating public entities desire to allow additional funding mechanisms with a dedicated property tax levy under the control of elected officials appointed by each participating governmental entity; and

WHEREAS, the participating entities are authorized by *Utah Code Ann.* § 17B-1-203(1)(d) to commence the creation of a local district and service area by adopting a Resolution proposing its creation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, AS FOLLOWS:

1. The City Council hereby proposes the creation of a local district and service area for the provision of fire protection, emergency medical response, paramedic, emergency response services, ambulance services and related services. The local district and service area proposed by this Resolution shall be composed of the area within the corporate limits of the cities of Bountiful, Centerville, North Salt Lake, West Bountiful, Woods Cross and all property in the unincorporated area of Davis County located south of an east/west extension of the northern corporate limits of Centerville City, north of the Salt Lake County Line, west of U.S. Forest Service line, and east of the Great Salt Lake as more shown on the map which is attached hereto as Attachment A. The proposed local district and service area shall be known as the South Davis Metro Fire Service Area.

2. The proposed district shall be funded through revenues that may include member assessments, a property tax levy, revenues generated by its operations and such other revenues that are authorized by law. Assessments will be made in accordance with the provisions of a new interlocal agreement entered into among the member entities and the Service Area. It is anticipated that the property tax impact on an average residential property in Centerville City having a value of \$261,000 will be \$1.44. Centerville City will reduce its property tax levy in the initial year after creation of the District by an amount equal to equalized fire service area tax levy of the district. Centerville City anticipates that there will be no additional cost to the average household as a result of the initial district tax levy. Subject to Paragraph 6, the initial district tax levy will be used for payment of debt service on existing fire station bonds. The City anticipates that the district will need to increase the tax rate in future years to fund additional needs.

3. (a) The proposed local district shall be governed by a Board of Trustees composed of one elected official appointed by each participating entity in accordance with *Utah Code Ann.* § 17B-2a-905. The Fire Chief shall serve as the Chief Executive and Administrative Officer of the district.

(b) There shall be an Administrative Committee advisory to the Board of Trustees on matters relating to the budget of the district, the compensation of the district's officers and employees and such other matters as are assigned to it by the Board of Trustees. The Administrative Committee shall be composed of the city manager of each participating city, or in the event that any participating city does not employ a city manager, a representative appointed by the governing authority of the city, and a designee appointed by the County Commission of Davis County to represent the county. The Fire Chief shall be responsible for the preparation of a proposed budget for submission to the Administrative Committee and the preparation of tentative and final budgets approved by the Committee and Board. The Chair of the Administrative Committee shall be elected by the members thereof and shall serve as Budget Officer for the District with duties as assigned by the Board including filing and presenting the tentative operating and capital budget with the Board of Trustees. The Fire Chief shall be responsible to ensure that agency expenditures within each fund conform with the fund budget and any other budget guidelines approved by the Board. The Fire Chief shall serve as an ex officio, non-voting member of the Administrative Committee. Subject to approval of the Board of Trustees, the Administrative Committee shall adopt bylaws for its operation and governance.

(c) A majority of the Board members, with a quorum present, shall be required for all actions taken by the Board of Trustees except that actions taken to adopt or amend the bylaws of the service area or actions taken to change the assessment formulas by which member charges are determined shall require a two-thirds vote of the entire Board. Votes shall not be weighted unless a weighted vote is formally requested by a Board member. Weighting of votes shall be in accordance with each member's most recent annual assessment.

4. A Public Hearing on the creation of the proposed local district and service area shall be held the 15th day of September, 2015, at the Centerville City Hall, 250 North Main Street, Centerville, Utah, at 7:00 p.m. The City Recorder is directed to publish or cause to be published notice of the Public Hearing in a newspaper of general circulation in Centerville City and on the Utah Public Notice Website. Notices shall be published in accordance with *Utah Code Ann.* § 17B-1-211.

5. The South Davis Metro Fire Service Area shall take effect upon completion of all proceedings required by law and approval and certification by the Utah Lieutenant Governor in accordance with *Utah Code Ann.* § 67-1a-6.5 and shall commence operation of the enumerated and authorized services on July 1, 2016.

6. Effective July 1, 2016, the interlocal agreement establishing the South Davis Metro Fire Agency dated October 1, 2004 shall be terminated and dissolved and all functions, obligations, buildings and other assets of all types of the Agency shall be transferred to and assumed by the South Davis Metro Fire Service Area. Obligations of the Agency to any Member for existing debt of the Agency shall be assumed by the Service Area. Capital contribution requirements or limits contained in the existing interlocal agreement creating the South Davis Metro Fire Agency, including specifically paragraph 5.01(h), and any amendment thereto shall continue in full force and effect until satisfied. Specifically, in consideration of the transfer by Bountiful City of \$1,192,000.00 and the \$3,100,000.00 capital contribution credit due Bountiful City as set forth in paragraph 5.01(h) of the interlocal agreement, Bountiful City and its citizens shall not be obligated to pay any portion of the Ambulance Fee Revenue Bond Series 2006, or any refinancing of those bonds. Capital contributions for future capital improvements approved by the South Davis Metro Fire Service Area Board shall be paid proportionately by each member as determined by the Board.

7. The City Recorder is hereby directed to transmit a certified copy of this Resolution to the Mayors and City Councils of the cities of Bountiful, North Salt Lake, West Bountiful, Woods Cross and to the Davis County Commission.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY,
STATE OF UTAH, THIS 4TH DAY OF AUGUST, 2015.**

ATTEST:

CENTERVILLE CITY

Marsha L. Morrow, City Recorder

By: _____
Mayor Paul A. Cutler

Approved as to Form:

Lisa G. Romney, City Attorney

CERTIFICATE OF PASSAGE AND EFFECTIVE DATE

According to the provisions of the U.C.A. § 10-3-719, as amended, resolutions may become effective without publication or posting and may take effect on passage or at a later date as the governing body may determine; provided, resolutions may not become effective more than three months from the date of passage. I, the municipal recorder of Centerville City, hereby certify that foregoing resolution was duly passed by the City Council and became effective upon passage or a later date as the governing body directed as more particularly set forth below.

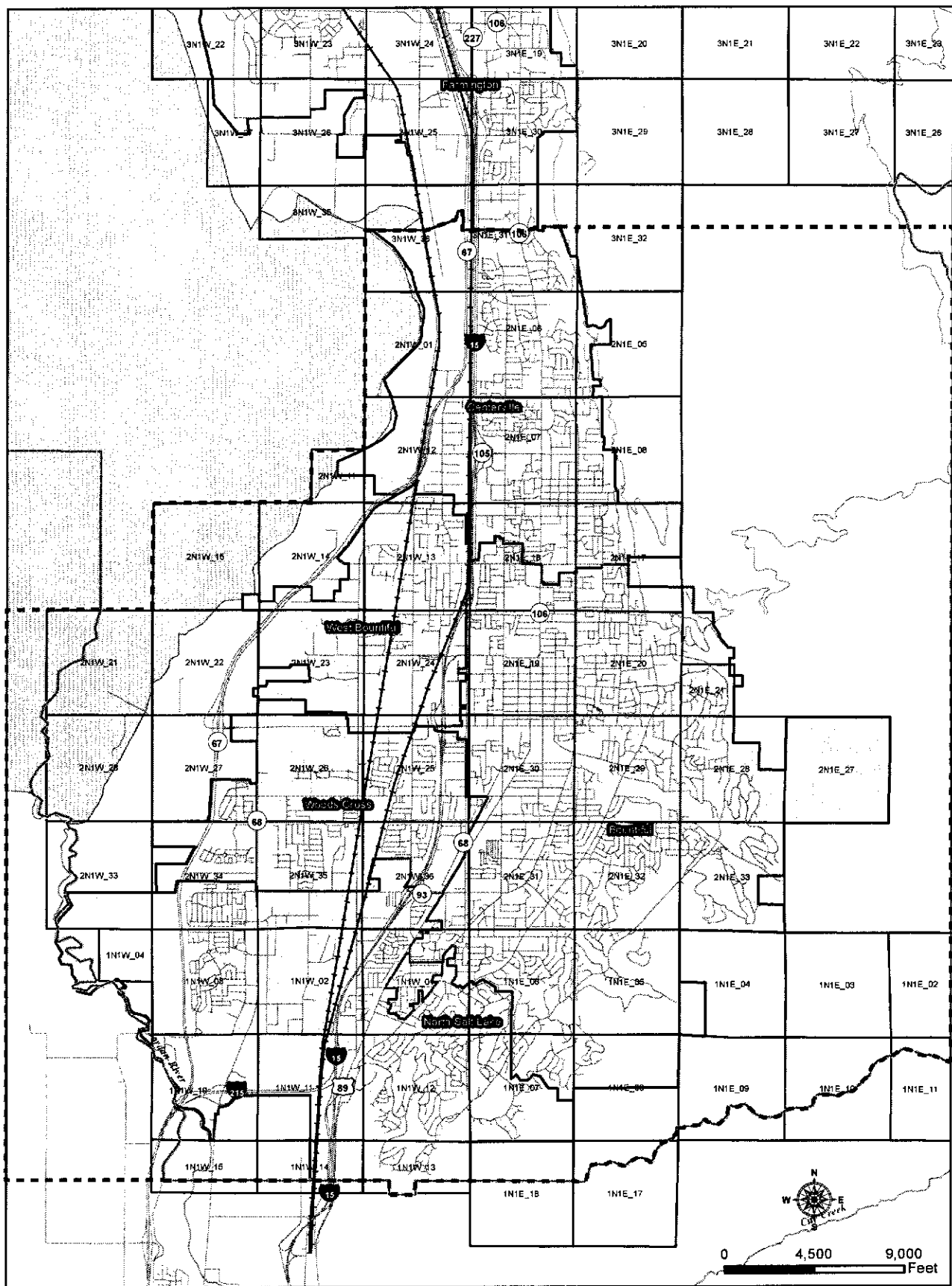
DATE: _____

MARSHA L. MORROW, City Recorder

EFFECTIVE DATE: ____ day of _____, 20____.

EXHIBIT A

MAP OF PROPOSED LOCAL DISTRICT AND SERVICE AREA



SOUTH DAVIS METRO FIRE SERVICE AREA



01/11/11 0:00 PM

Legend

- South Davis Metro Fire Service Area
- County Boundaries
- City Boundaries

PROPOSED TIME LINE FOR TRANSITION OF THE SOUTH DAVIS FIRE INTERLOCAL AGENCY TO A LOCAL FIRE DISTRICT

The following time line allows time for document transfer, scheduling delays and unforeseen problems. In a best case scenario and with concurrent activities and preparation approximately two months could be saved.

April 1 through June 15, 2015.

Due Diligence by Creating Entities

This period would allow for organizational discussions, preparation of the map and legal description that will be needed for the Initial Resolutions and reaching consensus on the proposed district.

~~June 15 through July 1, 2015.~~

Adoption of Resolutions Proposing District Creation (UCA 17B-1-203(1)(d))

Each of the creating entities must adopt a resolution proposing the creation of a local district.

~~August 1 through August 15, 2015~~

Entities conduct Public Hearings on the Creation of the District (UCA 17B-1-210)

Each entity proposing the District must conduct a public hearing no later than 45 days after the date of the Proposing Resolution's adoption. Entities may join together and conduct joint hearings but a quorum of each participating governing body must be in attendance through the hearing. Hearings may commence no earlier than 6 p.m..

? ~~August 15 through September 1, 2015~~

Entities That Could Provide Fire and Emergency Medical Services in the District Area decline to provide the Service. (UCA 17B-1-212)

Each of the participating entities must decline to provide the service proposed to be provided by the District. This is a pro forma act done through a Resolution of the Governing Body.

~~August 15 through October 15, 2015~~ Protest Period Runs. (UCA 17B-1-213)

The protest period commences upon the holding of the last public hearing and runs for sixty days. If sufficient protests are received the process stops; if not, the participating entities can proceed with creating the District.

~~October 15 through November 15, 2015~~

Resolutions Creating the District are Adopted by the Participating Entities. (UCA 17B-1-213(4)).

Each of the participating entities must adopt a Resolution Creating the District. The Resolutions must describe the area included in the District, be accompanied by a map of the boundaries, describe the service(s) to be provided, state the name of the District and describe the process for appointment of the initial board of trustees

(which is described in S.B. 140)

December ~~November 15 through December 15, 2015~~ Transmit District Creation Documentation to Lt. Governor for Certification, Receive Certification (UCA 17B-1-215 and 67-1a-6.5)

Within ten days after the adoption of the last Resolution the Notice of an Impending Boundary Action and related documents must be filed with the Lt. Governor. After review, the Lt. Governor will issue the Certificate of Incorporation for the District .

- December 15 through December 31, 2015 Record the original Notice of Impending Boundary Action, Certificate of Incorporation, Approved local entity plat and certified copies of the Creating Resolutions (UCA 17B-1-215((a))).

Recording must occur by December 31, 2015, for the District to have property tax authority beginning January 1, 2016.

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
8/4/2015**

Item No. 6.

Short Title: Mayor's Report

Initiated By: Mayor Cutler

Scheduled Time: 8:30

SUBJECT

- a. Report re current deer problem
- b. Fire Agency monthly report
- c. Lunch with Mayor Program

RECOMMENDATION

BACKGROUND

a. Mayor Cutler, City Manager, Police Chief and Utah Division of Wildlife Resources (DWR) employees met recently with four property owners impacted by deer which reside on their land year-round ("resident deer"). These owners are seeking the City's help in reducing the number of resident deer, which feed on their gardens, orchards and other vegetation. Several years ago City officials and the DWR met with several other property owners in a different part of the City about the same problem. At that time, DWR reps were experimenting with deer control programs in Bountiful City and Highland City, but were not ready to expand their assistance to other cities.

As of August 1, 2015, the DWR has authority to assist other Utah cities with deer control problems, subject to regulatory requirements and guidelines. In summary, a city must develop an "urban deer plan" and solicit public comment before DWR will allow implementation of the plan. The attachment summarizes the requirements and process. Staff will develop a plan for Council's later consideration if staff are directed to proceed.

b. Excerpts from the Fire Agency's monthly report for June is attached.

c. Mayor Cutler has received a letter from the local elementary school principals proposing a "Lunch with the Mayor" program. The City's current budget includes \$2000 for this program. The letter indicates the schools are willing to share the cost.

ATTACHMENTS:

Description

- ☐ Urban Deer Control Rule Summary
- ☐ Fire Agency Monthly Report
- ☐ Principals Letter

Urban Deer Control Rule R657-65 Summary

Procedure:

1. Municipality must:
 - a. Demonstrate deer are causing significant damage or threatening public safety
 - b. Pass an ordinance prohibiting deer, elk and moose feeding
 - c. Provide proof of \$1,000,000 general liability insurance
 - d. Agree to provisions of the Utah Governmental Immunity Act
 - e. Provide estimate of population of resident deer, and target number of deer after removal efforts
2. Municipality applies for Certificate of Registration (COR) and demonstrates completion of #1a-e above
3. Municipality will develop an urban deer plan with input from the following:
 - a. Utah Division of Wildlife
 - b. Public
 - c. Interested businesses and organizations
 - d. local, state and federal governments
4. Urban deer plan must address at a minimum:
 - a. Lethal methods of take that may be used to remove deer and conditions under which each may be employed
 - b. Conditions and restrictions of baiting and spotlighting
 - c. Persons eligible to perform deer removal activities and requirements imposed on them
 - d. Locations and time periods of deer removal activities
 - e. Tagging requirements
 - f. Protocols for carcass removal and disposal
 - g. Procedures for returning antlers to Division of Wildlife
 - h. Seek Division authorization on any live capture and relocation component of the plan.
 - i. Estimate of population and target population objective
5. Municipality will hold a public meeting to take and consider input on the draft plan before implementation
6. Plan is appended to the COR, which is valid for three years

SOUTH DAVIS METRO FIRE AGENCY

June 30, 2015

FINANCIAL REPORT

	<u>Contents</u>	<u>Page Number</u>
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4.	Financial Statements Detail	4

South Davis Metro Fire Agency

Cash Position by Fund and in Total

Funds								
Month	General	Grant	Public Training	Capital Reserve	Debt Service	Debt Reserve	Total	St Treas Int. Rate
June	1,575,733	39,879	29,182	559,135	207,903	269,000	2,680,832	0.5610%
May	1,979,523	39,879	28,687	541,609	200,131	269,000	3,058,829	0.5558%
Apr	1,643,529	39,879	26,855	785,828	169,171	269,000	2,934,262	0.5475%
Mar	1,748,266	39,879	26,583	858,664	168,967	269,000	3,111,358	0.5294%
Feb	2,142,251	39,879	30,185	723,979	155,089	269,000	3,360,383	0.5184%
Jan-15	2,323,799	39,879	30,285	706,482	147,584	269,000	3,517,028	0.5073%
Dec	1,913,763	39,879	29,642	688,917	141,605	269,000	3,082,706	0.5078%
Nov	1,783,921	39,879	28,258	721,355	133,377	269,000	2,875,790	0.5071%
Oct	2,097,865	39,879	25,941	704,070	110,116	269,000	3,246,870	0.4850%
Sep	1,305,145	39,879	29,148	707,771	(38,465)	269,000	2,314,478	0.4767%
Aug	1,874,107	39,879	29,691	698,743	232,777	269,000	3,144,197	0.4699%
July	2,108,885	39,879	29,242	684,890	217,357	269,000	3,349,253	0.4693%
June	1,491,903	23,698	29,335	672,178	203,132	269,000	2,689,246	0.4799%
May	1,820,686	30,971	28,565	1,223,223	194,481	269,000	3,566,927	0.4879%
Apr	2,217,866	30,971	28,391	1,205,793	156,309	269,000	3,908,330	0.4992%
Mar	1,451,650	30,971	27,721	1,188,356	149,354	269,000	3,117,052	0.5023%
Feb	1,909,545	11,966	28,628	1,170,809	135,806	269,000	3,525,754	0.5070%
Jan-14	2,288,411	11,966	27,126	1,177,037	135,669	269,000	3,909,209	0.5074%
Dec	1,997,356	19,971	26,470	735,830	127,300	269,000	3,175,928	0.5103%
Nov	1,827,008	19,971	26,444	768,166	109,582	269,000	3,020,171	0.5150%
Oct	1,500,545	34,971	25,328	730,937	47,884	269,000	2,608,665	0.5143%
Sep	1,389,813	34,971	26,826	893,773	38,844	269,000	2,653,227	0.5125%
Aug	1,702,678	34,971	25,776	879,878	294,743	269,000	3,207,045	0.4962%
Jul	2,069,176	34,971	26,643	862,694	257,162	269,000	3,519,646	0.5115%
Jun	1,330,839	34,971	26,025	849,829	229,257	269,000	2,740,021	0.5046%
May	1,720,150	33,521	25,859	845,327	223,139	269,000	3,116,996	0.4902%
Apr	2,155,452	33,521	25,567	1,009,390	215,946	269,000	3,708,876	0.5295%
Mar	1,422,662	24,255	25,482	1,036,059	192,908	269,000	2,970,365	0.5740%
Feb	1,845,411	23,726	25,465	1,145,025	160,769	269,000	3,469,416	0.6120%
Jan-13	2,113,161	23,726	25,112	1,133,500	158,018	269,000	3,722,517	0.6499%
Dec	1,348,824	23,726	25,013	1,115,562	123,097	269,000	2,905,222	0.6908%
Nov	1,340,315	3,726	23,661	790,820	117,303	269,000	2,544,825	0.7235%
Oct	1,871,207	4,506	25,302	769,080	117,082	269,000	3,056,177	0.7484%
Sep	1,293,523	4,506	27,315	751,350	91,014	269,000	2,436,708	0.7784%
Aug	1,440,923	15,189	27,269	909,275	345,477	269,000	3,007,133	0.7791%
Jul	1,897,454	15,189	26,966	891,076	340,430	269,000	3,440,115	0.7877%
Jun	969,247	6,673	26,308	876,826	327,975	269,000	2,476,029	0.7894%
May	1,345,892	2,025	25,727	889,796	341,080	255,626	2,860,046	0.7917%
Apr	1,735,534	5,802	24,900	870,617	300,224	251,608	3,188,685	0.7941%
Mar	1,029,061	1,250	25,036	852,728	285,647	247,697	2,441,419	0.7937%
Feb	1,332,353	(944)	24,304	993,849	286,108	243,783	2,879,453	0.7950%
Jan-12	1,016,551	(944)	24,324	987,347	289,265	239,883	2,556,426	0.7496%
Dec	1,001,809	(7,523)	24,414	969,503	226,971	235,984	2,451,158	0.7190%
Nov	1,025,724	8,794	20,722	740,643	227,857	232,094	2,255,834	0.6790%
Oct	1,375,654	900	21,963	729,100	228,112	228,218	2,584,947	0.6336%
Sep	632,884	6,350	23,518	584,703	183,807	224,344	1,655,606	0.5961%
Aug	1,162,381	8,392	24,875	550,405	456,971	220,493	2,423,517	0.5577%
Jul	1,074,863	4,953	24,367	533,055	454,834	216,643	2,308,715	0.5455%
Jun	665,639	(86)	24,297	516,227	443,850	212,797	1,862,724	0.5463%
May	1,048,915	4,989	23,944	502,121	446,658	208,955	2,235,582	0.5374%
Apr	1,041,509	4,989	24,799	485,282	447,105	205,114	2,208,798	0.5362%
Mar	813,265	(400)	24,334	476,708	445,523	201,277	1,960,707	0.5173%
Feb	1,214,116	(3,896)	24,185	458,659	446,786	197,443	2,337,293	0.4900%
Jan-11	1,561,835	5,314	23,240	291,577	448,447	193,623	2,524,036	0.4878%
Dec	798,668	1,714	23,563	274,694	435,345	189,797	1,723,781	0.4880%
Nov	745,200	10,519	31,010	131,139	435,578	185,973	1,539,419	0.4946%
Oct	1,109,180	10,519	33,516	120,901	433,758	182,152	1,890,026	0.5160%
Sep	567,904	9,519	33,164	102,415	433,707	178,326	1,325,035	0.5622%
Aug	941,612	9,519	32,931	85,586	705,040	174,497	1,949,185	0.5851%
Jul	1,112,263	12,593	32,846	48,023	708,453	170,665	2,084,843	0.5989%
Jun	499,203	12,593	32,410	30,622	702,619	166,832	1,444,279	0.5965%
May	904,648	7,023	32,133	12,289	705,690	163,004	1,824,787	0.5833%
Apr	1,325,601	7,023	31,605	705,265	704,950	159,177	2,933,621	0.5649%
Mar	729,360	11,352	32,112	683,479	695,107	155,358	2,306,768	0.5605%
Feb	1,082,385	11,352	31,862	725,051	752,282	151,538	2,754,470	0.5180%
Jan-10	1,444,384	11,952	33,755	707,707	743,799	147,727	3,089,324	0.5922%

SOUTH DAVIS METRO FIRE AGENCY							
IMPACT FEES COLLECTED							
DATE BELOW							
DATE	CENTERVILLE	DAVIS COUNTY	NORTH SALT LAKE	WEST BOUNTIFUL	WOODS CROSS	TOTAL REVENUE	TOTAL FOR THE YEAR
2004-4 Mos	716.00	-	38,593.68	3,402.00	4,158.00	46,869.68	
2005	44,124.66	-	160,858.93	65,640.10	33,128.24	303,751.93	
2006	67,908.61	-	203,896.39	16,793.12	10,156.80	298,754.92	
2007	39,666.50	263.47	118,685.88	52,937.65	65,296.28	276,849.78	
2008	20,118.60	-	95,684.71	5,275.78	10,142.74	131,221.83	
2009	8,231.81	-	73,623.57	3,507.38	41,737.05	127,099.81	
2010	26,063.64	-	24,968.28	2,337.92	18,292.00	71,661.84	
2011	49,665.03	-	30,643.20	3,896.38	16,894.44	101,099.05	
2012	34,245.82	-	90,356.64	12,653.19	41,196.00	178,451.65	
2013	37,542.04	-	155,267.66	9,633.00	25,231.02	227,673.72	
2014	11,095.04	13,990.00	205,859.07	5,179.00	50,727.58	286,850.69	
1/31/15	-	-	-	-	-	-	
2/28/15	-	-	-	-	-	-	
3/31/15	-	-	13,494.75	-	-	13,494.75	
4/30/15	-	-	-	-	-	-	
5/31/15	942.00	-	26,498.98	1,327.00	1,985.10	30,753.08	
6/30/15	-	-	7,569.38	-	-	7,569.38	
7/31/15						-	
8/31/15						-	
9/30/15						-	
10/31/15						-	
11/30/15						-	
12/31/15						-	51,817.21
TOTAL	340,319.75	14,253.47	1,246,001.12	182,582.52	318,945.25	2,102,102.11	Down
						2,102,102.11	Across

South Davis Metro Fire Agency
Board of Directors Financial Summary Year 2015
June 30, 2015

50% of the year expired					
Line No.	Fund	YTD 2015	Annual Budget	Budget	Page No. Comments
***** General Fund 10 *****					
Revenue					
1	Property Taxes-PM Funding	334,353	688,705	50%	7
2	Intergovernmental Revenue-Cities & Co.	2,657,413	5,500,403	48%	7
3	Ambulance & PM Fees-Net	1,039,622	1,885,000	55%	7
4	All Other General Fund Revenue	2,385	8,000	30%	7
5	Total Revenue	4,033,773	8,062,108	50%	
Expenditures by Division					
6	Operations	3,188,010	6,804,958	47%	8
7	Logistics	187,306	447,115	42%	9
8	Communications	171,568	401,037	43%	9
9	Fire Prevention	2,147	16,250	13%	9
10	Training	23,711	57,950	41%	10
11	Emergency Medical Services	79,278	134,800	59%	10
12	Transfer to Capital Reserve Fund	100,000	200,000	50%	10
13	Total Expenditures	3,752,011	8,062,108	47%	
14	Revenues Over/(Under) Expenditures Before	281,762	-	0%	
15	Transfer to Capital Reserve Fund	300,000	-	0%	
16	Depreciation & Loss on Fixed Assets Sold	164,058	350,000	47%	10
17	Net Revenues Over/(Under) Expenditures	(182,296)	(350,000)	52%	
***** Other Funds *****					
Grant Fund 21					
1	Revenues	-	-	0%	
2	Fund Balance Appropriation/(Addition)	-	-	0%	
3	Expenditures	-	-	0%	
4	Revenues Over/(Under) Expenditures	-	-	0%	
Public Training Fund 22					
5	Revenues	6,985	5,850	119%	13
6	Fund Balance Appropriation/(Addition)	-	-	0%	13
7	Expenditures	7,873	5,850	135%	13
8	Revenues Over/(Under) Expenditures	(887)	-	0%	
Capital Reserve Fund 45					
9	Revenues and Transfers	405,310	208,400	194%	15
10	Fund Balance Appropriation/(Addition)	280,800	521,600	50%	15
11	Expenditures	535,757	730,000	73%	15
12	Revenues Over/(Under) Expenditures	130,353	-	0%	
SDFD Equity Fund 70					
13	Revenues	-	-	0%	16
14	Fund Balance Appropriation/(Addition)	69,000	138,000	50%	16
15	Expenditures	63,318	138,000	46%	16
16	Revenues Over/(Under) Expenditures	5,682	0	0%	
Debt Service Fund 72 & 73					
17	Revenues	53,017	151,500	35%	19
18	Fund Balance Appropriation/(Addition)	58,890	117,780	50%	19
19	Expenditures	70,700	289,280	26%	19
20	Revenues Over/(Under) Expenditures	41,207	0	0%	



South Davis Metro Fire Agency June 2015

Fire Response Summary by NFIRS Incident Type Codes

Overall Response Time: 6:54
Fire Response Time: 6:27

Fire Calls	False Calls	Rescue/EMS	Good Intent	Hazard Cond.	Explosion/Overpressure	Service Call	Special Incid.	Weather Inc.	Totals
0	0	2	1	1	0	1	0	0	5
3	11	37	3	1	1	8	0	0	64
0	2	11	5	0	0	1	0	0	19
5	1	38	2	3	0	1	0	0	50
5	16	55	10	4	0	1	0	0	91
2	0	2	4	0	0	0	0	0	8
7	24	238	25	6	0	16	0	0	316
1	0	1	0	1	0	0	0	0	3

Totals:

23 54 384 50 16 1 28 0 0 556

Responses by Station:

ST81: 164 29%
ST82: 84 15%
ST83: 136 24%
ST84: 63 11%
ST85: 109 20%

Responses by Unit:

801 5 802 2
803 0 BC81 49
EN82 18 ME82 63
EN83 19 ME83 0
EN84 6 EN85 52
MD82 59 MD83 104
TK81 64 TK85 0
HZ85 0 HR81 0

Total Dollar Loss:

\$87,520
Davis County: \$0
Centerville: \$2,800
W. Bountiful: \$0
Woods Cross: \$2,300
North Salt Lake: \$65,920
Bountiful: \$6,500
SLC/County: \$0

Mutual/Auto Aid Report:

Aid Received: 1
SLDFD: 3
Aid Given: 4
FCFD: 3
SLCFD: 1

556 TOTAL INCIDENTS

671 May 2015

3320 YEAR TO DATE

Average Staff on an Incident: 4



South Davis Metro Fire Agency

EMS Summary June 2015 **Average EMS Response Time: 5:42**

Ambulance Transports

Transport to Emergency Dept by EMT:	153	Last Month	154
Transport to Emergency Dept by Paramedic:	125	Last Month	140

No Ambulance Transports

DOA at Scene:	5
Evaluated and Released Against Med Advice:	21
Evaluated and Released With Med Advice:	71
Transported by Air	2
Transported by other EMS agency	0
No Treatment Given	0
Refused Medical Care:	8

Total Patient Contact:	385	Last Month:	411	Patients to Date:	2283
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Patients Transported by District

ALS and BLS

DISTRICT	BLS	ALS	AIR
Davis County:	1	0	0
Centerville:	8	18	0
West Bountiful:	5	2	0
Woods Cross:	8	14	1
North Salt Lake:	15	19	0
Farmington:	1	0	0
Bountiful:	115	72	0
SLC/Other:	0	0	0

EMS Patients by District

Davis County:	1	100% Transported
Centerville:	36	72% Transported
West Bountiful:	11	63% Transported
Woods Cross:	36	63% Transported
North Salt Lake:	59	55% Transported
Farmington	5	20% Transported
Bountiful:	236	79% Transported
SLC/Other:	0	0% Transported

Total EMS Calls:	376	Last Month:	406	EMS Calls to Date:	2245
Total Patient Transports:	278	Last Month:	294	Transports to Date:	1655

72% of patients in June were transported to the Hospital.

Transport percentage is up 1% since May 2015. 72% of all patients are transported year to date.

EMS Responses by Unit

A811	0	AM81	167	AM82	34
AM83	80	AM84	64	AM85	102
AM855	6	MD82	59	ME82	63
MD83	104				



Davis School District

LEARNING FIRST !

Dear Mayor Cutler and Members of the City Council:

The Principals of the elementary schools in Centerville would like to propose a monthly lunch with the Mayor for elementary students. Other cities in Davis County have a similar monthly event wherein six students from each school along with their principal or other school representative are picked up at the school in a fire truck, police car, or ambulance and transported to the fire station or other city building. There they have a lunch of pizza, a drink, and a treat. The students are generally also given a little goody bag, hear brief motivational talks from city leaders (e.g., Mayor, Fire Chief, Police Chief) and have their photo taken with their school leader and city leaders. Later the photos are distributed to each school to hand out to each participating student.

This event builds stronger relationships between school and city leaders and inspires students. Students get to know who the mayor and other city leaders are and have positive interactions with them. It is something they remember for the rest of their lives and their parents love it. Schools can use this event as an opportunity for teachers to select a student to attend or use another criteria such as attendance, or academic/behavioral improvement. It is a great way to reward and recognize deserving students

Some cities who have implemented this program take on the entire cost while others split the cost with the participating schools. We would be happy to share the cost if necessary and participate in any way needed to ensure this program happens in the great city of Centerville

Please consider implementing this program in Centerville and let us know how we can be involved in making it happen.

Sincerely,

Chris Laypath
Principal
Taylor Elementary

Sharlene Weight
Principal
Reading Elementary

Vonzaa Hewitt
Principal
Stewart Elementary

Dan Hansen
Principal
Centerville Elementary

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
8/4/2015**

Item No. 7

Short Title: City Manager's Report

Initiated By: City Manager

Scheduled Time: 8:50

SUBJECT

- a. Request for direction re Planning Commission compensation
- b. Extension of 1250 West
- c. Police Chief retirement open house
- d. Pedestrian bridge and related fencing
- e. Animal control services from County
- f. Use of Youth Council members as committee liaisons

RECOMMENDATION

BACKGROUND

The City Manager will seek direction as to whether to bring back a resolution providing for compensation for Planning Commissioners who attend training sessions. He will also report on the other topics shown on the agenda. The announcement of the Police Chief's retirement open house is attached. Near the end of that open house, Paul Child will be sworn in as the new Police Chief.

The attached letter from Davis County will be referenced during the City Manager's report about animal control services.

Youth Council Advisor Lisa Summers is seeking direction on whether to continue the use of Youth Council members as liaisons to City committees. Feedback from YC members serving in those roles this past year indicated that with one exception (Museum Board), these youth did not feel engaged with the committees.

ATTACHMENTS:

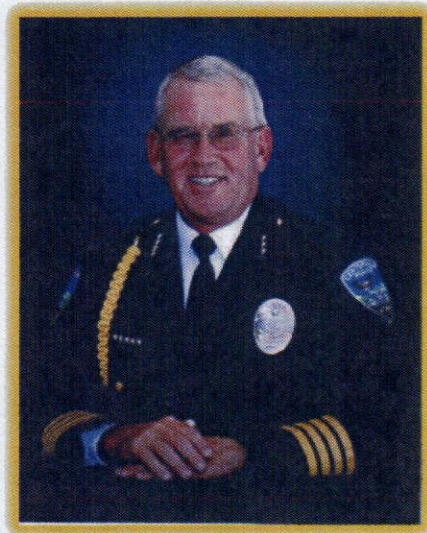
Description

- ☐ Police Chief Retirement Open House
- ☐ County Letter re Animal Control Services

Centerville Police Department



**Chief Neal Worsley
is retiring!**



**Please join us on August 7th from 3:30 – 5:30pm
in the city council room for an open house
in honor of Chief Worsley
and his 31 years of distinguished service
with the Centerville Police Department
Presentations begin at 4:30**

Light refreshments will be served



RECEIVED
JUN 24 2015
CENTERVILLE CITY CORP.

Davis County Commission

Commissioner P. Bret Millburn Commissioner John Petroff, Jr. Commissioner Jim Smith

June 22, 2015

Via United States Mail and Email

Steve H. Thacker
Centerville City, City Manager
250 North Main
Centerville, UT 84014
stevet@centervilleut.com

Re: Animal Care and Control Services

Dear Steve:

Thank you for attending the second meeting recently held by Davis County (the "County") to discuss the current cost structure regarding the animal care and control services provided by the County's exceptional Animal Care and Control Department, and the proposed modification to the current cost structure. I, as well as the other County representatives who attended the meeting, greatly appreciated the discussion and dialogue at the meeting.

After significant thought, I write to inform you that the County will not take the formal action of providing the cities with a written notice of termination of the contracts that the County currently has with the cities for animal care and control services. Rather, the County will rely on the cities to continue to act in good faith, and, thus, the County proposes for the County and the cities, near the end of this calendar year, to amend the current contracts for animal care and control services such that the County and the cities will equally share the costs associated with the 2016 calendar year, after all other revenues (e.g. animal license fees, animal shelter fees, animal surgical fees, and donations/contributions) have been applied to offset, in part, the total costs associated with the animal care and control services. The County also proposes for the County and the cities, between now and the end of the 2016 calendar year, to engage in further dialogue regarding this matter with the goal of reaching a long term resolution that will be acceptable to the County, as well as the cities, for the 2017 calendar year and beyond.

Thank you for your attention to these matters. I look forward to working with you on this matter in the future.

Sincerely,

John Petroff, Jr.
Davis County Commissioner

cc: P. Bret Millburn, Davis County Commissioner
 Jim Smith, Davis County Commissioner
 Curtis Koch, Davis County Clerk/Auditor
 Clint Thacker, Davis County Animal Care and Control Director



Davis County Administration Building P.O. Box 618 • Farmington, Utah 84025
Telephone: 801-451-3200 • Fax: 801-451-3202 • TDD: 801-451-3228
E-mail: commissioners@daviscountyutah.gov • Website: www.daviscountyutah.gov

Connects.You.

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
8/4/2015**

Item No. 8.

Short Title: Miscellaneous Business

Initiated By:

Scheduled Time: 9:10

SUBJECT

- a. ULCT Annual Conference - September 16 - 18, 2015

RECOMMENDATION

BACKGROUND

- a. Please see the enclosed information about the Utah League of Cities and Towns Annual Conference in September. To get the best price on registration, officials wishing to attend should provide their registration information to Marsha by August 27 so she can register those who wish to attend by the deadline of August 28. The brochures were put in your mail boxes here at City Hall on July 31.

ATTACHMENTS:

Description

- ☐ ULCT Annual Conference - September 16 - 18, 2015



UTAH LEAGUE OF CITIES AND TOWNS

2015 ULCT ANNUAL CONVENTION

SEPTEMBER 16-18, 2015

SALT LAKE CITY SHERATON

STEPPING AHEAD OF GROWTH

While Preserving Authenticity



SPEAKERS & EVENTS

CONFERENCE KICK-OFF SESSION

JEFF RUST, Corporate Alliance Co-founder

Building Meaningful Business Relationships

Come prepared to step out of your comfort zone for an experience that will open new realms of opportunity! Jeff Rust is the Co-founder of Corporate Alliance, a membership-based organization that helps business leaders create and manage successful relationships. Corporate Alliance teaches strategies to significantly improve the quality and speed of the relationship building process. Jeff has been recognized as one of the most connected individuals in Utah and is a certified Master Facilitator having facilitated over 1500 connecting events. He will kick off our conference by introducing a new approach to networking, then he'll join us again at lunch on Friday to suggest relationship strategies that can help make your administration and your community more productive.



SPONSORED BY ZIONS BANK-ULCT SPEAKER SERIES

WEDNESDAY LUNCH KEYNOTE SPEAKER

TRAVIS STORK, MD

"The Doctors" Co-host

Award-winning talk show co-host and practicing emergency medicine physician, Dr. Travis Stork, will help each of us take an insightful look at the things we do that affect how we feel. It's a simple analysis of the many seemingly inconsequential decisions we make that affect our overall health.

Dr. Stork is a fervent believer in helping patients feel empowered when it comes to their health. He's passionate about enlightening individuals on simple ways to attain and maintain good health based on their own life and circumstances. And he takes great pride in teaching people how to avoid preventable illness before it happens.

WEDNESDAY EVENING

UTAH'S OWN RECEPTION

Whether it's the gourmet "mac 'n cheese" bar, or the fresh fruits from local trees and vines— feast off the bounty of Utah's Own, enjoying exceptional locally grown produce, cheese, meats and beverages. Experience the amazing culinary creations crafted by the Sheraton's chef and spend some time mingling with your colleagues from neighboring cities and towns.



SPEAKERS & EVENTS

THURSDAY MORNING

PLANNERS DAY OPENING SESSION AND 2-HOUR INTERACTIVE FOLLOW UP WORKSHOP.

Financial Resiliency for Cities and Towns

Chuck Marohn from the group Strong Towns will challenge us to look at some new ideas on how we are going to handle the growth that is coming our way. In this opening session on Planner's Day Chuck will review ideas of the suburban era we need to shed and proposes strategies for adjusting to the new realities we face. He will let us know how cities and towns can make high-return investments and update methods for evaluating the financial viability of a building or transportation project.



THURSDAY MORNING GENERAL SPEAKER

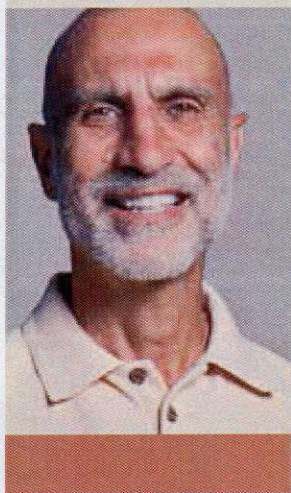
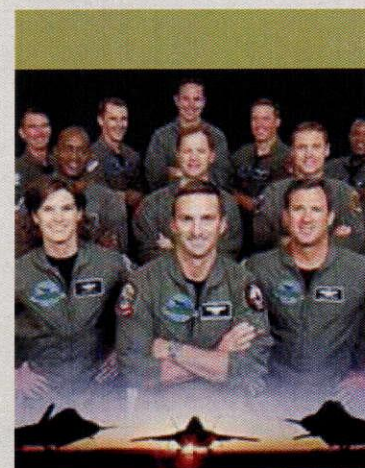
JOHN NALBANDIAN Professor Emeritus, School of Public Affairs and Administration, University of Kansas

Political Astuteness: Bridging the Gap Between Politics and Administration

Nothing gets done effectively without connecting the political and administrative worlds Bridging the gap between these arenas is facilitated by a politically astute mindset. First, politics is about value conflicts dealing with problems for which there are no correct answers. No value profile is right or wrong. Second, while we often speak of politics and administration in terms of behavioral differences, underneath those differences are constellations of logic—the logic of politics and the logic of administration. The politically astute are adept translators. Join Professor Emeritus, John Nalbandian, from the University of Kansas to discuss that gap and talk about the values and identify the arenas of logic during a morning general session and an interactive workshop Thursday afternoon.

THURSDAY MORNING SPEAKERS AFTERBURNER, INC.

Learn the four-step Flawless Execution model created by a team of elite military professionals. Afterburner uses the combat-proven methodologies of high performing military teams to help others bring performance to the next level. Their Flawless Execution model is unlike any process you've tried. It's simple to use and the effects are lasting. Learn the skills and strategy to align your team around a disciplined, scalable process in order to accelerate performance and achieve better results.



SPEAKERS & EVENTS

THURSDAY LUNCH

LT. GOVERNOR SPENCER COX

The State of Utah's Cities and Towns

Featuring special guests: Mikelle Moore, Intermountain Healthcare
Theresa Foxley, Governor's Office of Economic Development Vicki
Varela, Managing Director for the Utah Office of Tourism, Film and
Global Branding



Mikelle Moore

Theresa Foxley

Vicki Varela



Join former Fairview Mayor, Lt. Governor Spencer Cox, and other special guests, for interesting insight on what Utah's cities and towns can anticipate with an influx of business and residential growth in the coming years. We'll talk about technology and business, the workforce, family dynamics, healthcare, tourism, and transportation. Hear how life in your city or town may be affected by the changes ahead.

FRIDAY LUNCH

"WHY I LIKE MY COMMUNITY" ESSAY AWARD WINNERS

Hear from Utah's bright, intuitive 4th and 7th grade first prize essay winners as they explain what makes a hometown so special.



Annabelle Smith
Sunset Elementary, St. George



Stephen Grant
Madeleine Choir School
Salt Lake City

SPEAKERS & EVENTS

KC AND THE SUNSHINE BAND



FRIDAY EVENING ENTERTAINMENT AT THE SHERATON

From the time they first danced onto the music screen 40 years ago, Harry Wayne Casey and his Sunshine Band have impressed us with a unique mix of R&B, funk, Latin percussion grove, and, yes.... disco!! Come "Shake Your Booty" under the shimmering disco ball in the Sheraton Ballroom and sing along to the hits of the 70's.

PARTNERS PROGRAM



WEDNESDAY

Truffle Making with Auxiliary President Janette Kelly.

Learn an art that's also a sure way into the hearts of those you love- with chocolate! Whether it's with mint or raspberry, milk or dark... learn from the talented Partner's President what "good taste" is really all about!

*Clearing Clutter and Getting Organized
with professional organizer Vicki Winterton.*

Living in a cluttered home zaps both energy and time. Join a professional home organizing specialist to learn clutter busting secrets that can make a big difference in your life. Hear Vicki's 5-step formula to easily organize any home trouble spot.

THURSDAY

Learn how the philosophy of "Hope through Research, Education, and Care" affects treatment and research at one of the world's leading not-for profit cancer centers. Meet Dr. John Sweetenham, Exec. Medical Director and Sr. Director of Clinical Affairs and hear from him on our tour through the Huntsman Cancer Institute. After a nice lunch at "The Pointe", continue on for a tour of the Utah State Capitol and the Daughters of Utah Pioneers Museum.



FRIDAY

Breakfast with the music of
"American's Violinist," Jenny Oaks Baker

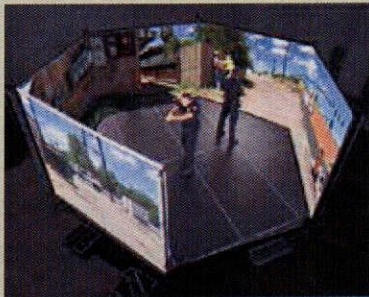
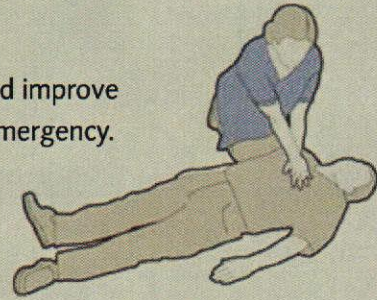
Enjoy a magical performance from Grammy Award winning musician Jenny Oaks Baker. She began playing the violin at age four and made her solo orchestral debut when she was only 8 years old. This beloved classical violinist, will share a special treat with ULCT Partners. See how talent runs in her family as she's joined by her four children, also musicians.

MOBILE TOUR AND ACTIVE TRAINING

THURSDAY AND FRIDAY MORNING CPR TRAINING

Learn life-saving skills from the South Jordan Fire Department and improve your own ability to respond to someone undergoing a medical emergency.

*This two-part, one hour morning course is not for certification.
Classroom seating space limited.*



FRIDAY AFTERNOON SPLIT SECOND DECISION MAKING: LAW ENFORCEMENT FIREARMS TRAINING SIMULATOR

Test your judgement in one of the finest use of force training simulators in the world. Join UPD's Rangemaster Nick Roberts at the Parley's Canyon training range and VirTra 300 Degree Training Simulator and learn first-hand how police train for the most difficult real world situations, such as ambushes, active shooters, and maintaining situational awareness during extreme stress.

*Bus transportation provided. Limited to 28 participants
Pre-registration required. Fee: \$25*

THURSDAY AFTERNOON REVITALIZATION FOR RECREATION TOUR

Join us as we take a walking tour through the Salt Lake City 16 Field Sports Complex, Trailside Park, and 900 South Oxbow.

See how a community has created a self-sustaining sports complex that will provide opportunities for regional recreation and economic development through competitive tournaments.

Stroll through the nature park adjacent to the sports complex and learn how the area was revitalized for family recreation while improving wildlife habitats and showcasing native plants. See how a former landfill was turned into a wetland area where educational opportunities abound.

Time permitting, we'll also visit Millrace Park in Taylorsville featuring an ADA playground, dog park, and urban fishing.



Bus transportation provided. Limited to 28 participants — pre-registration recommended. Fee: \$25



CONFERENCE HIGHLIGHTS

NOMINATIONS TO THE ULCT BOARD

At the Annual Convention each year several vacancies on the League's Board of Directors are filled with new members. If you or someone you know has a desire to serve on the board, return the nomination document that was sent to each city in early July. Any mayor or council member from a dues paying member city or town is eligible to be nominated and to nominate. If you have questions about this process, please contact Nick Jarvis at the League office: (801) 328-1601, or by email: njarvis@ulct.org. Nominations are due by August 14th.

ANNUAL BUSINESS SESSION

Shape the future of upcoming legislation during the ULCT Annual Business Session Friday morning, September 18th from 8:00-11:20 a.m. We will cover critical issues that affect all of Utah's cities and towns. Give your input as we discuss ULCT policy that will become part of our 2016 legislative agenda. Evaluate the review on the issues and cast your vote on any policy resolutions. This is your chance to represent your city or town with your input and your vote!

2015 ESSAY CONTEST WINNERS SPONSORED BY ENERGY SOLUTIONS

See the images from Utah's cities and towns that are making a lasting impression on some of our youngest residents as you meet the winners from the ULCT essay contest, "Why I Like My Community." Watch a video featuring the six award winners from Utah's 4th and 7th grades. And hear the first prize winners read their own heart-felt words during Friday's luncheon.

THURSDAY OFFICE MESSAGES

Take ten minutes from a busy day of workshops and networking to simply unwind with what's becoming an Annual favorite. Enjoy a head and neck "office massage," compliments of the therapists at Place to Place Massage.

THURSDAY PLANNERS' DAY AND CLERK AND RECORDER'S DAY

Earn professional Utah Chapter UMCA and APA certification by attending various courses within three tracks of workshops for urban planners, rural planners, clerks and recorders.

TENTATIVE AGENDA

Wednesday, September 16, 2015

DELEGATE TRACKS

7:00 am – 8:00 am **Continental Breakfast**

7:00 am – 3:00 pm **Registration Desk Open**

8:00 am – 4:00 pm **Exhibits Open**

9:00 am – 10:30 am
CONFERENCE KICK-OFF SESSION
Jeff Rust "Building Relationships"

10:30 am – 11:20 am

WORKSHOP 1

PROCEDURAL JUSTICE: FAIRNESS
IN DECISION MAKING

10:30 am – 11:20 am

WORKSHOP 2

QUALITY OF LIFE

10:30 am – 11:20 am

WORKSHOP 3

CREATING A COMMUNITY CENTER

10:30 am – 11:20 am

WORKSHOP 4

INCREASING PUBLIC
INVOLVEMENT

11:30 am – 12:20 pm

WORKSHOP 5

GET TO THE POINT

11:30 am – 12:20 pm

WORKSHOP 6

BUDGETING

11:30 am – 12:20 pm

WORKSHOP 7

CREATING HEALTHY
COMMUNITIES

11:30 am – 12:20 pm

WORKSHOP 8

PROMOTING AND PROTECTING UTAH
AGRICULTURE

12:30 pm – 2:00 pm **OPENING LUNCH**

Keynote Speaker: Travis Storm, MD "The Doctors" *SPONSORED BY ZIONS BANK—ULCT SPEAKER SERIES*

2:10 pm – 3:00 pm

WORKSHOP 9

CREATING HEALTHIER
WORKPLACES

2:10 pm – 3:00 pm

WORKSHOP 10

MONEY MATTERS
REGARDING TRANSPORTATION

2:10 pm – 3:00 pm

WORKSHOP 11

THE FUTURE OF OUR CITY:
DOING MORE WITH LESS

2:10 pm – 3:00 pm

WORKSHOP 12

MULTI-MEDIA OPTIONS FOR
PUBLIC OUTREACH

3:10 pm – 4:00 pm

WORKSHOP 13

CREATIVE USE OF GRANTS
AND VOLUNTEERS

3:10 pm – 4:00 pm

WORKSHOP 14

PREPARING FOR
"THE BIG ONE"

3:10 pm – 4:00 pm

WORKSHOP 15

COOPERATIVE PURCHASING

3:10 pm – 4:00 pm

WORKSHOP 16

IDENTIFYING YOUR BRAND

5:00 pm – 6:00 pm **Utah's Own Dinner**

Thursday, September 17, 2015

DELEGATE TRACKS

7:00 am – 8:00 am **Continental Breakfast**

7:00 am – 8:00 am **CPR Instruction** (not for certification)

8:00 am – 8:50 am

SPLIT SESSION

Financial Resiliency for Cities and Towns with Charles Marohn

8:00 am – 8:50 am

SPLIT SESSION

John Nalbandian "Political Astuteness"

8:00 pm – 8:50 pm

WORKSHOP 17
OPEN RECORDS PORTAL

9:00 am – 10:30 am
GENERAL SESSION
Afterburner, Inc.

9:00 am – 11:40 am

WORKSHOP 22
GRAMA

CERTIFICATION
TRAINING AND
TEST PREP
FOR NEW CLERKS
AND RECORDERS

10:40 am – 11:30 am

WORKSHOP 18

WHERE THE SIDEWALK ENDS:
MAKING ALTERNATIVE
TRANSPORTATION WORK

10:40 am – 11:30 am

WORKSHOP 19

WATER MANAGEMENT: USING
RESOURCES WISELY

10:40 am – 11:30 am

WORKSHOP 20

POLITICAL ASTUTENESS

10:40 am – 11:30 am

WORKSHOP 21

LOBBYING YOUR LEGISLATOR
USING STAFF TO ENGAGE

Please refer to convention program for final agenda

TENTATIVE AGENDA

Thursday, September 17, 2015

11:40 am – 1:45 pm

LUNCH

General Speaker: Lt. Governor Spencer Cox "State of Utah's Cities and Towns"

2:00 pm – 2:50 pm

WORKSHOP 23

LAND APPEAL AUTHORITY TRAINING

2:00 pm – 2:50 pm

WORKSHOP 24

MAKING THE MOST OF SOCIAL MEDIA

2:00 pm – 3:50 pm

WORKSHOP 25

"THE CURBSIDE CHAT"
INTERACTIVE WORKSHOP
WITH CHARLES MAROHN

2:00 pm – 5:00 pm

MOBILE TOUR

REVITALIZATION
FOR RECREATION
MOBILE TOUR

2:00 pm – 2:50 pm

WORKSHOP 26

COMMUNITY BASED
STRATEGIC PLANNING FORUM

2:00 pm – 2:50 pm

WORKSHOP 27

GENERATIONAL HIRING

BREAK

3:00 pm – 3:50 pm

WORKSHOP 28

MILLENNIALS AND PLANNING

3:00 pm – 3:50 pm

WORKSHOP 29

DOCS AND MAPS: EXPLORING "E-OPTIONS"

3:00 pm – 3:50 pm

WORKSHOP 30

RESOURCES FOR RURAL UTAH

4:00 pm – 4:50 pm

WORKSHOP 31

LEARNING FROM OUR MISTAKES WITH DAVID CHURCH

Free Night

Friday, September 18, 2015

DELEGATE TRACKS

7:00 am Continental Breakfast

7:00 am – 3:00 pm Exhibits Open

7:00 am – 8:00 am CPR Instruction (not for certification)

8:00 am – 11:20 am ULCT BUSINESS SESSION

11:30 am – 12:20 pm

WORKSHOP 31

TBD

11:30 am – 12:20 pm

WORKSHOP 32

SHORT TERM RELIEF LOANS
FOR MUNICIPALITIES

11:30 am – 12:20 pm

WORKSHOP 33

SALARY NEGOTIATION

11:30 am – 12:20 pm

WORKSHOP 34

WILDLAND FIRE POLICY

12:30 pm – 1:45 pm LUNCH
with Essay Contest Presentation

2:00 am – 2:50 pm

WORKSHOP 35

LAW ENFORCEMENT ISSUES

2:00 am – 2:50 pm

WORKSHOP 36

LAND USE: CHANGES AHEAD

2:00 am – 2:50 pm

WORKSHOP 37

HEALTHY COMMUNITIES
THROUGH SKILLED PLANNING

2:00 am – 2:50 pm

WORKSHOP 38

RETIREMENT PLANNING

1:45 pm – 4:45 pm

MOBILE TOUR

FIREARMS TRAINING
SIMULATOR

3:00 pm – 3:50 pm

WORKSHOP 39

INCREASING BROADBAND SERVICES AND
MARKETING EXISTING INFRASTRUCTURE

3:00 pm – 3:50 pm

WORKSHOP 40

MAKING "IT" WORK FOR YOU

Please refer to convention program for final agenda



UTAH LEAGUE OF CITIES AND TOWNS

ULCT ANNUAL GOLF CLASSIC

TUESDAY, SEPTEMBER 15, 2015

BOUNTIFUL, UTAH

Bountiful Ridge Golf Course, 2430 Bountiful Boulevard REGISTRATION FORM



SCRAMBLE FORMAT

Registration deadline is **August 28, 2015**

Please note

You must be a participant in the Annual Convention to be eligible to golf.

After the deadline we cannot guarantee that the registrant will be able to golf. Preregistration is required for golf.

Listing people for your desired foursome does not register them. Each person must have their own form. If extra forms are needed, please copy this form.

We reserve the right to assign foursomes not otherwise requested on this form.

Golfer's name _____

Spouse's name (if golfing) _____

Address _____

City _____

State _____

Zip _____

Phone _____

Fax _____

E-mail address _____

FEES

OFFICIALS AND SPOUSES FROM
MEMBER CITY OR TOWN

\$95

GOVERNMENT
NONMEMBER

\$105

PRIVATE
SECTOR

\$125

Registration fee for delegate \$ _____

Registration fee for spouse \$ _____

Total due for golf \$ _____

Schedule

7:00 am Check-in and Continental Breakfast

8:00 am Tee Off (Shotgun Start)

1:00 pm Lunch

Foursome (please list your desired foursome—no guarantees)

1. _____

2. _____

3. _____

4. _____

☐ I've included my golfing fee with the conference registration

☐ I've enclosed a separate check for golf

Please bill my: ☐ Visa ☐ MasterCard ☐ American Express

Name (as it appears on card)

Card number

Expiration date

Signature

Billing Zip Code

Sponsored by Waste Management of Utah, Inc.



UTAH LEAGUE OF CITIES AND TOWNS

2015 ULCT ANNUAL CONVENTION

SEPTEMBER 16-18, 2015

SALT LAKE CITY SHERATON

PLEASE TYPE OR PRINT CLEARLY

City / Town / Agency / Business Phone E-mail

Delegate name Position

Address City Zip

Partner's name (required if attending convention)

Person completing form Phone

REGISTRATION FEES Full delegate and partner registration fees include three continental breakfasts, three lunches, two dinners, general sessions and workshops.

Register
online at
ulct.org

PLEASE CHECK APPROPRIATE BOXES

Fees

	OFFICIALS FROM MEMBER CITY OR TOWN	GOVERNMENT NONMEMBER	PRIVATE SECTOR
Full Registration	☐ \$380	☐ \$450	☐ \$650
Partner Registration	☐ \$280	☐ \$350	☐ \$400
Golf Tournament	☐ \$95	☐ \$105	☐ \$125
Wednesday Only	☐ \$175	☐ \$200	☐ \$200
Thursday Only (Planners & Records Day)	☐ \$150	☐ \$175	☐ \$200
Friday Only	☐ \$200	☐ \$225	☐ \$250

- ☐ Please check for non-meat meals
☐ In compliance with ADA, arrangements can be made for those with special needs.



Please contact the League office if you have special needs.

Mobile Tours

- Firearms Training Simulator—pre-registration required (limit 28) ☐ \$25
Revitalization for Recreation—pre-registration recommended (bus space limited) ☐ \$25

Extra Tickets (available for non-registered guests)

	MEMBER CITY	NON-MEMBER
Wednesday Lunch	☐ \$50	☐ \$75
Wednesday Dinner and Entertainment	☐ \$45	☐ \$65
Thursday Lunch	☐ \$45	☐ \$60
Friday Lunch	☐ \$40	☐ \$50
President's Banquet and Reception	☐ \$80	☐ \$100

TOTALS

Delegate Registration Fee	\$ +
Partner Registration Fee	\$ +
Mobile Tour	\$ +
Extra Tickets—Total Amount	\$ +
\$30.00 less without dinner & entertainment (only for full or Friday only registrations)	\$ -
\$35.00 Late Fee (received after August 28)	\$ +
TOTAL AMOUNT DUE	\$

REGISTRATION DEADLINE IS August 28, 2015

Additional forms may be downloaded from the website:
www.ulct.org

Register online at ulct.org or

By mail

Mail this form with
payment to ULCT, 50 South 600 East, Suite 150,
Salt Lake City, UT 84102

By Fax

Fax this form with
credit card payment to:
(801) 531-1872

Cancellation Policy

All cancellations must be received in writing (e-mail or fax acceptable) no later than August 28, 2015. A fee of \$35 will be assessed for those cancellations received before the deadline. No refunds will be given after the August 28 deadline. No shows will be billed. If you have any questions, please contact Ashley at the League office (800) 852-8528 or (801) 328-1601 or e-mail amorfin@ulct.org.

Paying by (please check one): ☐ Cash ☐ Check

CREDIT CARD

☐ Visa ☐ MasterCard ☐ American Express

Credit Card Number Exp. Date

Billing Zip Code

Name (as it appears on card)

Signature



Utah League of Cities and Towns
50 South 600 East, Suite 150
Salt Lake City, Utah 84102

THANKS TO OUR SPONSORS



HOTEL INFORMATION

Sheraton City Centre — HOST HOTEL ~ 150 West 500 South, 801-401-2000 ~ \$129

Crystal Inn — 230 West 500 South, 801-328-4466 ~ \$119

Suggested hotels near the Convention site: Hilton Garden Inn, Peery Hotel, Hampton Inn, Springhill Suites

UTAH LEAGUE OF CITIES AND TOWNS ULCT ANNUAL CONVENTION

STEPPING AHEAD OF GROWTH *While Preserving Authenticity*



Join us at the 2015 ULCT Annual Convention and enjoy three days packed full of interesting information to help make life better in Utah's cities and towns. We'll look at the huge projected growth that may cause Utah's population to double in size within the next two decades and we'll see how we can prepare now for the influx of people. Whether it's learning new strategies for planning and development, budgeting methods, reaching residents with effective messaging, or just getting people to become more involved, you'll hear all sorts of great ideas at the 2015 Annual Convention.

SEPTEMBER 16-18, 2015

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
8/4/2015**

Item No. 9

Short Title: Closed meeting, if necessary, for reasons allowed by state law, including, but not limited to, the provisions of Section 52-4-205 of the Utah Open and Public Meetings Act, and for attorney-client matters that are privileged pursuant to Utah Code Ann. § 78B-1-137, as amended

Initiated By:

Scheduled Time: 9:15

SUBJECT

RECOMMENDATION

At this time staff are not aware of a need for a closed meeting, but the agenda allows for that possibility.

BACKGROUND

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
8/4/2015**

Item No. 10.

Short Title: Possible action following closed meeting, including appointments to boards and committees

Initiated By:

Scheduled Time: 9:15

SUBJECT

RECOMMENDATION

Mayor Cutler may recommend appointments to City boards/committees.

BACKGROUND

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
8/4/2015**

Item No.

Short Title: Items of Interest (i.e., newspaper articles, items not on agenda); Posted in-meeting information

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND



Steve Thacker
City Manager

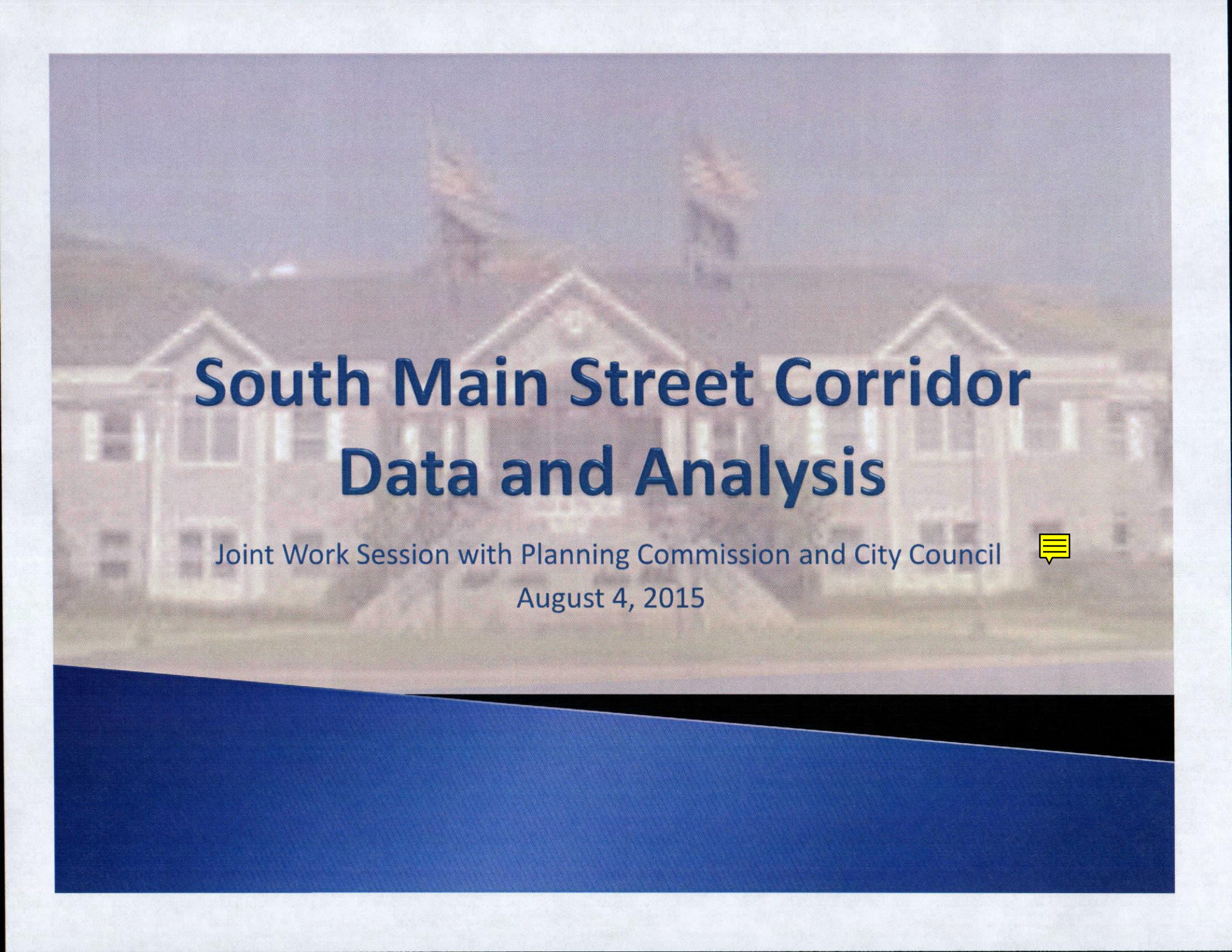
Building & Safety Department

655 North 1250 West, Centerville, Utah 84014

Monthly Building Report for July 2015

Construction Type	# of Permits		YTD Structures		Average Home Cost		Construction Valuation	
	Month	YTD	# Units	# Bldgs	Month	YTD	Month	YTD
Single Dwellings	4	9	9	9	296,804.00	304,875.00	1,187,217.00	2,743,871.00
Duplexes / Town Homes	0	0	0	0			-	-
Apartments	1	1	30	1			4,311,858.00	4,311,858.00
Addition/Alteration/Repair	2	12					48,500.00	533,631.00
Power/Mech	0	42					-	-
Signage	1	17					2,000.00	73,340.00
Commercial/Tenant Finish	3	23					179,968.00	2,470,026.00
Detached Structure/Gar	0	4					-	148,389.00
Demolition	0	1					-	2,500.00
Pool	0	1					-	45,000.00
Miscellaneous	5	21					86,799.00	272,029.00
Total Permits Issued:	16	131			Total Permitted Valuation:		5,816,340.00	10,600,644.00

Building Permit Related Revenues	Monthly		YTD Comparison	
	July 2015	YTD 2015	July 2014	YTD 2014
BUILDING	34,675.10	83,858.68	15,741.57	84,712.98
PLAN CHECK	17,437.97	36,312.87	8,666.39	43,250.42
ELECTRICAL		1,056.00	264.00	1,056.00
PLUMBING		-		-
MECHANICAL		1,838.00	132.00	1,650.00
GRADING		-		188.00
STATE SURCHARGE	346.75	867.00	161.40	876.13
WATER DEV.	15,201.00	25,842.00	3,547.00	15,709.00
WATER CONNECTION		16,132.94		2,997.81
WATER METER	3,205.00	4,725.00	520.00	3,165.00
STORM DRAIN		-		700.00
FIRE IMPACT	15,633.00	18,250.65	2,344.92	7,241.69
PARK IMPACT	67,681.00	78,166.00	2,057.00	4,114.00
DRIVE APPROACH	140.00	380.00	35.00	135.00
BOND	4,000.00	19,000.00	2,000.00	12,000.00
SPECIAL IMP DIST/REC		12.00		-
ENGINEERING		500.00		2,000.00
TV INSPECT DRAINS		-		600.00
LANDSCAPING BOND		-		-
Total Permits Related Revenue:	\$158,519.82	\$286,941.14	\$35,469.28	\$180,396.03



South Main Street Corridor Data and Analysis

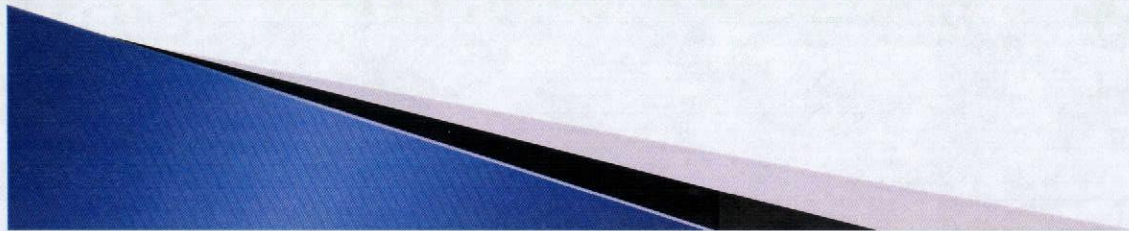
Joint Work Session with Planning Commission and City Council



August 4, 2015

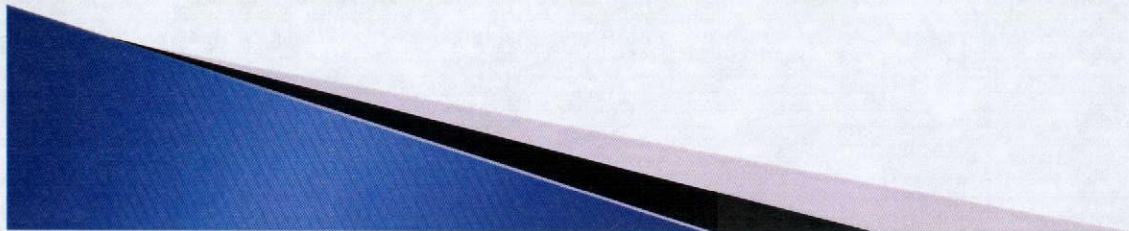
Work Session Agenda – SMSC Overlay

- ▶ Parcel Data and Analysis (20 min.)
- ▶ Complete Streets and Public Space (20 min.)
- ▶ Proposed Ordinance Amendments Discussion (40 min.)
- ▶ Issues Recommended to be Addressed Later (10 min.)

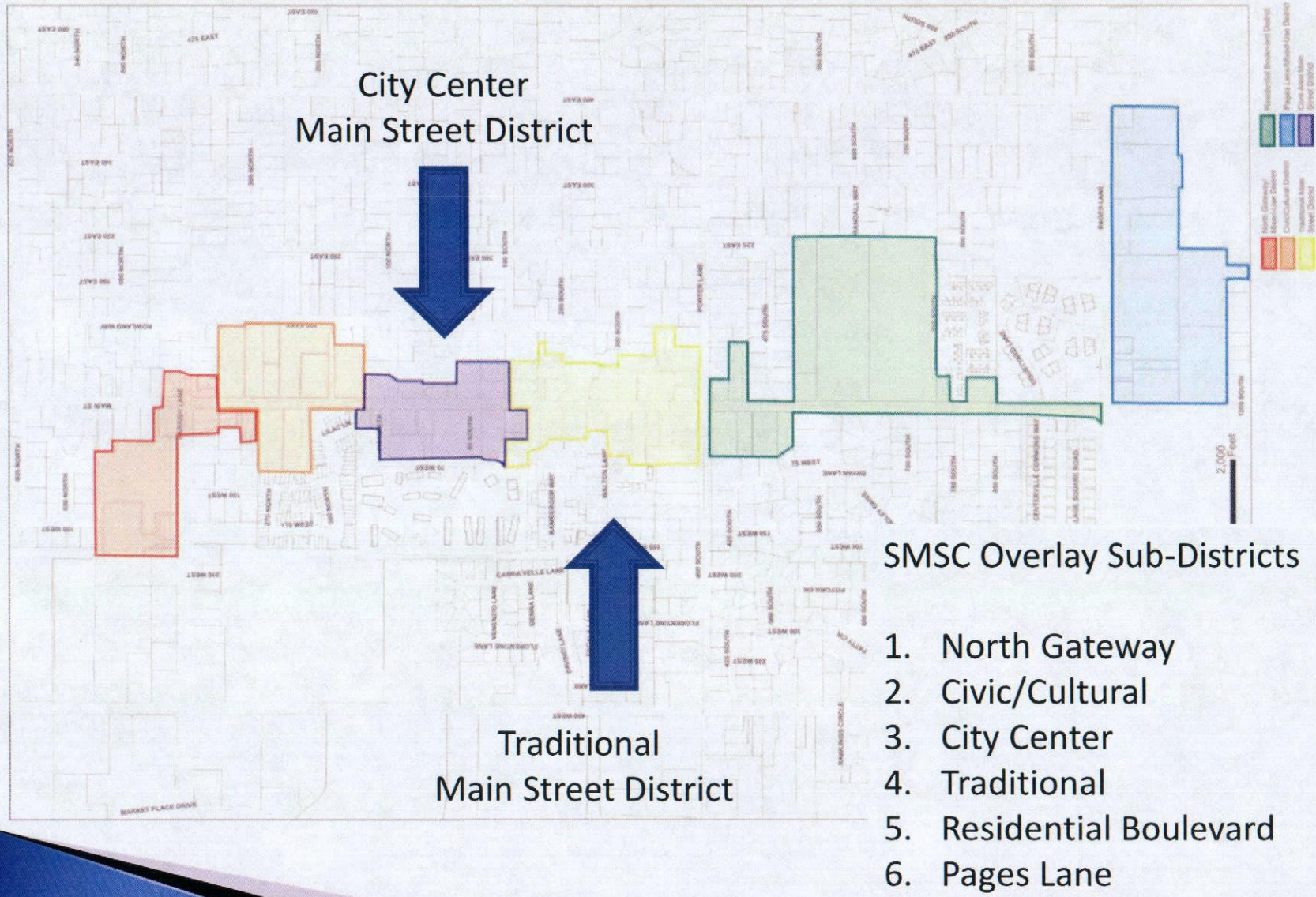


Temporary Zoning Regulation Ordinance

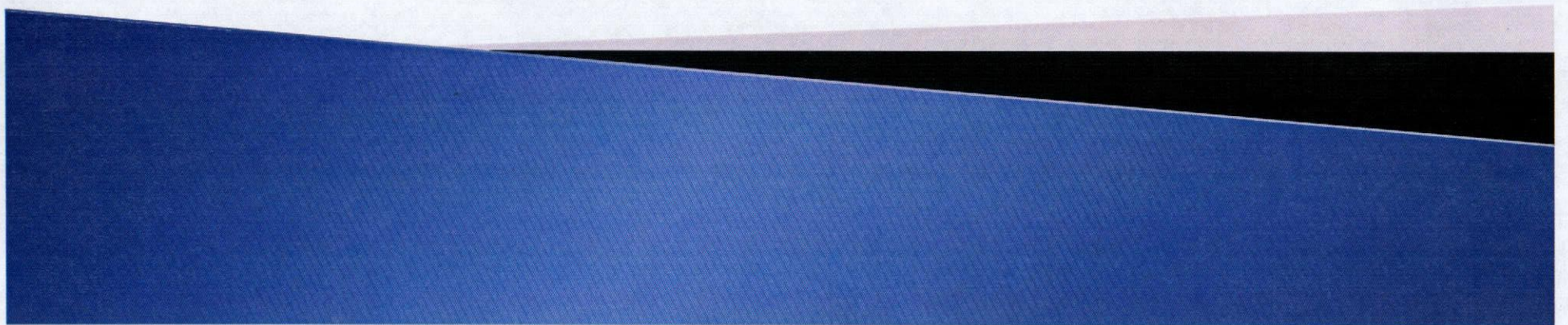
- ▶ Currently under TZRO for SMSC Overlay Zone
- ▶ TZRO in effect for 6 months from May 12, 2015
- ▶ TZRO set to expire Nov 12, 2015
- ▶ TZRO provides time for study and analysis of SMSC
- ▶ With expectation to adopt ordinance amendments
- ▶ Framework and legal backdrop for analysis



South Main Street Sub-Districts Map



Parcel Data and Analysis



Master Parcel List

- ▶ Overview of Study Area
- ▶ Parcel Study Numbers
- ▶ Aerial View of Parcels
- ▶ Street Name Designation
- ▶ SMSC Districts

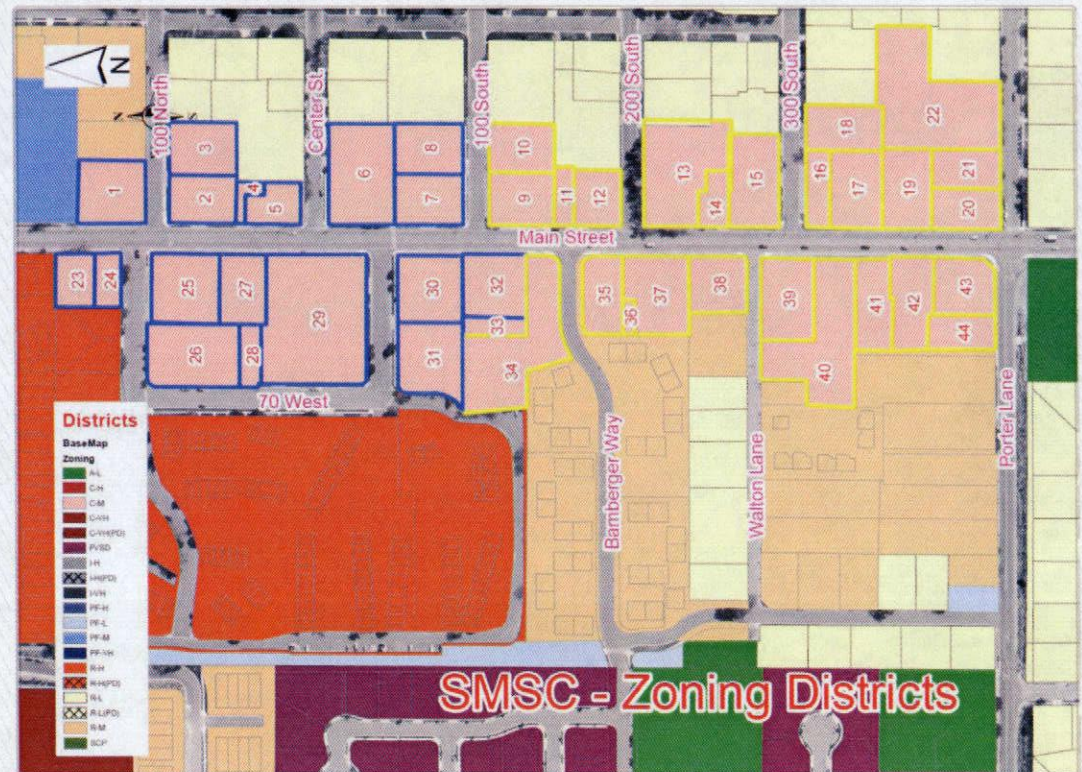


44 Total Parcels

18.36 Total Acres

Parcel Zoning and Adjacent Zoning

- ▶ Parcels Adjacent to:
 - ▶ R-L 27% (100% E)
 - ▶ R-M 22% (90% W)
 - ▶ R-H 15% (100% W)
 - ▶ C-M 36% (50/50)

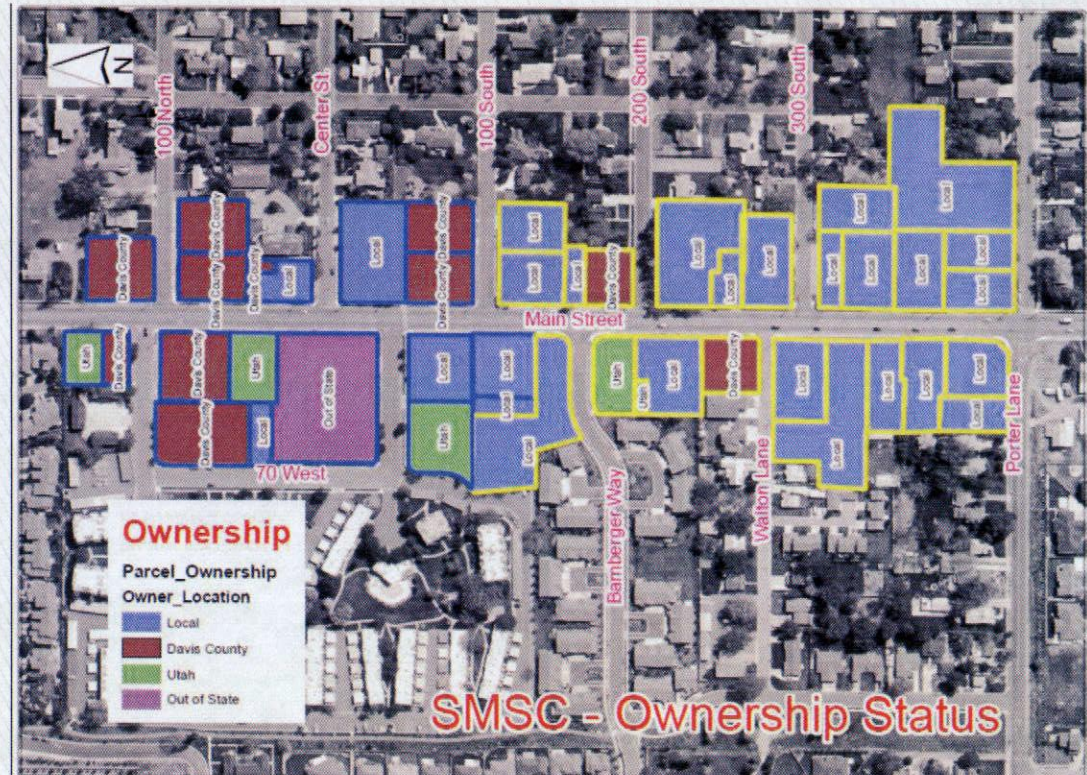


All parcels in City Center and Traditional Districts of SMSC are Zoned Commercial-Medium (C-M)

Adjacent Zoning to East of Main Street
is predominantly R-L and West of
Main Street is mainly R-M and R-H

Parcel Ownership Data

- ▶ Centerville 62%
- ▶ Davis County 27%
- ▶ Other Utah 9%
- ▶ Out of State 2%



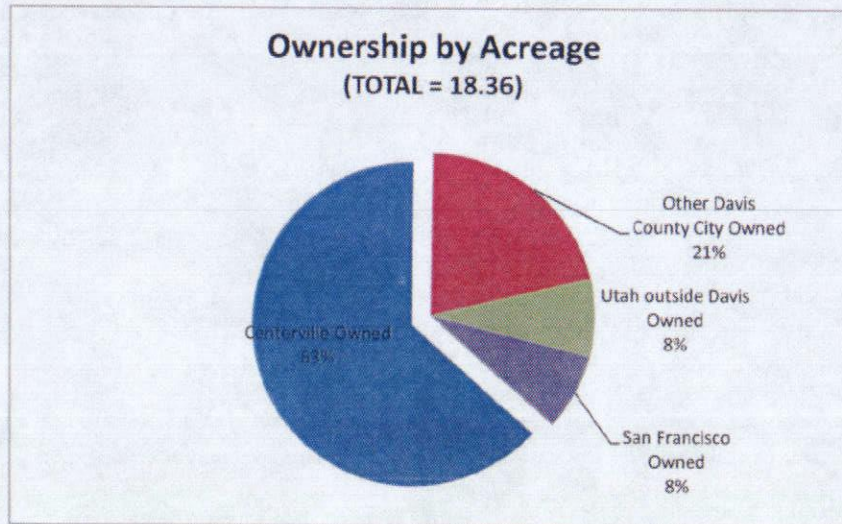
Ownership by Parcel

62% of properties are owned by Centerville residents and business owners and 89% are owned by Davis County residents or businesses

Additional Parcel Ownership Data

Ownership by Acreage

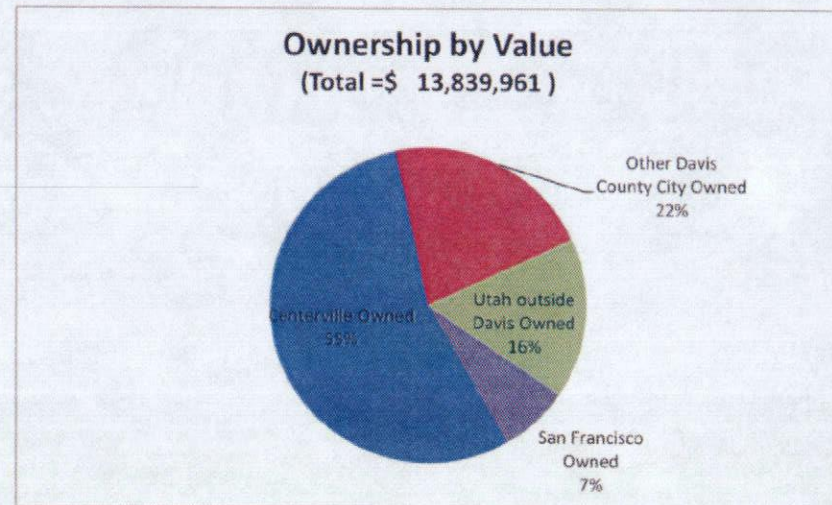
Centerville Owned	63.5%
Other Davis County City Owned	21.1%
Utah outside Davis Owned	7.7%
San Francisco Owned	7.6%



Property ownership by acreage is 63% Centerville residents and business and 84% Davis County residents or businesses

Ownership by Value

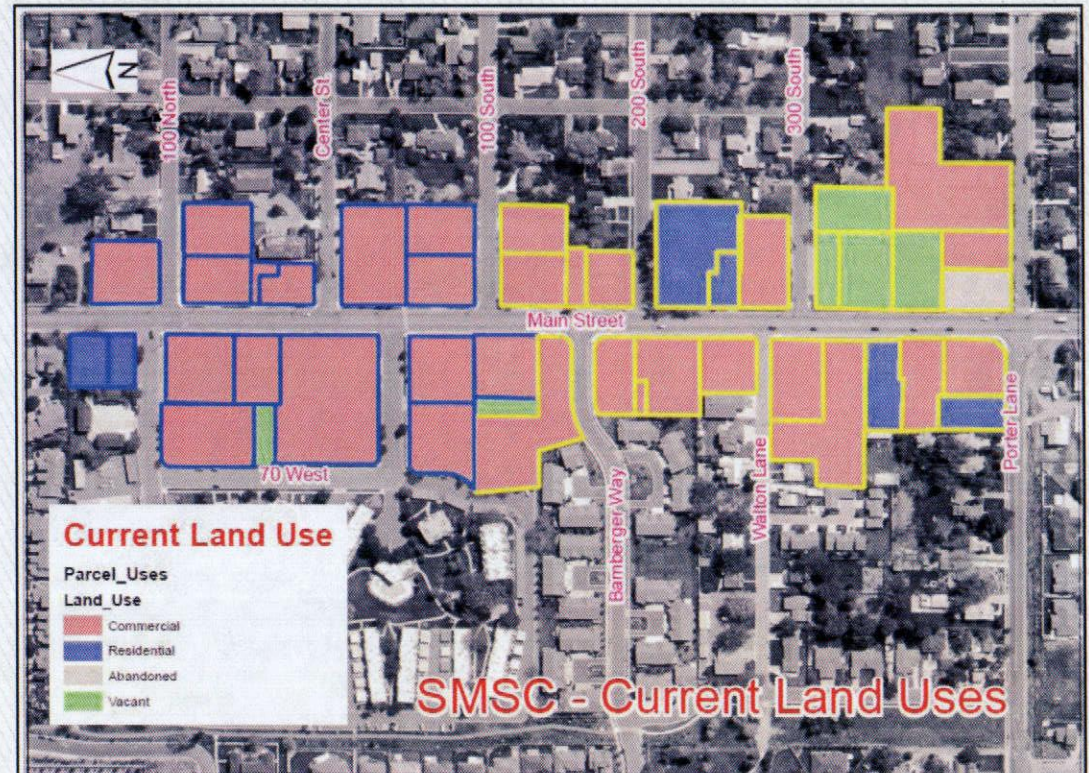
Centerville Owned	55.0%
Other Davis County City Owned	21.4%
Utah outside Davis Owned	16.4%
San Francisco Owned	7.2%



Property ownership by tax assessed value is 55% Centerville residents and businesses and 77% Davis County residents or businesses

Parcel Land Use Data

▶ Commercial	64%
▶ Vacant	16%
▶ Residential	14%
▶ Public Facility	4%
▶ Mixed Use	2%



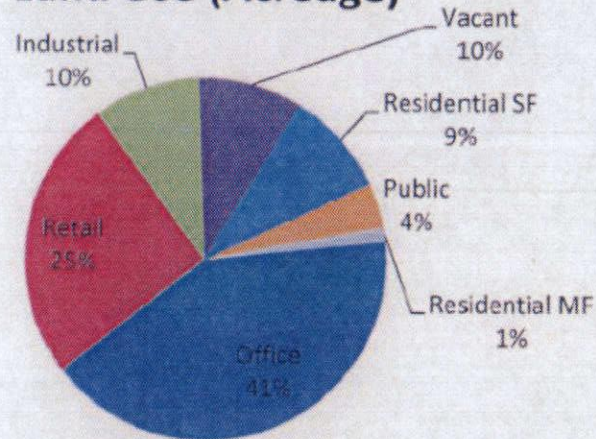
Land Use by Parcel

All properties are zoned C-M and 64% of properties are currently used for commercial

Additional Parcel Land Use Data

Ranking by Land Use (Acreage)			Value/Acre		%Acreage	%Value
Office	\$	7,701,629	7.56	\$	1,018,734	41.2%
Retail	\$	2,917,421	4.65	\$	627,402	25.3%
Industrial	\$	830,588	1.77	\$	469,259	9.6%
Vacant	\$	533,493	1.72	\$	310,170	9.4%
Residential SF	\$	995,093	1.7	\$	585,349	9.3%
Public	\$	660,437	0.74	\$	892,482	4.0%
Residential MF	\$	201,300	0.22	\$	915,000	1.2%

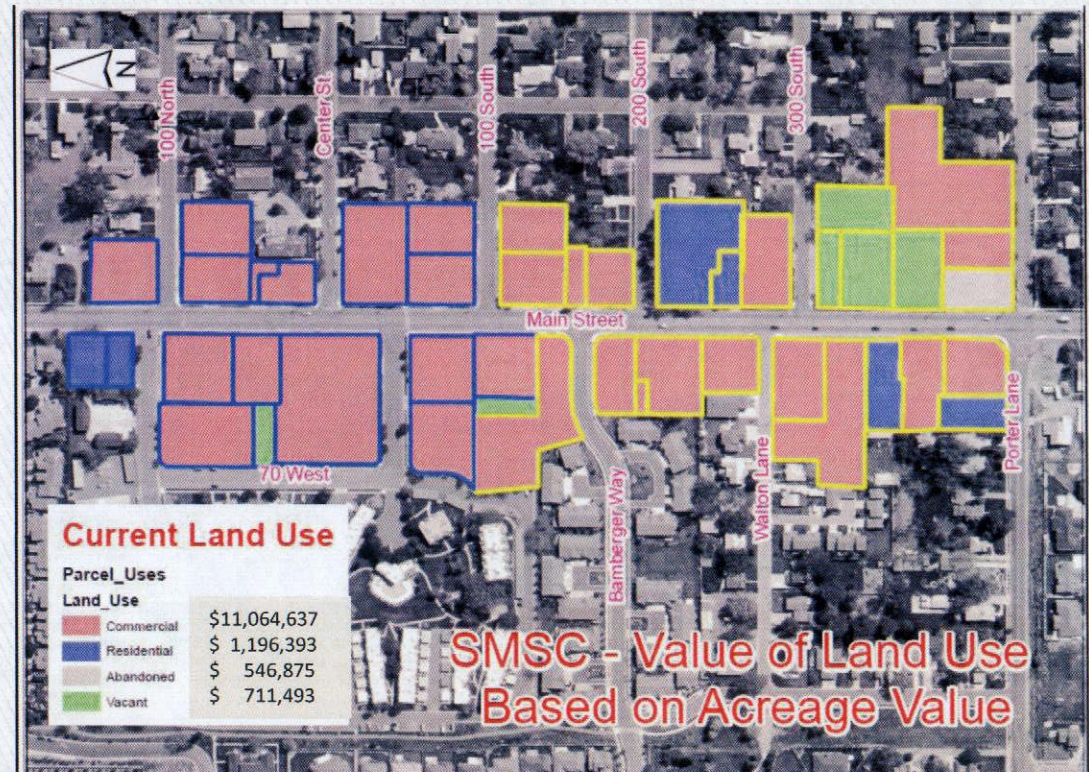
Land Use (Acreage)



76% of acreage is currently used for commercial enterprises (with breakdown of 41% office, 25% retail, 10% industrial)

Parcel Land Use Valuation Data

- ▶ Commercial 83%
- ▶ Residential 7%
- ▶ Public Facility 5%
- ▶ Vacant 4%
- ▶ Mixed Use 1%



Total Assessed Value in Study Area is \$13.8 Million

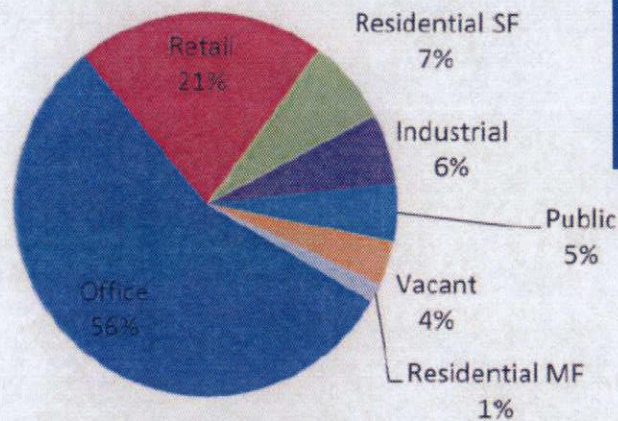
83% of assessed value is in commercial enterprises

Additional Land Use Valuation Data

Ranking by Value

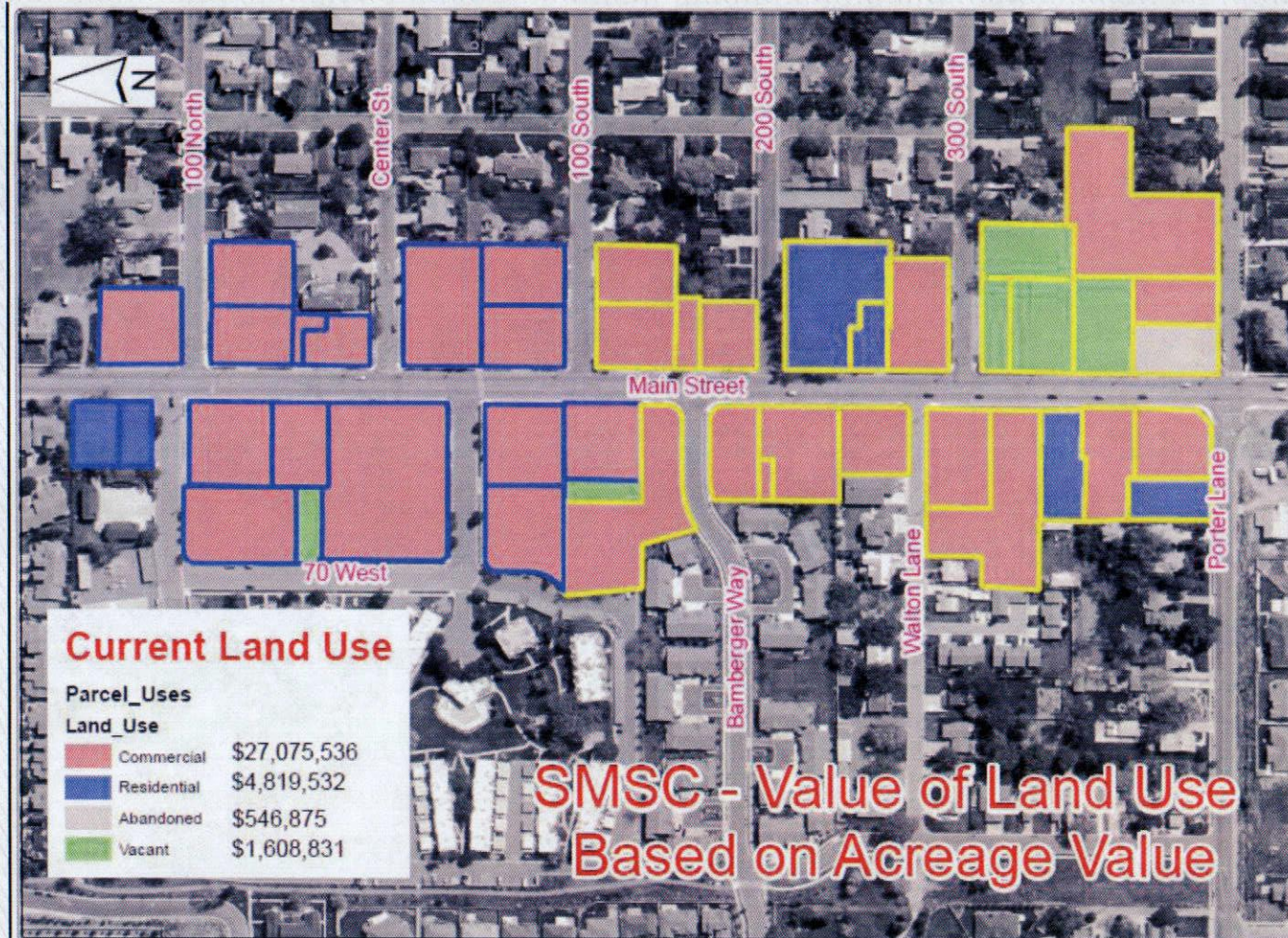
Office	\$	7,701,629	7.56	\$	1,018,734	41.2%	55.6%
Retail	\$	2,917,421	4.65	\$	627,402	25.3%	21.1%
Residential SF	\$	995,093	1.7	\$	585,349	9.3%	7.2%
Industrial	\$	830,588	1.77	\$	469,259	9.6%	6.0%
Public	\$	660,437	0.74	\$	892,482	4.0%	4.8%
Vacant	\$	533,493	1.72	\$	310,170	9.4%	3.9%
Residential MF	\$	201,300	0.22	\$	915,000	1.2%	1.5%

Land Use (Value)



The 83% of assessed value in commercial uses is represented by 56% in office, 21% in retail, and 6% in industrial

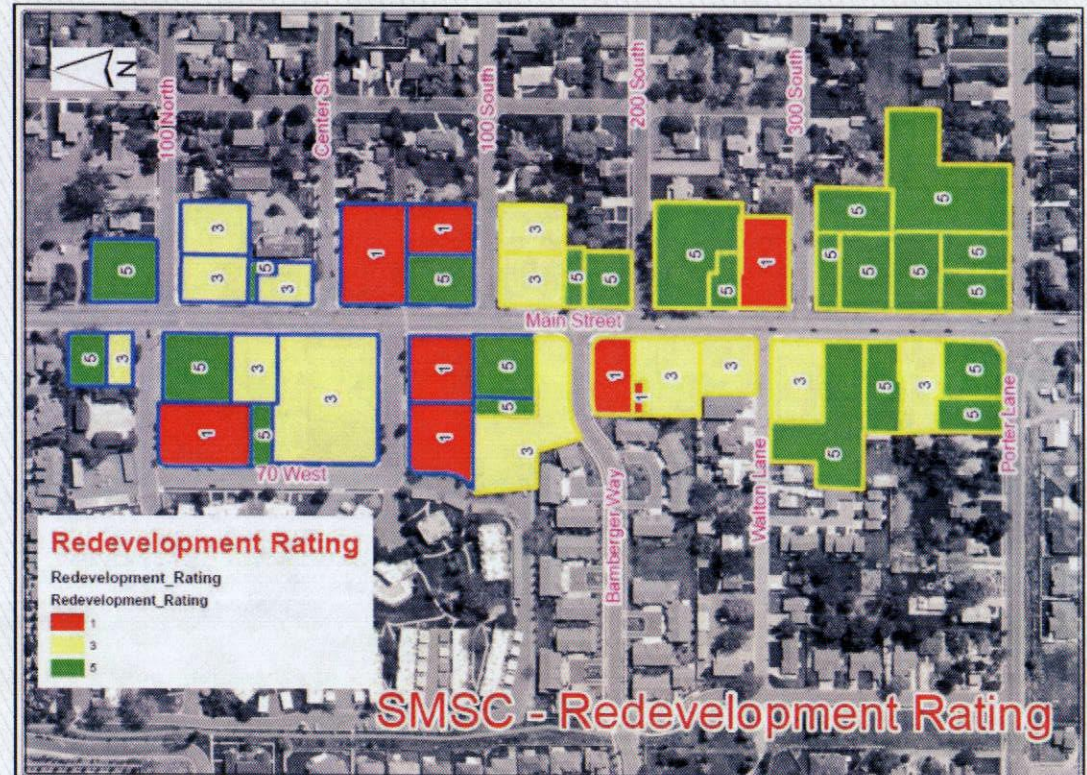
Parcel Land Use Valuation – Per Acre Average



Market Rate Value of Land Use Based on Average Per Acre Value

Likelihood of Parcel Redevelopment

- ▶ 1 = Not Likely 18%
- ▶ 3 = Might be Likely 30%
- ▶ 5 = Likely 52%



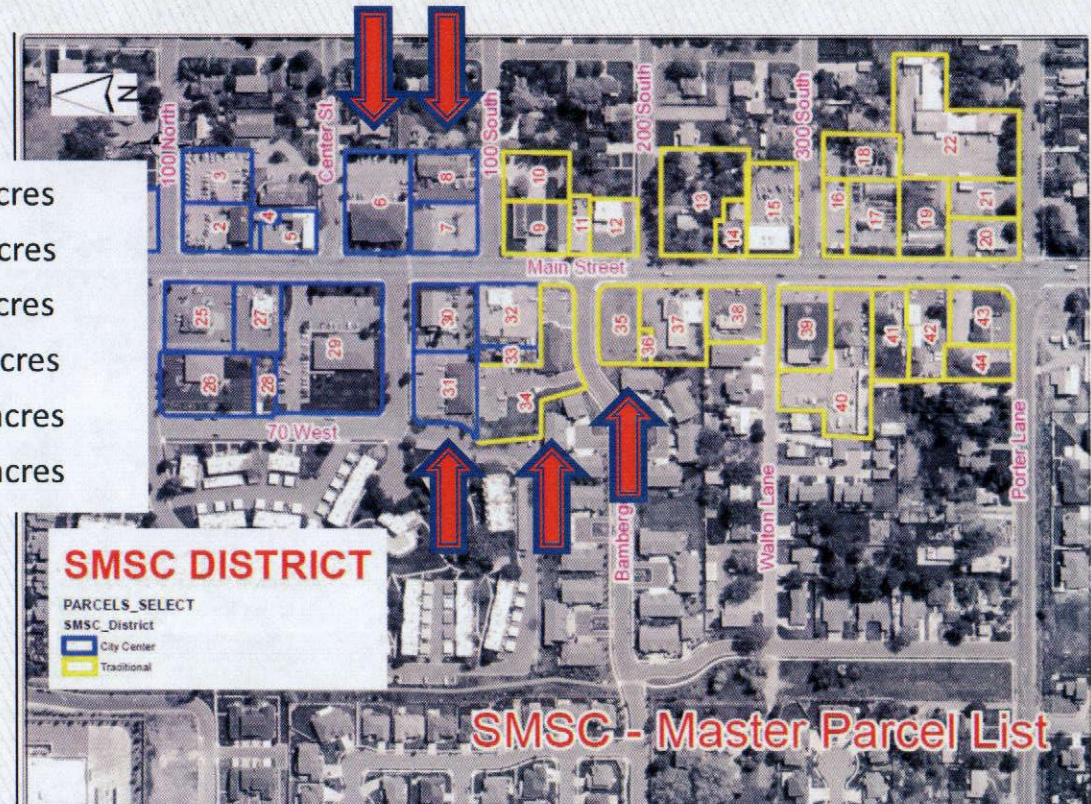
Redevelopment Classification

Assessed value of structure
Date of construction
Condition of structures
Undeveloped area

Recent Development – Since 2000

- ▶ 2001 Main & Center \$1,420,000 0.74 acres
- ▶ 2005 BLR Management \$ 445,000 0.36 acres
- ▶ 2007 Keller Williams \$ 555,000 0.49 acres
- ▶ 2007 Huffaker Dental \$ 480,000 0.90 acres
- ▶ 2015 Matt's Place \$1,200,000 0.37 acres
- ▶ Totals (5) \$4,100,000 2.86 acres

5 New Buildings



Development Since 2000

19% of total commercial buildings
20% of total commercial acreage
37% of total commercial tax value

Density Cap Calculations

- ▶ Units in Unlikely to Redevelop Parcels 15
- ▶ Units in Might Redevelop Parcels 24
- ▶ Units in Likely to Redevelop Parcels 34



Density Cap at 4 Units Per Acre

Maximum Total Number of Units
at 4 Units Per Acre = 73 Units

Density Cap Calculations

- ▶ Units in Unlikely to Redevelop Parcels 32
- ▶ Units in Might Redevelop Parcels 51
- ▶ Units in Likely to Redevelop Parcels 72



Density Cap at 8 Units Per Acre

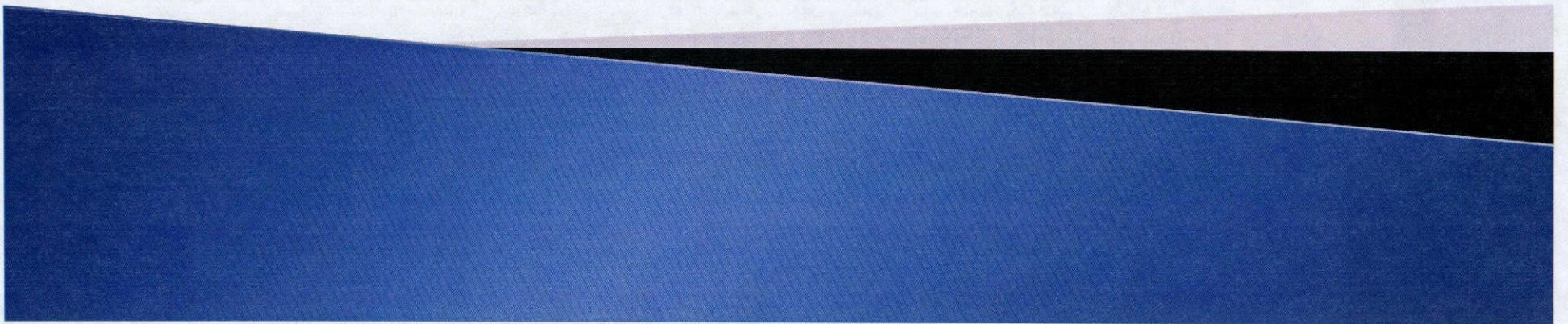
Maximum Total Number of Units
at 8 Units Per Acre = 155 Units

Data and Analysis Summary

- ▶ Study Area = City Center and Traditional Districts
- ▶ 44 Total Parcels
- ▶ 18.36 Total Acres
- ▶ 62% of Parcels are Locally-Owned
- ▶ 64% of Parcels are Commercial Use
- ▶ \$13.8 Million in Assessed Value
- ▶ 83% of Assessed Value in Commercial Uses
- ▶ 52% of Parcels are Likely to Redevelop
- ▶ 20% of Commercial Acreage Since 2000



Complete Streets and Public Space



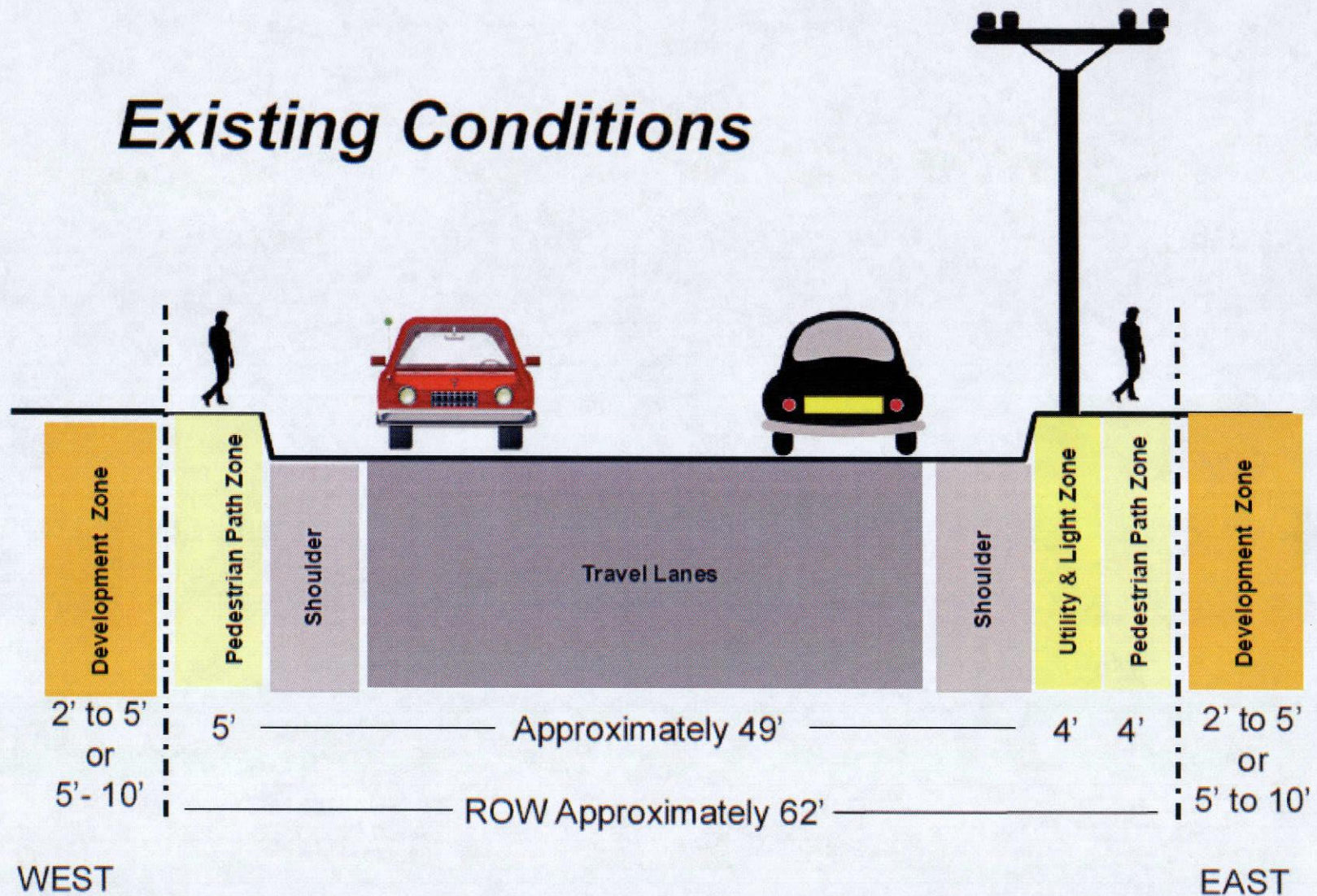
Existing Built Environment

- ▶ 4' Parkstrip (56% is grass)
- ▶ 4' Sidewalk
- ▶ Various Building Setbacks
- ▶ 16 Parcels on Main
- ▶ 13 Buildings Fronting Main
- ▶ 15 Utility Poles (83%)
- ▶ 7 Street Signs (58%)
- ▶ 4 Bus Stops (67%)
- ▶ No Parkstrip
- ▶ 5' Sidewalk Next to Curb
- ▶ Various Building Setbacks
- ▶ 16 Parcels on Main
- ▶ 16 Buildings Fronting Main
- ▶ 3 Utility Poles (17%)
- ▶ 5 Street Signs (42%)
- ▶ 2 Bus Stops (33%)

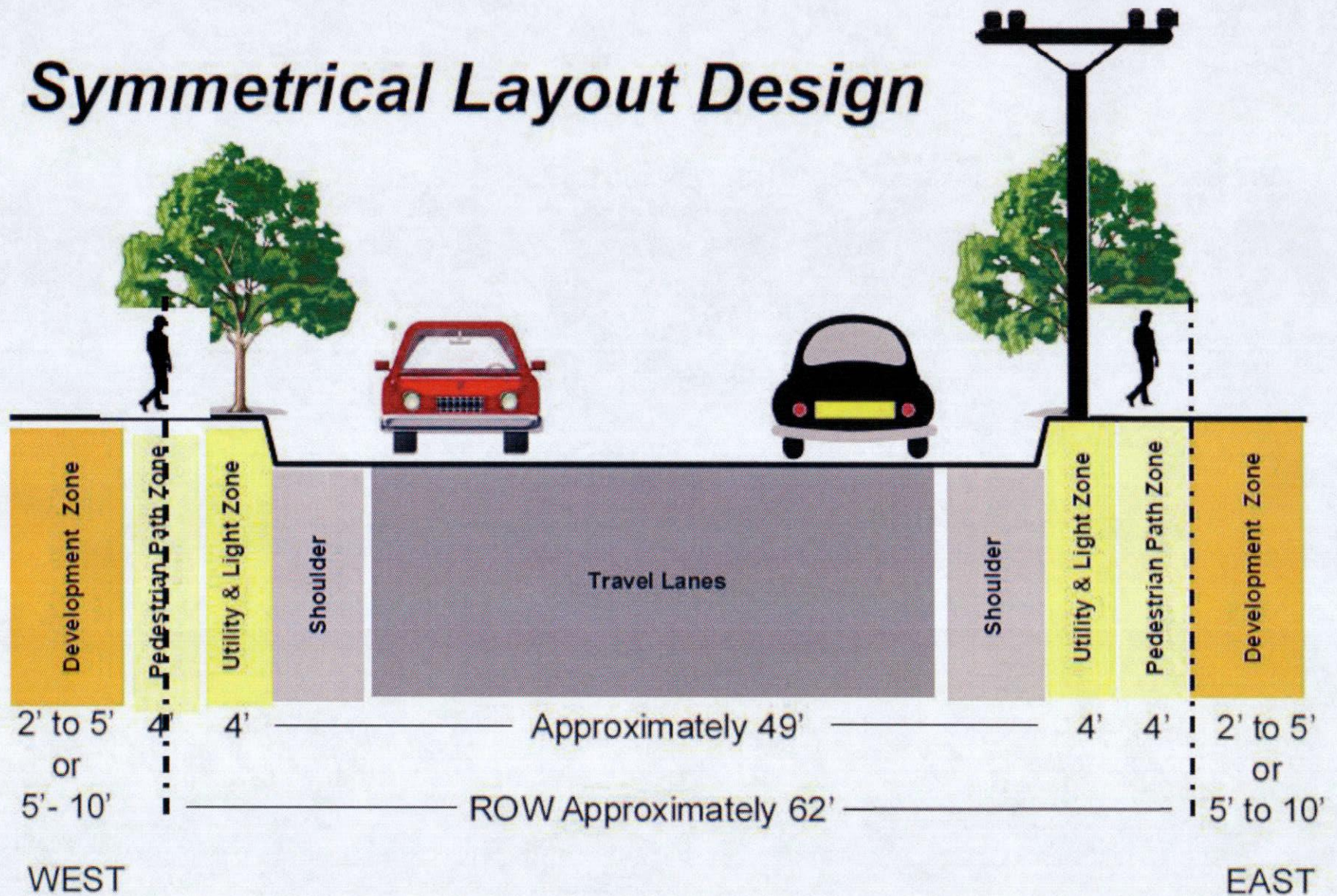
East Side of Main Street

West Side of Main Street

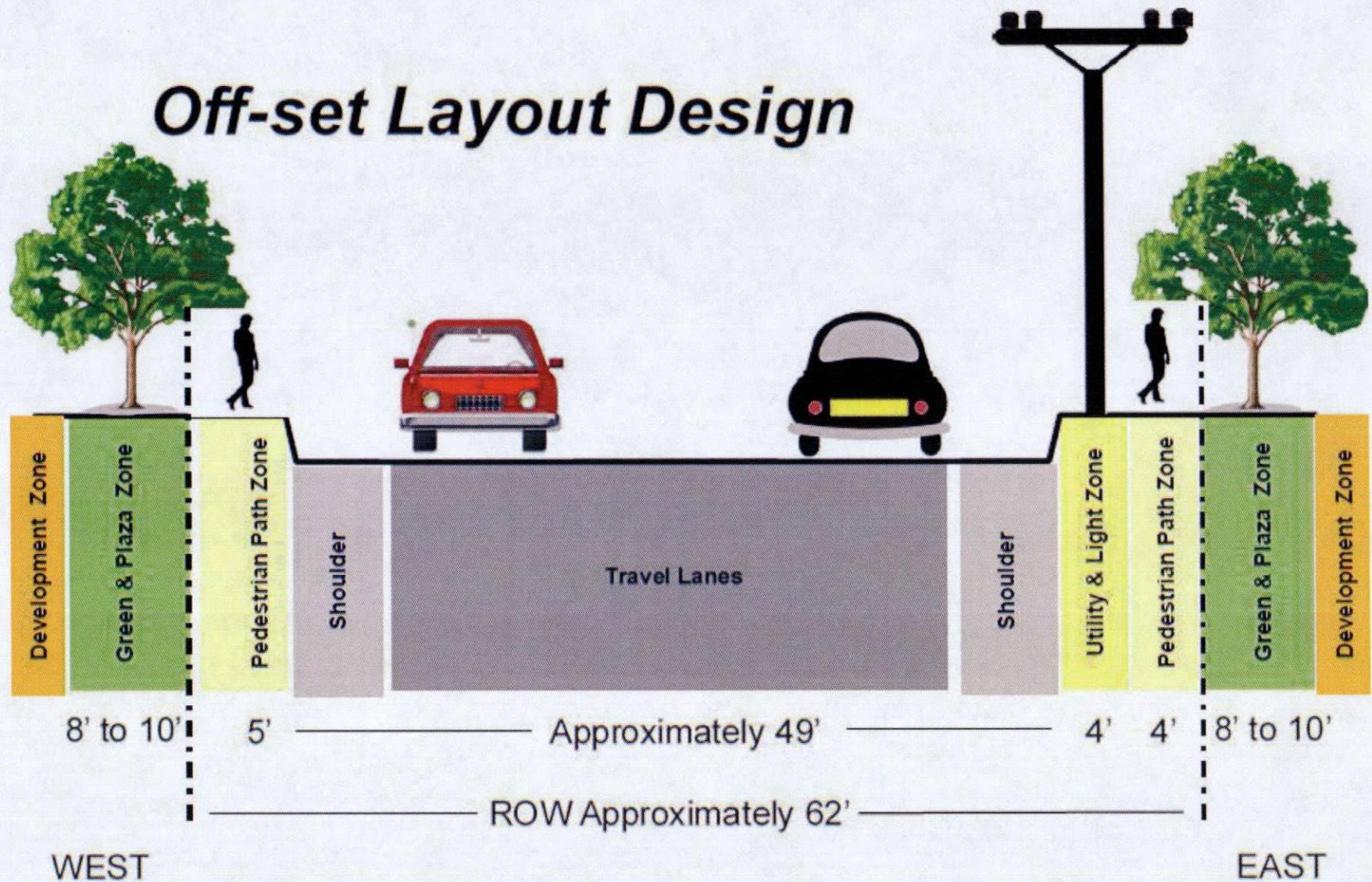
Existing Conditions



Symmetrical Layout Design

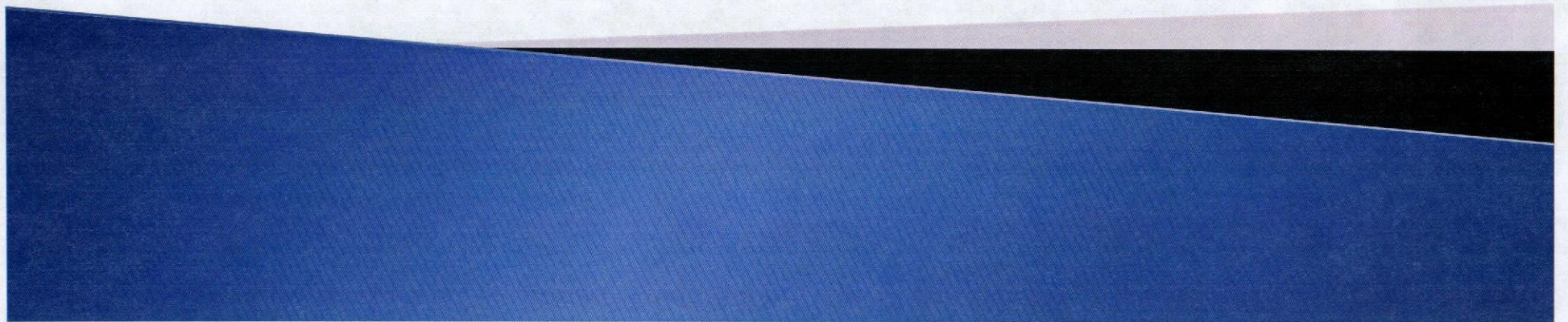


Off-set Layout Design





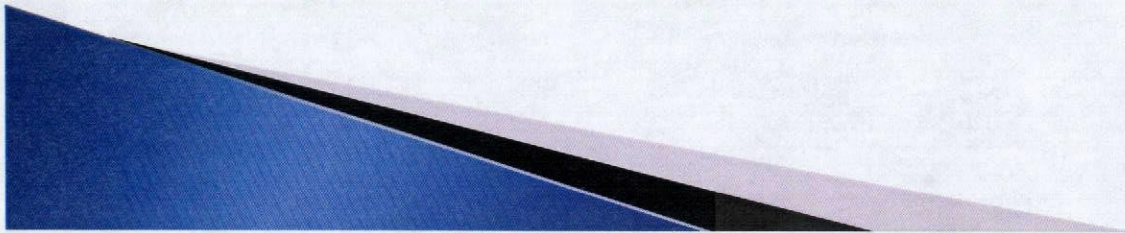
Discussion on Proposed SMSC Ordinance Amendments



Topics for Discussion

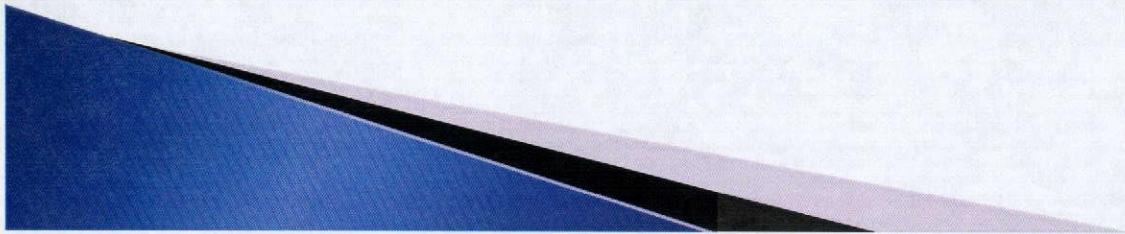
“The Big Five”

- ▶ Public Space Design
- ▶ Building Setback
- ▶ Building Height
- ▶ Permitted Uses
- ▶ Density Cap



Public Space Design

- ▶ Total width and location of hardspace
- ▶ Total width and location of greenspace
- ▶ Symmetrical or offset design for east and west



Building Setback

- ▶ Setback measurement (from sidewalk, curb, prop line)
- ▶ Required minimum and maximum building setbacks
- ▶ Allocation and design of greenspace
- ▶ Allowance for entry features, stairs, patios, etc.
- ▶ Symmetrical or offset design for east and west

Current Ordinance Provisions for
City Center District

Required Build-To Range – 2' to 5'
Measured from Back of Sidewalk

Current Ordinance Provisions for
Traditional District

Required Build-To Range – 5' to 10'
Measured from Back of Sidewalk



Building Height

- ▶ Building height measurement (top, midpoint, grade)
- ▶ Maximum height allowed
- ▶ Additional height allowed for pitched roof design
- ▶ Additional height on Main with transition to lower
- ▶ Symmetrical or offset design for east and west

Current Ordinance Provisions for
City Center District

East Side Height - 25'

West Side Height - 35' with CUP

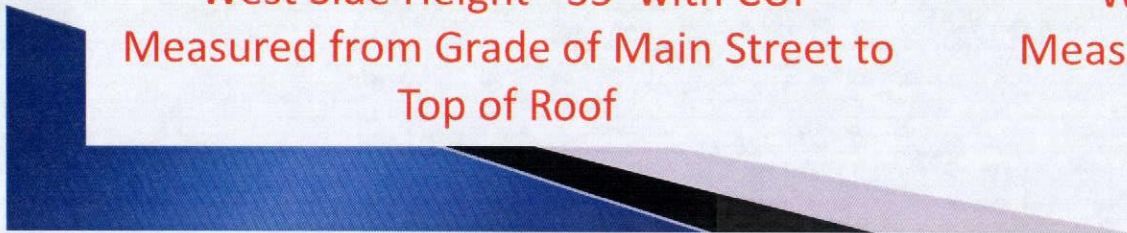
Measured from Grade of Main Street to
Top of Roof

Current Ordinance Provisions for
Traditional District

East Side Height - 25'

West Side Height - 35' with CUP

Measured from Grade of Main Street to
Top of Roof



Permitted Uses

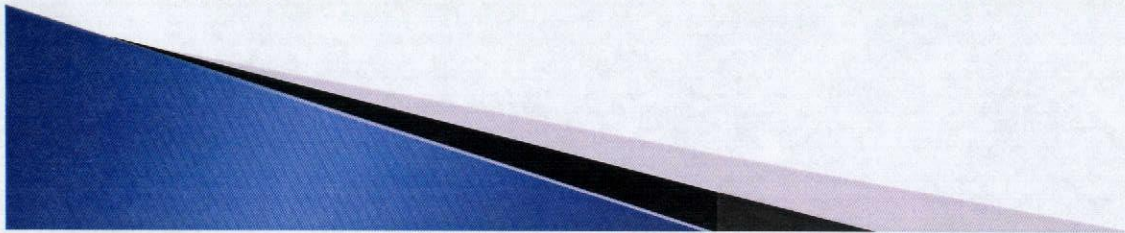
- ▶ Commercial
- ▶ Mixed Use (clarify what is mixed use)
- ▶ Residential (with or without commercial)

Ordinance Provisions for
Permitted Uses In Both Districts

Permitted C-M Uses
Restaurant, Eatery
Single Family Dwelling
Multi-Family Residential with Mixed Use

Current Ordinance Provisions for
Conditional Uses In Both Districts

Conditional C-M Uses
Restaurant, General
Public Parking Garage with Mixed Use
Multi-Family Residential with Mixed Use



Density Caps for Residential

- ▶ Maximum cap on units per acre
- ▶ Permitted or Conditional Use

Current Ordinance Provisions for
East Side of Both Districts

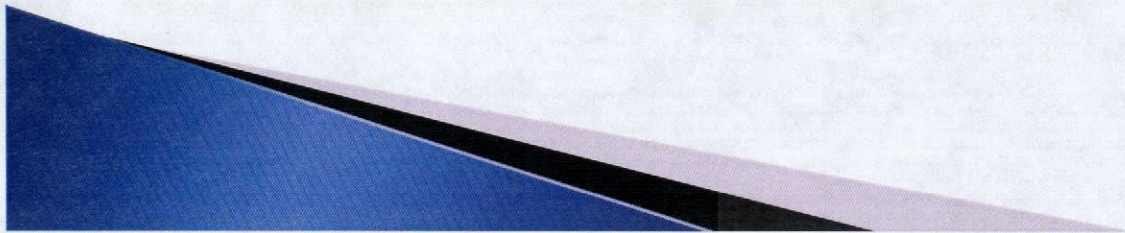
Town House, Two-Family or Multi-Family
with Mixed Use

1-3 Units per Building – Permitted
4-6 Units per Building - Conditional

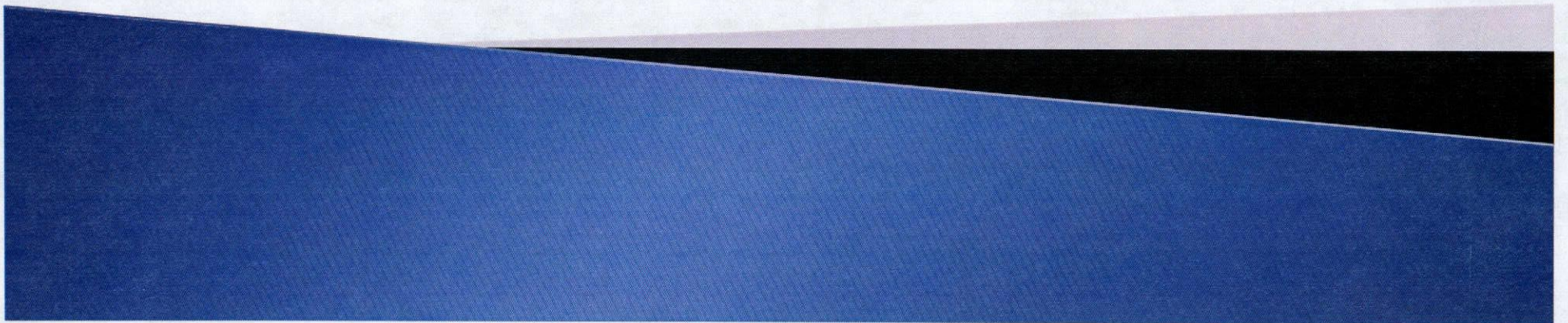
Current Ordinance Provisions for
West Side of Both Districts

Town House, Two-Family or Multi-Family
with Mixed Use

1-4 Units per Building – Permitted
5-8 Units per Building - Conditional

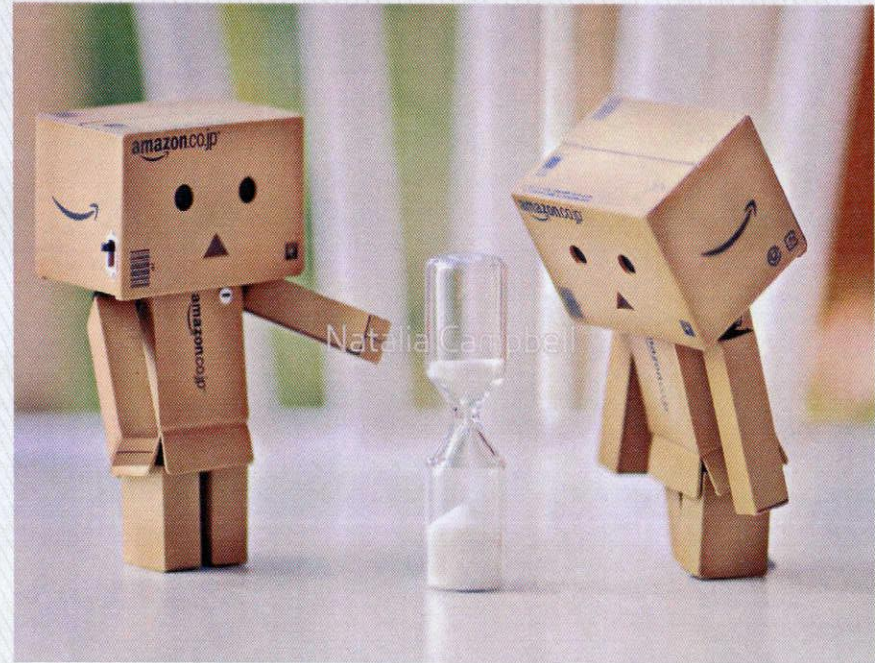


Issues Recommended to be Addressed Later



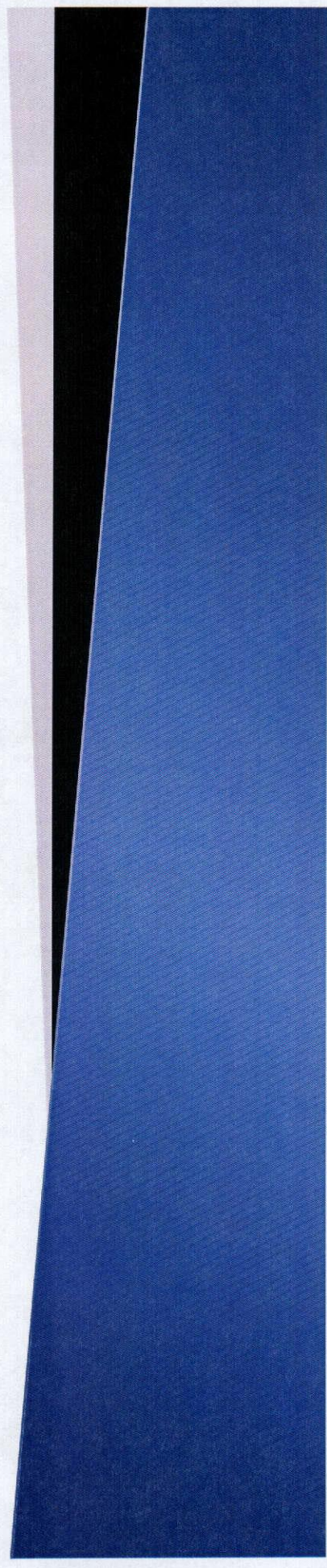
Follow Up Study and Analysis

- ▶ Undergrounding of power and utility lines
- ▶ Creation of RDA or CDA to encourage development
- ▶ Obtaining right-of-way from UDOT for public space
- ▶ Traffic calming measures or reduced speed limits



The End

Thank You for Your Time, Effort and Investment in
Centerville City





ROOM TO LEARN

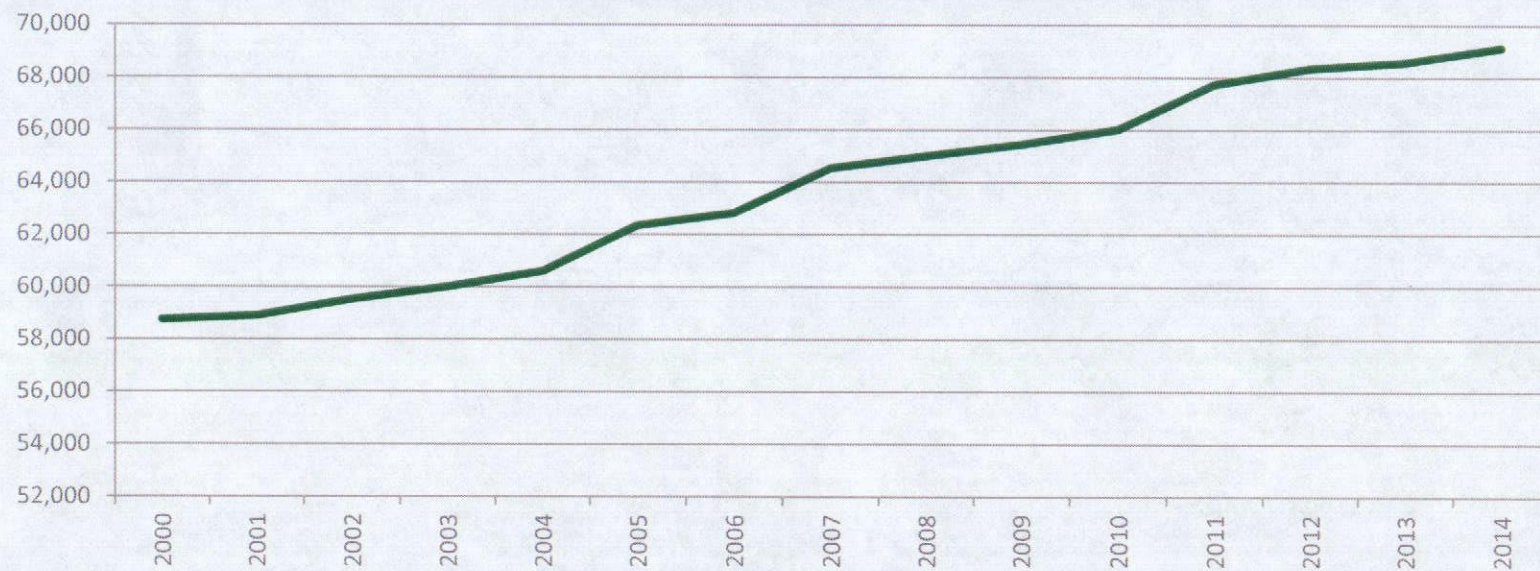
THE DAVIS SCHOOL DISTRICT 2015 BUILDING IMPROVEMENT & CONSTRUCTION PLAN

THE DISTRICT HAS BEEN GROWING FOR A LONG TIME

1



Davis School District K-12 Oct 1 Student Enrollment

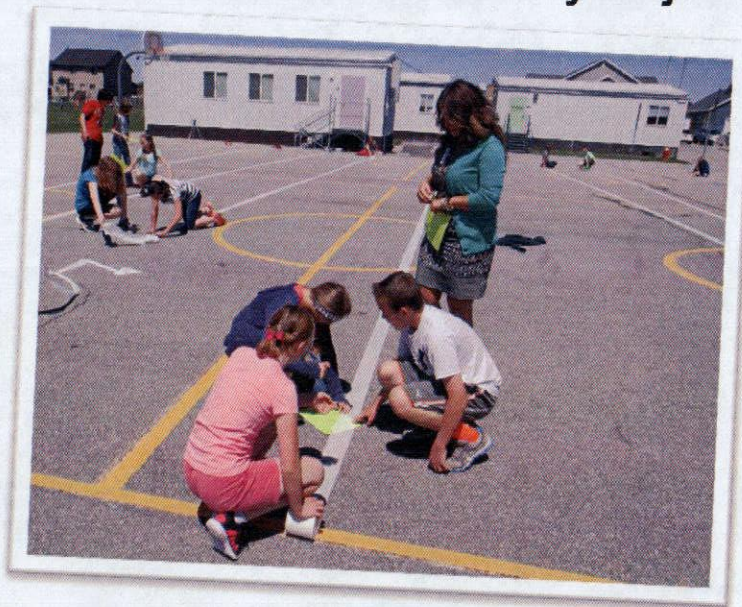


HOW HAVE WE MET THAT GROWTH?

2



The district first uses portables (350), year-round schedules, and makes boundary adjustments to handle growth.



It currently has five year-round elementary schools in areas of high growth.

- Bluff Ridge in Syracuse — 1,035 students
- Eagle Bay in west Farmington — 917 students
- Endeavour in west Kaysville — 1,142 students
- Heritage in west Layton — 1,074 students
- Sand Springs in west Layton — 1,041 students

(Enrollment numbers as of April 1, 2015)

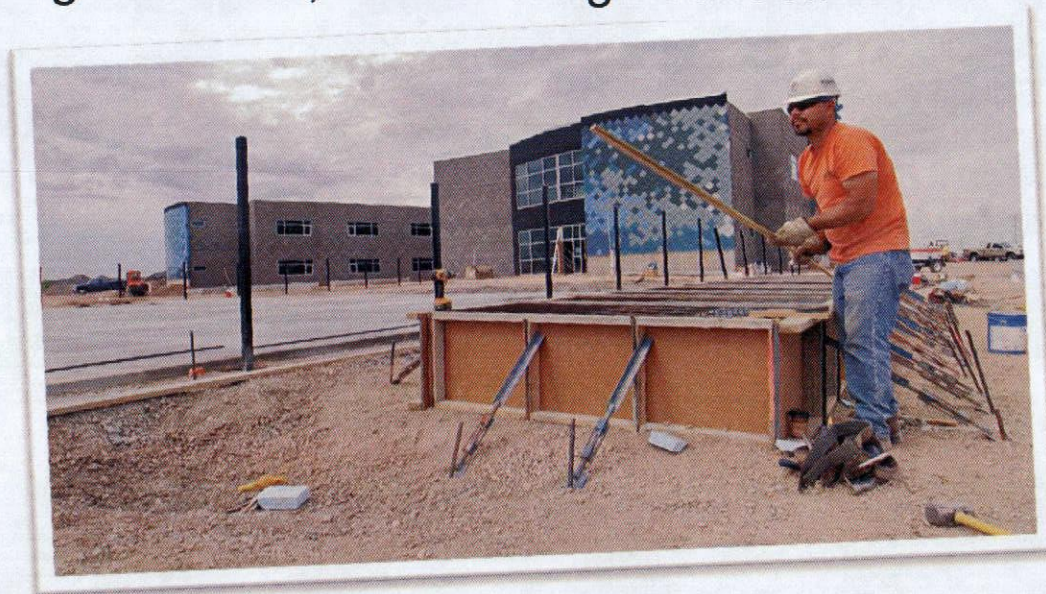
HOW HAVE WE MET THAT GROWTH?

3



Since 1995, the district has also built 15 elementary schools, three junior high schools, and one high school.

Bluff Ridge • Buffalo Point
Creekside • Eagle Bay
Ellison Park • Endeavour
Foxboro • Heritage • Lakeside
Mountain View • Odyssey
Parkside • Sand Springs
S. Weber K-2 • Windridge
Centennial JH • Legacy JH
West Point JH • Syracuse HS



HOW HAVE WE MET THAT GROWTH?

4



We have also rebuilt four existing schools and added to their capacities.



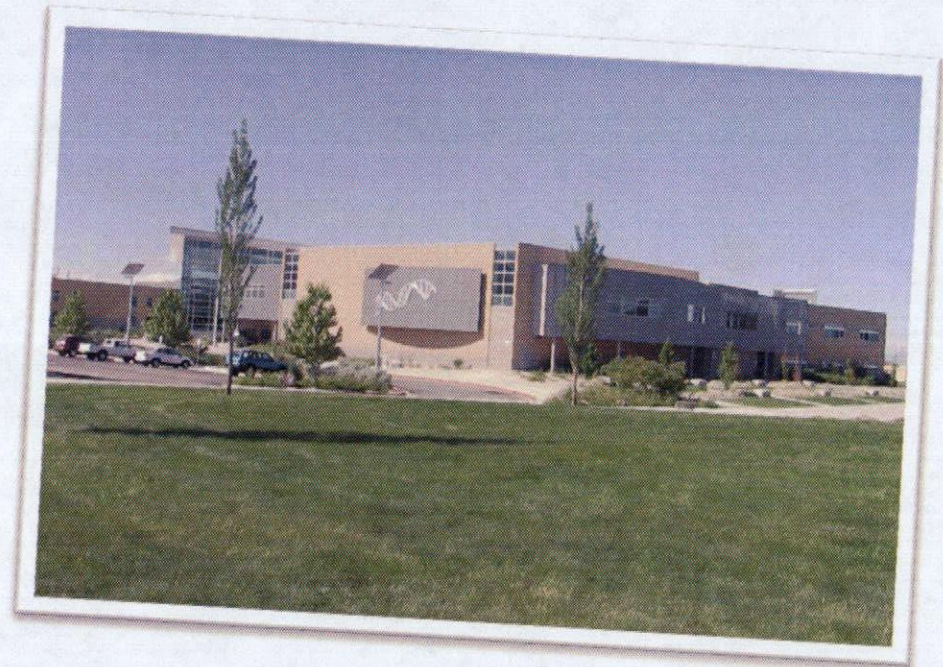
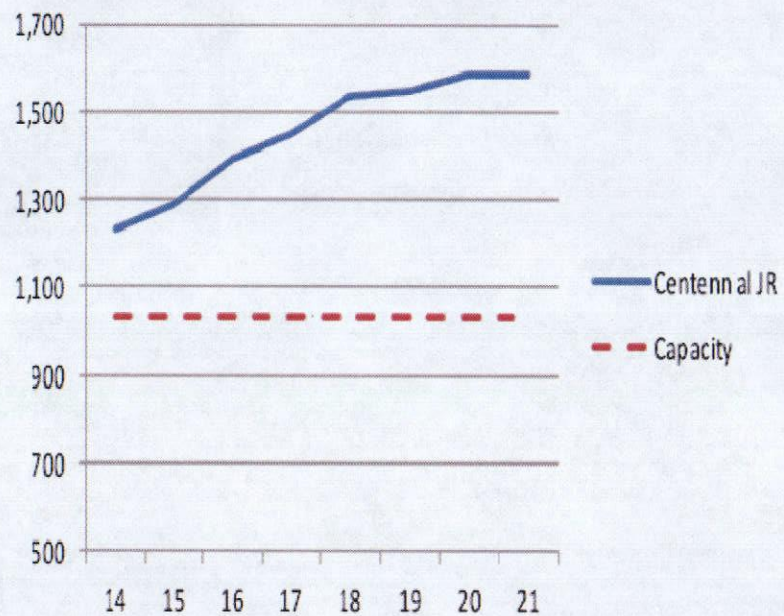
Wasatch Elementary • North Davis Junior High • Davis High • Vista (Special Education) Center

OUR CURRENT CHALLENGE AT THE JUNIOR HIGH LEVEL

5



CENTENNIAL JUNIOR HIGH SCHOOL

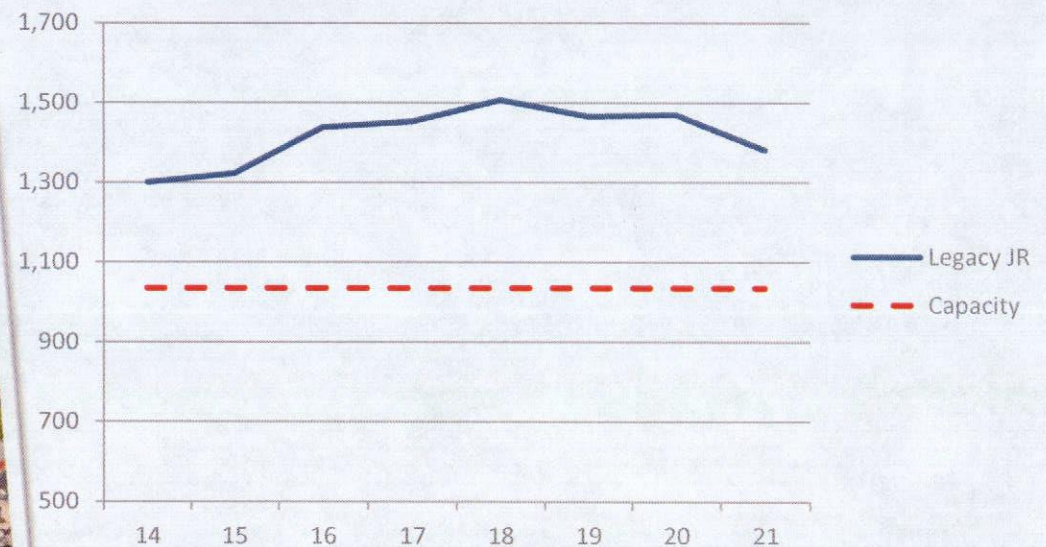


OUR CURRENT CHALLENGE AT THE JUNIOR HIGH LEVEL

6



LEGACY JUNIOR HIGH SCHOOL

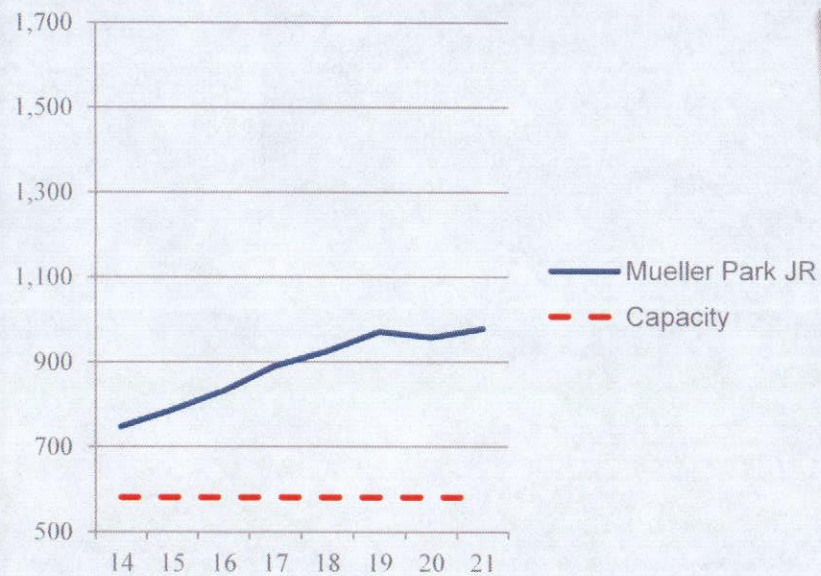


OUR CURRENT CHALLENGE AT THE JUNIOR HIGH LEVEL

7



MUELLER PARK JUNIOR HIGH SCHOOL



OUR CURRENT CHALLENGE AT THE HIGH SCHOOL LEVEL

8



LAYTON HIGH SCHOOL



Based on current projections, 14 portables will be on-site by 2018.

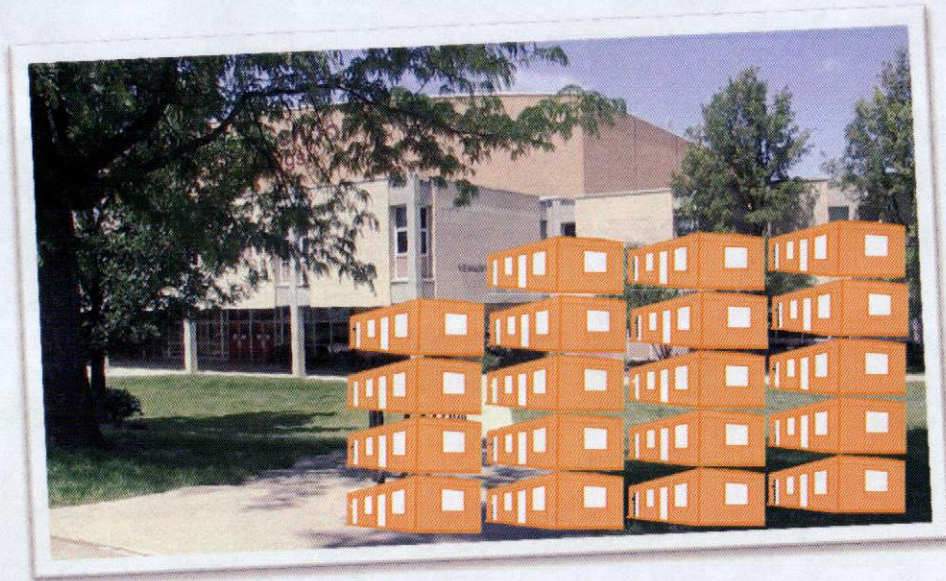


OUR CURRENT CHALLENGE AT THE HIGH SCHOOL LEVEL

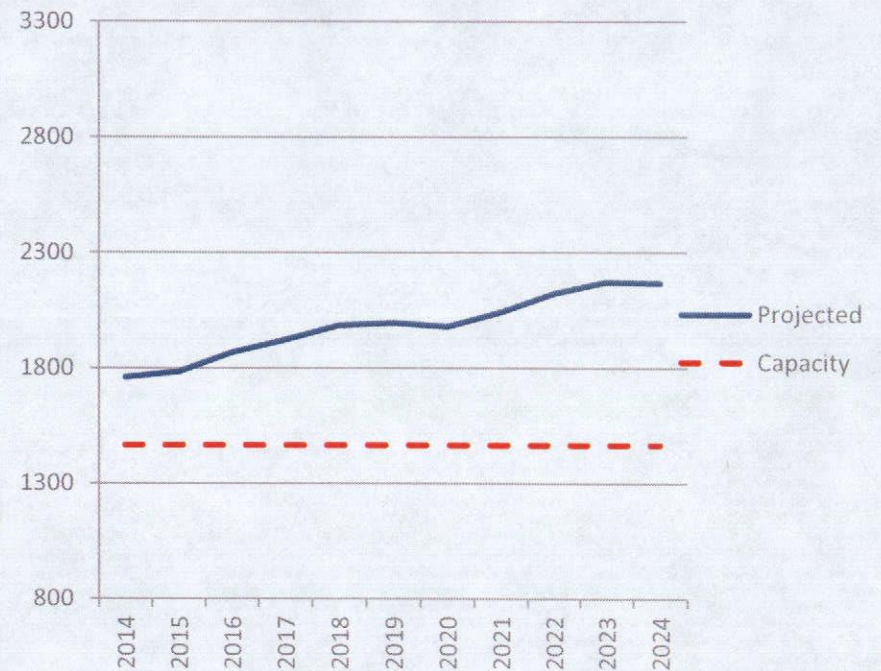
9



VIEWMONT HIGH SCHOOL



Based on current projections, 19 portables will be on-site by 2018.

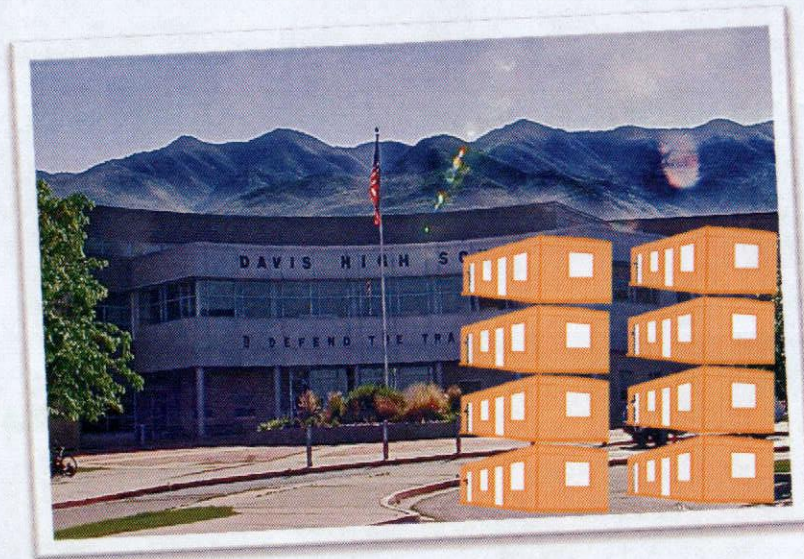


OUR CURRENT CHALLENGE AT THE HIGH SCHOOL LEVEL

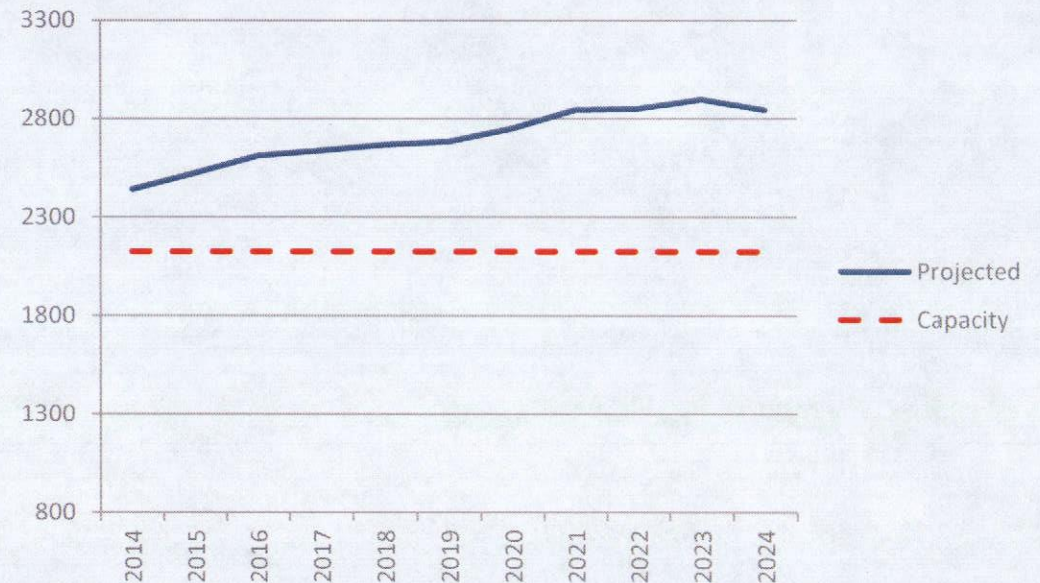
10



DAVIS HIGH SCHOOL



Based on current projections, eight portables will be on-site by 2018.



THE SCHOOL BOARD PROPOSES A BUILDING BOND

11



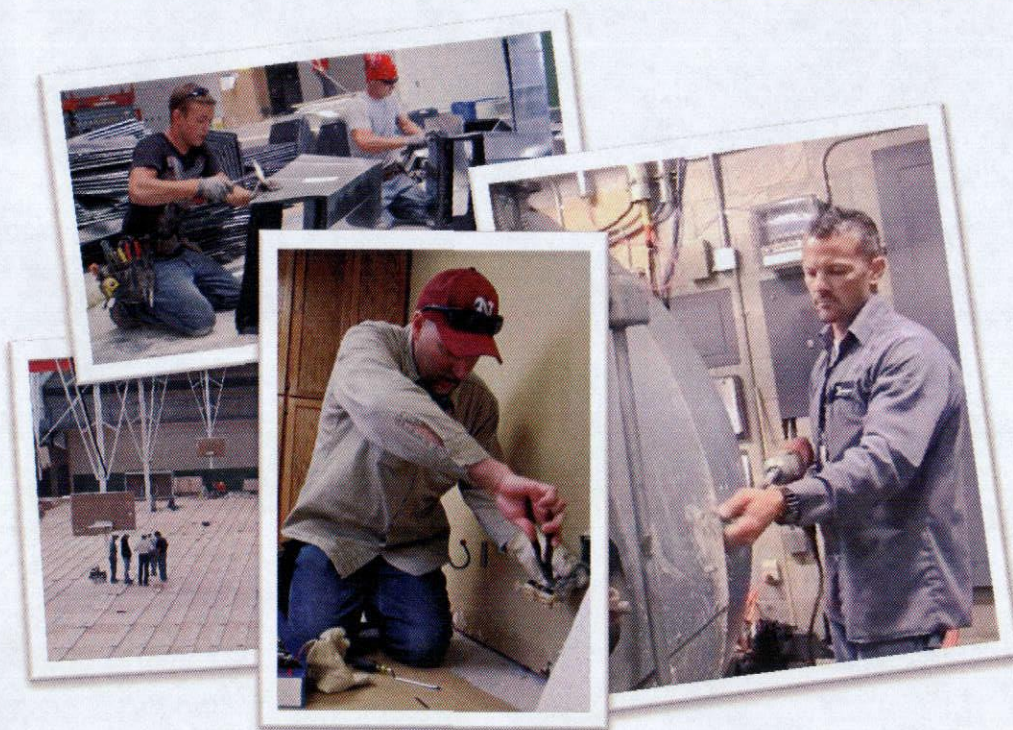
- New Construction, Renovations, Additions and Property Purchases:

\$ 246 M

- Maintain and Enhance Existing Infrastructure — more than 10 million square feet.
(roofs, boilers, power upgrades, water line replacements, parking lots, fire alarm upgrades, etc.)

\$ 52 M

Total: \$ 298 M



FUNDS WILL ONLY BE USED FOR BUILDING

12



The funds can't be used for salaries or supplies.

HANDLING THE GROWTH

13



- High school in Farmington.
- Junior high school in west Layton.
- Elementary school in the northwest portion of district.
- Depending on student growth, a second new elementary school or a rebuild of an older elementary in the north end.

IMPROVING SCHOOLS

14



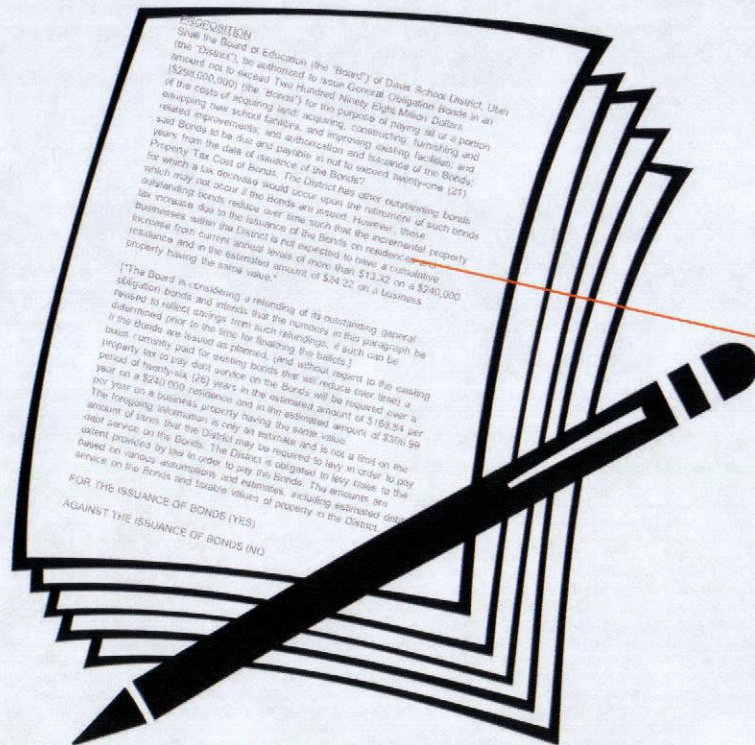
- Viewmont High remodel
- Woods Cross High phase II
- Mountain High addition
- Sunset Junior High remodel
- Mueller Park Junior addition
- West Bountiful El. rebuild

Plus, increase security, replace waterlines, upgrade HVAC and energy systems, and address a host of other needs at many schools.



THE BALLOT LANGUAGE IS CONFUSING

15



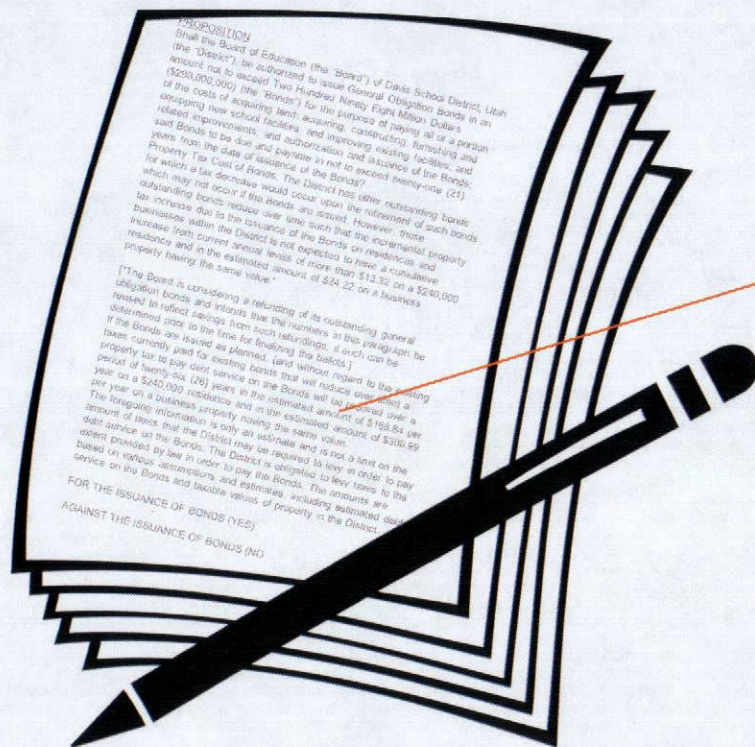
Most of the language that appears on the ballot is required by law and could be misconstrued. It is important to understand the ballot.

... is not expected to have a cumulative increase ... of more than **\$13.32 on a \$240,000 residence.**

(That means a \$2 to \$3 increase per year.)

THE BALLOT LANGUAGE IS CONFUSING

16

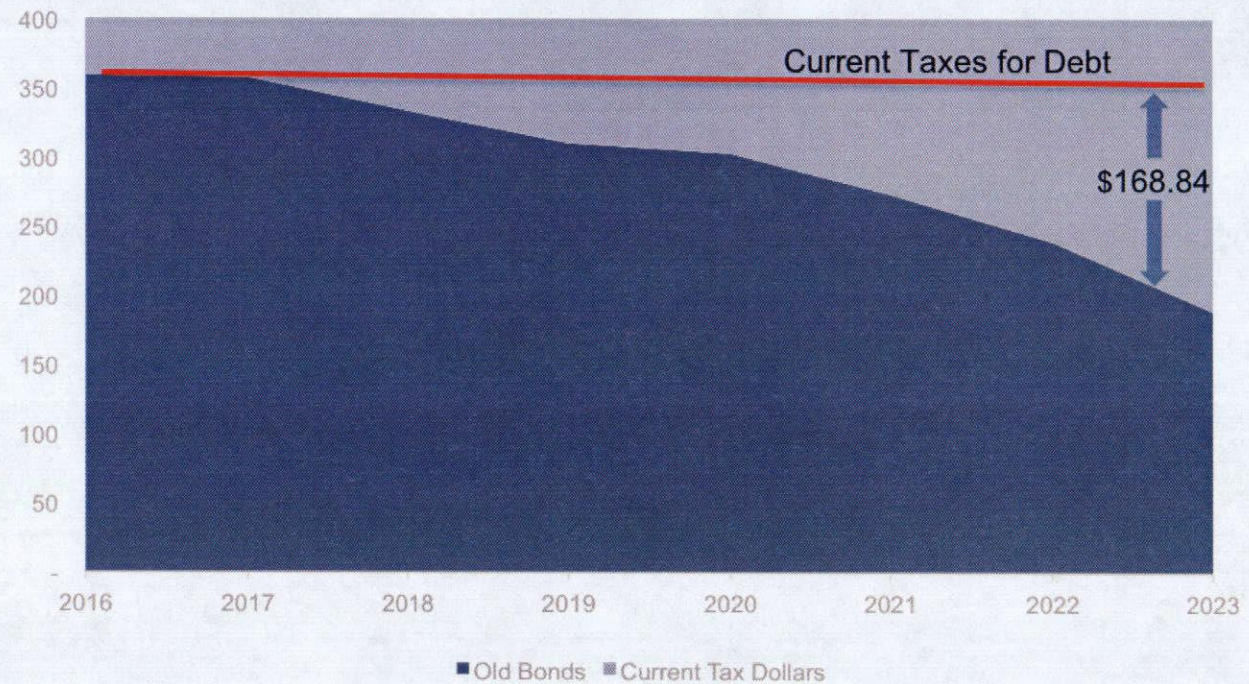


If the Bonds are issued as planned, (and without regard to the existing taxes currently paid for existing bonds that will reduce over time) a property tax to pay debt service on the Bonds will be required over a period of 26 years in the estimated amount of \$168.84 per year on a \$240,000 residence.

TAX IMPACT OF THE BOND

17

Without this
\$298 million
bond, property
taxes could
decrease
gradually over
seven years
by
about \$168.84.



WHAT WE'VE DONE SINCE 2009

18





ROOM TO LEARN

CAST YOUR VOTE NOV. 3.