



## **CENTERVILLE WORK SESSION AGENDA**

**NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY COUNCIL WILL HOLD ITS WORK SESSION MEETING AT 5:30 PM ON JUNE 15, 2021 AT CENTERVILLE CITY HALL COUNCIL CHAMBERS, 250 N. 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 Jacob Smith, Administrative Services Director, at 801-295-3477, giving at least 24 hours notice prior to the meeting.*

*The full packet of backups materials can be found at <http://centerville.novusagenda.com/agendapublic>.*

### **A. ROLL CALL**

### **B. BUSINESS**

1. South Davis Recreation District Master Plan  
Discuss the Master Plan of the South Davis Recreation District
2. Island View Park Future Phasing  
Discuss future phasing of Island View Park, including shade structure analysis
3. Fencing on Corner Lots  
Discuss fencing on corner lots

### **C. CLOSED SESSION (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 the Attorney-Client matters that are privileged pursuant to Utah Code ann. 78B-1-137, as amended)**

### **D. ADJOURNMENT**

Jennifer Hansen  
Centerville City Recorder

## CENTERVILLE

### Staff Backup Report 6/15/2021

Item No. 1.

Short Title: South Davis Recreation District Master Plan

Initiated By: Brant Hanson, City Manager

Staff Representative: Brant Hanson, City Manager

#### **SUBJECT**

Discuss the Master Plan of the South Davis Recreation District

#### **RECOMMENDATION**

#### **BACKGROUND**

#### **ATTACHMENTS:**

Description

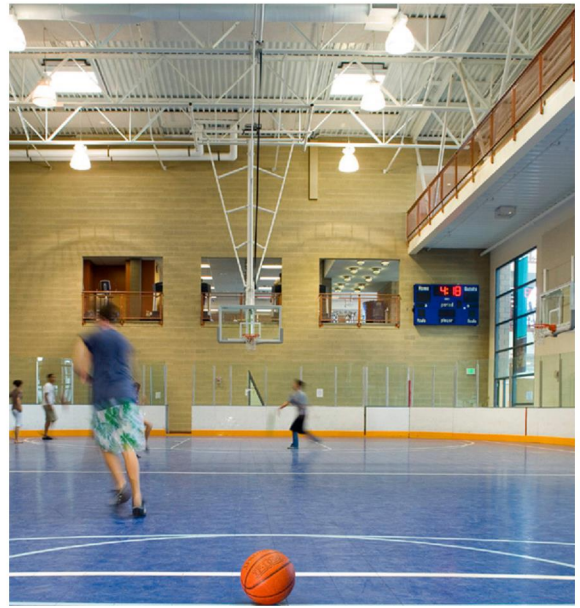
- ▣ SDRD Master Plan Summary



# SOUTH DAVIS RECREATION DISTRICT MASTER PLAN SUMMARY

Facilities Master Plan Summary  
for South Davis Recreation District  
January 2021





*Existing fitness facilities and courts within the South Davis Recreation Center*

## Our ever-growing community has outgrown the Recreation Center.

SDRD's Rec Center is well-used and well-loved, and the community's interest and population continue to grow. The Recreation District is evaluating ways it can best continue to serve the needs of the growing community.

### Why Does South Davis Recreation District Need a Master Plan?

- *The South Davis Recreation District has grown by 12,000 residents since the Rec Center was built in 2008 and expects to see an additional 30,000 new residents by 2050.*
- *Some areas of the existing facility are showing signs of excessive wear and tear and are in need of upgrades to ensure a safe and pleasant facility experience for members.*
- *Community use of the facility remains high: membership numbers are hovering at full capacity, and the demand for more recreational sports programming, for both youth and adults, is on the rise.*
- *The Rec Center has no additional space in which it can expand to accommodate more equipment, larger classes, or additional programs.*
- *The current Rec Center will not be able to accommodate the area's projected population growth.*
- *It's time for our recreation facilities to grow and expand to meet the current and growing demand of the community.*

The proposed master plan ensures the South Davis Recreation District can continue to effectively serve the sports and recreation needs of the area for the 20 year future.

**SOUTH DAVIS RECREATION CENTER, IS AT CAPACITY, AND WILL NOT BE ABLE TO ACCOMMODATE THE ANTICIPATED POPULATION GROWTH WITHIN THE CURRENT FACILITY.**

## Existing Programs

Recreation amenities currently include:

- Olympic size ice rink
- Multi-purpose court
- Group fitness studios
- Open cardio and weight facilities
- Racquetball courts
- Bouldering cave
- Suspended walking / jogging track
- Indoor leisure pool
- 25 yard lap lanes within a 40-yard competition pool
- Outdoor splash pad and zero entry pool
- Community meeting and party rooms
- Child watch and Concession areas

In addition to offering a broad range of aquatic and fitness classes, the South Davis Recreation District also offers both youth and adult programs, such as basketball, flag football, volleyball, soccer, track and field club, sports and fitness camps, tennis, and pickleball programs. Currently, the Jr. Jazz program and many of the field sports are hosted at partnering community and school district facilities. Additional indoor court and outdoor field space would be beneficial to serve the current programs and allow for program expansion.



*Existing outdoor zero entry pool and splash pad, ice rink, indoor competition pool and aerobics studio shown above.*

**AQUATIC PROGRAMS, FITNESS CLASSES  
AND GYMNASIUM PROGRAMS ARE  
LIMITED BY THE FACILITY AVAILABILITY,  
BALANCE OF NEEDS WITH OPEN USE, AND  
OVERALL FACILITY SIZE**



The South Davis Recreation District Recreation Center provides healthy, recreational opportunities for all area residents, including families, singles, couples, children, and seniors. The existing community-focused Rec Center plays a valuable role in the overall health and wellbeing of the community.

- *Since opening its doors 12 years ago, residents of the South Davis Recreation District have enthusiastically embraced the healthy lifestyle promoted by the Rec Center.*
- *The Rec Center is many things to many people. It is a place where people of all ages embrace their personal fitness goals, families come together to cheer on local youth and adult recreational sports teams and friends meet up to engage in body-healthy activities.*
- *Rec Center membership and regular use of all areas of the Center remain consistently high.*
- *The Rec Center offers an array of membership options to make the Center an affordable option for all residents.*
  - *Senior residents can use the safe, indoor walking track for a nominal annual fee.*
- *The Rec Center provides a wide array of affordable recreational sports programs for youth and adults, including swim, basketball, track and field sports, tennis, pickleball, fitness camps and more.*
- *The Rec Center is responsive to members' physical fitness interests and recreational trends, continually assessing our classes/programs to ensure we offer up-to-date physical fitness classes and programming.*

## Recreation Trends

Over the last decade, most all sport and recreation categories have seen an increase in participation. This is due to heightened awareness of the value of fitness to our overall health and wellbeing. With this in mind, key activities have seen the most growth.

### Cardio-Based and Class-Based Exercises

Organized fitness classes such as high impact training, interval training, barre and yoga classes have increased nearly 4% over the last five years.

### Team Sports and Activities

Engagement in team sports and activities has also seen increased engagement. The following have seen the highest increase.

- Baseball
- Basketball
- Cheerleading
- Football
- Lacrosse
- Roller Hockey
- Rugby
- Indoor Soccer



### Outdoor Activities

Trail running, cross-country skiing, stand-up paddle boarding and hiking have all increased in use, with an average increase of 7% over the last five years.

### Outdoor Fitness Facilities

By providing accessible fitness equipment, courses and opportunities outdoors, recreation centers can accommodate those that want to take advantage of fair weather, benefits of being outdoors, and enable broader access for the community.

### Technology Integration

Integration of fitness apps, virtual training programs are a growing trend. Flexible fitness space with ample access to power and data to support the virtual fitness experience are needed.

### All Abilities Fitness and Recreation Areas

A broad trend in community recreation and fitness facilities is to provide play and fitness areas that are accessible to youth and adults of all abilities. This includes physical access, visual access and tactile improvements.

Based on existing program engagement as well as trends in recreation, the following improvements have been identified to increase recreation opportunities and add value to the South Davis Recreation District:

- Provide additional outdoor leisure pool access through the construction of an outdoor pool at a new location.
- Provide additional pool access through the construction of a 50-meter pool at the existing Recreation Center.
- Provide additional group fitness studio space within the existing recreation center, and at a new facility.
- Expand open cardio and weight areas to accommodate additional equipment at the existing recreation center and provide open fitness equipment at a new facility location.
- Provide additional indoor court space, to expand existing service offerings such as Junior Jazz, and expand opportunities for basketball, pickleball, indoor tennis and other court sports within a new facility.
- Expand programming to include introduction to outdoor sport and fitness programs and skills.



*Community feedback aligns with the program analysis findings and validates the vision for growth*

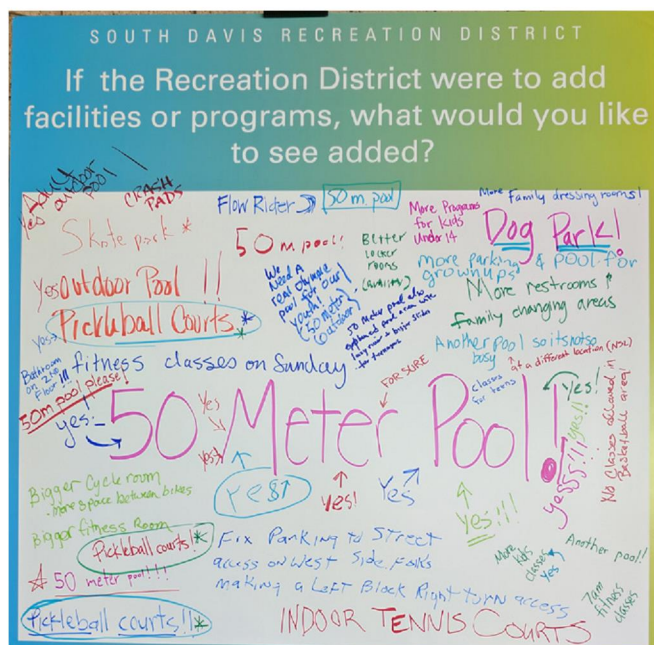
## Community Feedback

Community engagement has been a key part of the planning process. This began with an on-line survey to understand the community perspective on the existing Recreation District facilities.

Following the on-line survey, VCBO Architecture had a booth at the 12th Anniversary Open House at the South Davis Recreation Center to solicit feedback from recreation center users on what they loved about the recreation center, what could be improved, and what amenities they would like to see that do not currently exist.

The third outreach event was an open house held at the South Davis Recreation Center. This open house presented the findings from the previous two outreach efforts as well as proposed improvements to the existing facility and an activity to understand the community's attitude toward a new facility on the west side of I-15.

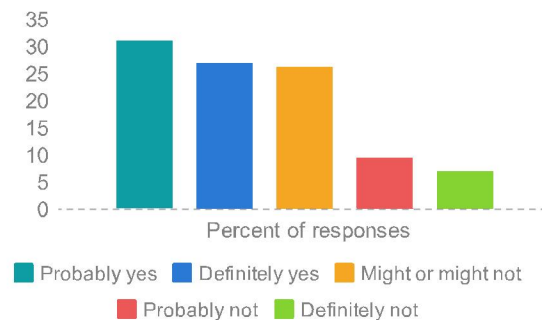
Finally, a more detailed survey was conducted by Y2 Analytics to provide a broader community perspective on the value and opportunities associated with the South Davis Recreation District and Center.



### Most Valued Amenities



Would you support a property tax increase to fund future recreation improvements within the South Davis Recreation District?



- 1 Residents recognize the overall value to the community that District amenities provide beyond their household utility. 92% of residents report that the recreation center is a valuable asset to the community. Each amenity and program offered by the District is rated as more valuable to the community than to individual households.
- 2 Residents' overall experiences with the recreation center are very positive. At least two-thirds of residents rated every facility and program as "Excellent" or "Good."
- 3 Indoor pools are the most popular amenity. Among those who have been to the recreation center in the last year, 46% have visited the leisure pool. 85% also give an above "Average" rating for their overall experience with the leisure pool.
- 4 Youth sports matter a great deal to the community. 47% of residents report that youth sports programs are "Extremely important" to the community as a whole.
- 5 Willingness to pay increased taxes to fund new or existing recreation centers is shaky. There are a handful of potential additions or new amenities for which voters would be at least somewhat willing to pay, but support is soft at this point without an official proposal or associated costs.

THE MASTER PLAN PROVIDES A VISION FOR HOW SOUTH DAVIS RECREATION DISTRICT CAN CONTINUE TO OFFER HIGH-QUALITY PROGRAMMING AND SERVICES FOCUSED ON SUPPORTING A HEALTHY LIFESTYLE THAT MEETS THE CURRENT AND GROWING NEEDS OF OUR COMMUNITY. THE PLAN OUTLINES THREE KEY COMPONENTS—THAT COLLECTIVELY—WILL ALLOW SOUTH DAVIS RECREATION DISTRICT TO MEET THE ONGOING RECREATIONAL AND FITNESS NEEDS OF OUR COMMUNITY FOR THE NEXT 20 YEARS.

# Existing Facility Improvements

## Improvements to existing Rec Center

The Rec Center has been well-loved and its shows. Some improvements are required to ensure the existing facility will continue to serve members' needs in a manner that provides for a high-quality experience that they have been accustomed to.

- Upgrade mechanical and structural systems
- Update heavily used facility spaces
- Modernize equipment
- Improve air flow in targeted spaces
- Enhance user flow experience

## Expansion of existing Rec Center

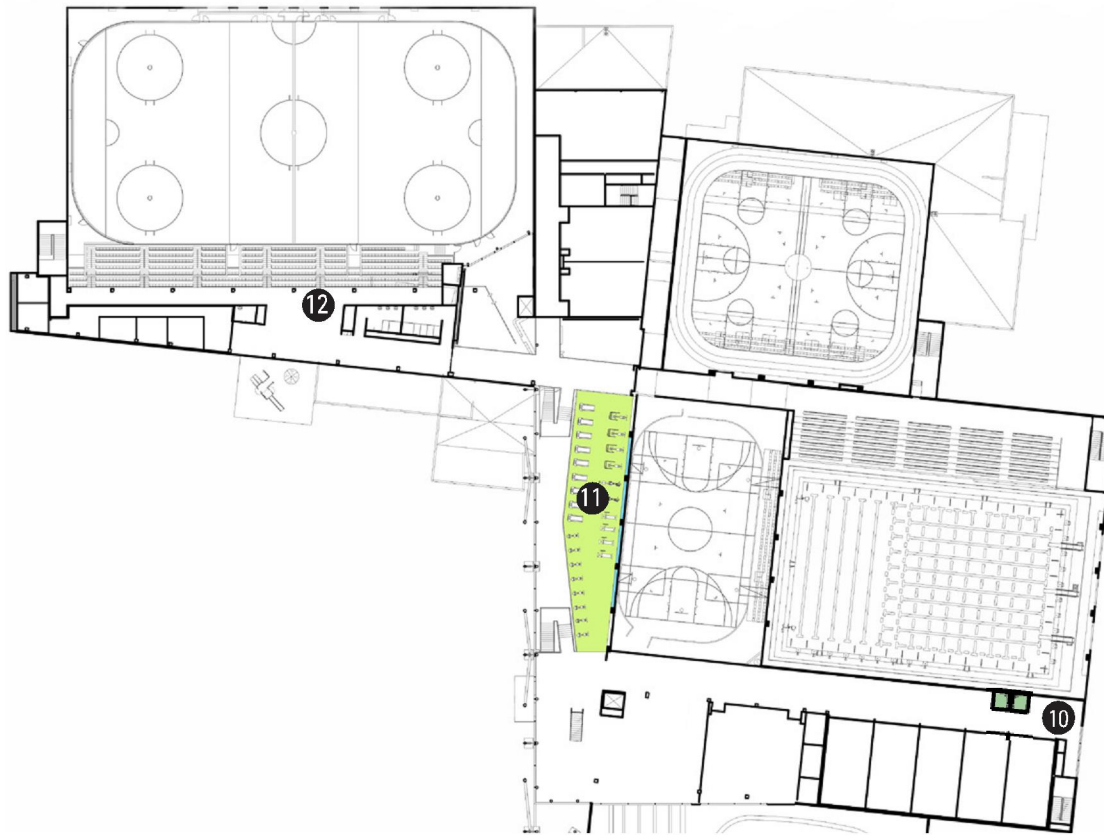
To meet the ongoing demands of the current membership and existing community, the existing Rec Center needs to grow too. Renovations will allow for an improved experience and expanded program offerings.

- Expand restroom and childcare facilities
- Renovate locker rooms
- Construct new entry way
- Expand fitness areas
- Build new 50M pool
- Develop teen-oriented outdoor water feature

Proposed Improvements - Level 1



## Proposed Improvements - Level 2



- 10 New Toilet Rooms
- 11 New Open Fitness Space
- 12 Additional Ice Rink Seating Opportunity

## Existing Facility Improvement Costs

It is anticipated to cost **\$3,150,625 to implement the repairs and upgrades** needed within the existing facility.

An additional **\$15,937,500 has been budgeted to accommodate the renovations and additions** at the existing South Davis Recreation Center.

## New Recreation Center Recommendations

### Addition of second Rec Center

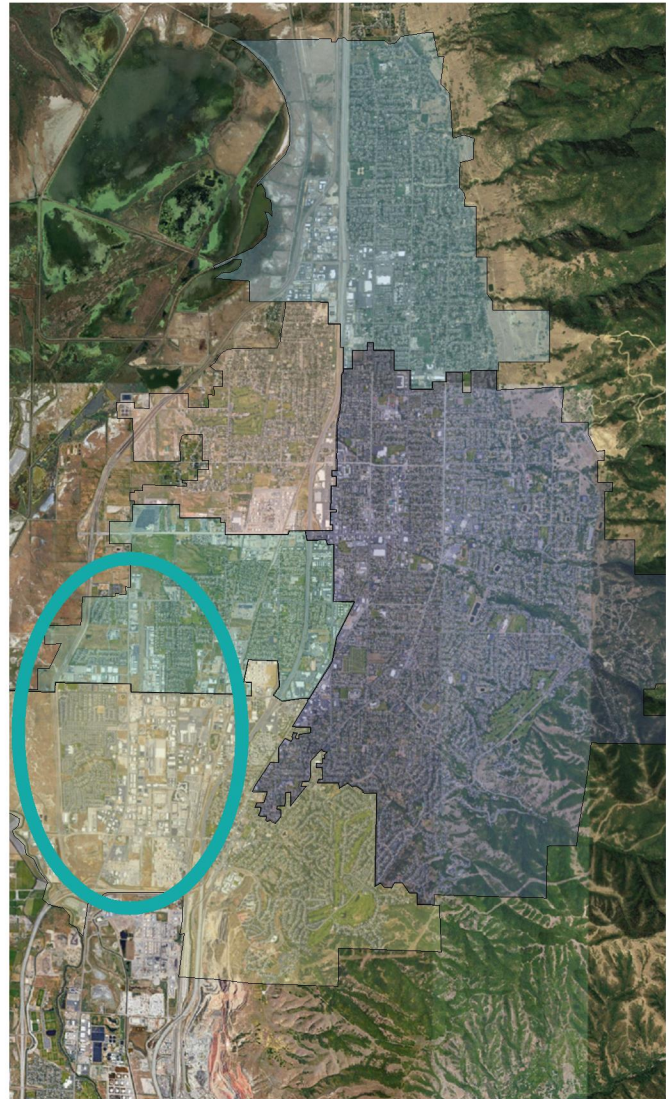
It's time for a second Rec Center to ensure SDRD can meet the area's growing population, while still providing a quality experience for users of the existing Rec Center. The second location will be positioned to serve the rapidly growing population on the west side of I-15 and will offer amenities that compliment those at the existing Rec Center. This will allow SDRD to expand programs, such as Jr. Jazz. Highlights of the second Rec Center will include

- *Outdoor seasonal pool*
- *Gymnasium*
- *Multi-sport court*
- *Cardio and weight areas*

Based on demographic distribution, growth patterns and available land, it is currently anticipated that this New recreation center will likely be located on the west side of I-15, in the southern portion of the Recreation District. A 10-acre parcel is recommended to accommodate the New recreation center and associated site amenities.

### New Recreation Center Costs

It is anticipated to cost **\$23,800,000 to purchase the property and construct the proposed facility.** Additionally, the proposed facility is anticipated to operate at a 79% recovery rate, and require just shy of **\$250,000 of operational support per year.**

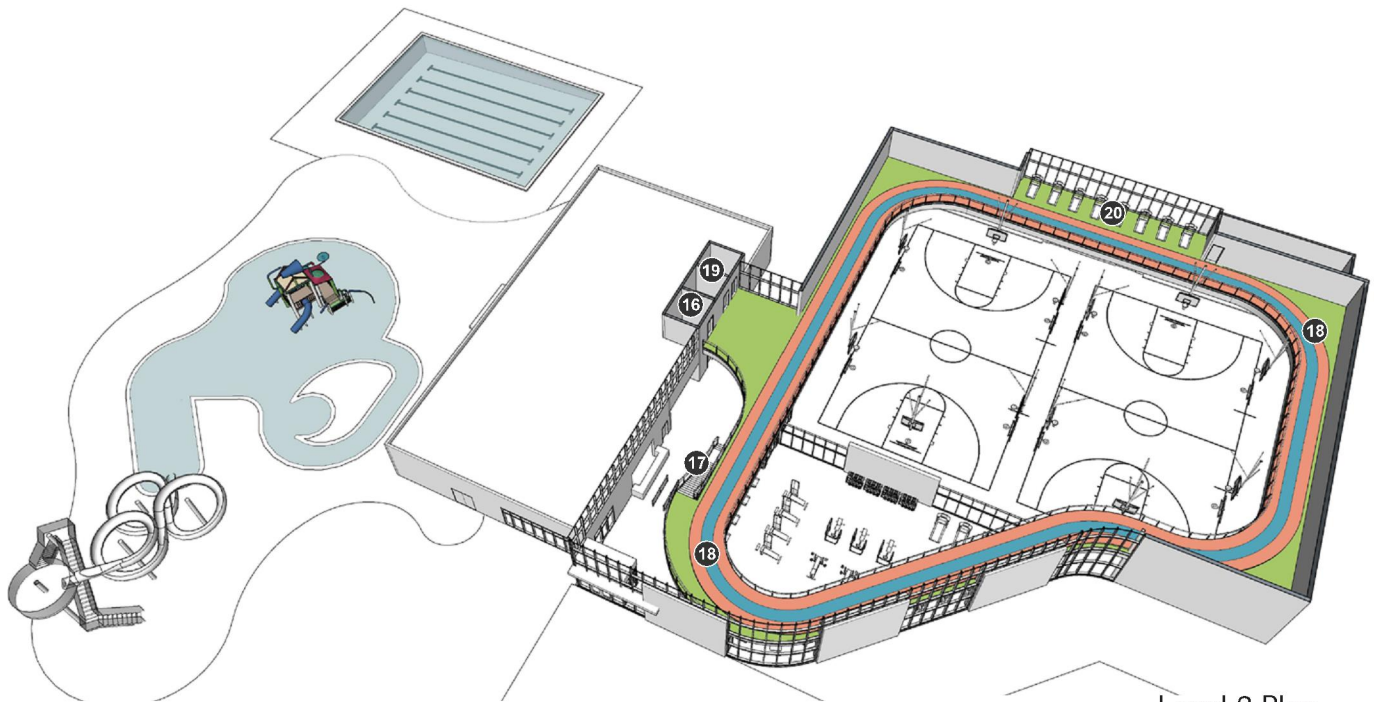


*Davis County is both growing and filling out. This means that large tracts of land suitable for a recreation center are becoming more costly and difficult to find.*

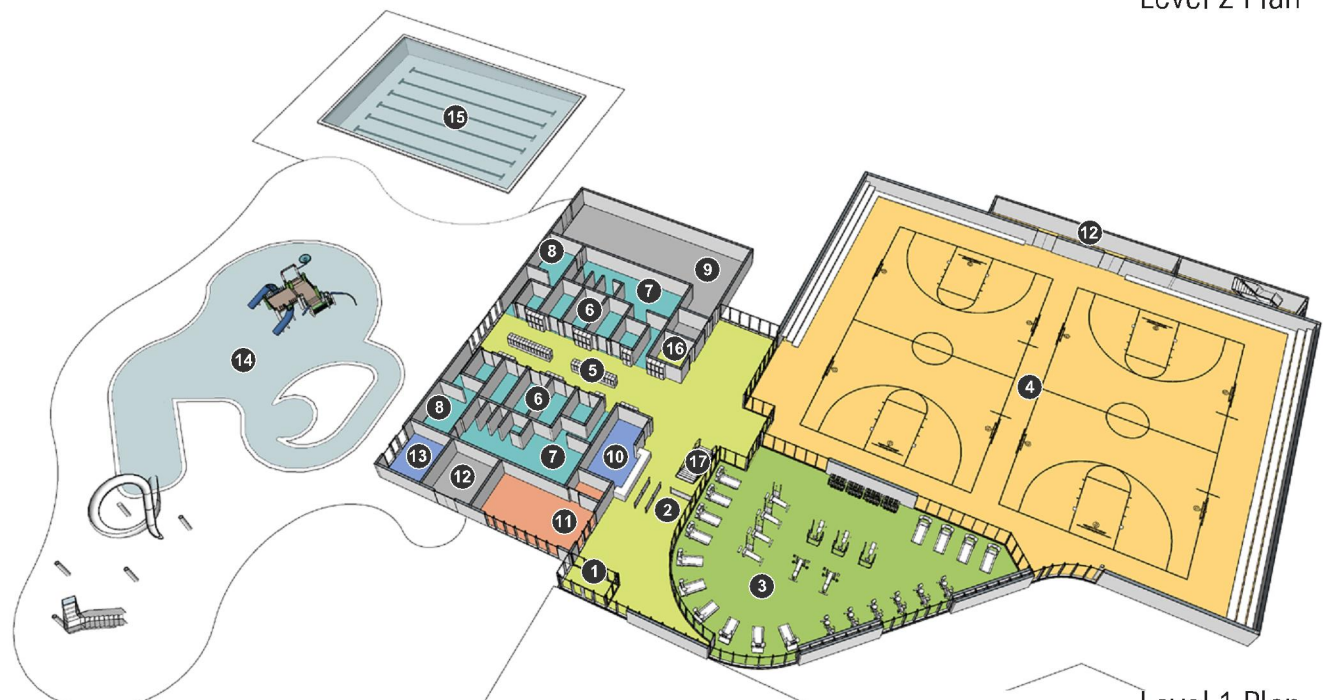
**PER NATIONAL PARKS AND RECREATION STATISTICS, A COMMUNITY OF 100,000 TO 250,000 HAS AN AVERAGE OF 1 RECREATION CENTER PER 49,999 RESIDENTS. SOUTH DAVIS SHOULD HAVE A MINIMUM OF TWO PUBLIC RECREATION CENTERS TO BEST SERVE THE COMMUNITY.**

# Proposed New Facility Amenities & Configuration

- |                            |                                    |                              |
|----------------------------|------------------------------------|------------------------------|
| 1 Building Entry           | 8 Restrooms                        | 15 Six Lane Lap Pool         |
| 2 Welcome Desk             | 9 Pool Machine Room                | 16 Elevator                  |
| 3 Fitness Area             | 10 Staff Work Area                 | 17 Stairs to Mezzanine       |
| 4 Gymnasium                | 11 Children Area                   | 18 Three Lane Running Track  |
| 5 Family Locker Lounge     | 12 Storage Room                    | 19 Track Level Restrooms     |
| 6 Family Change Rooms      | 13 Life Guard Room                 | 20 Track Cardio Fitness Area |
| 7 Traditional Locker Rooms | 14 Leisure Pool With Play Features |                              |



Level 2 Plan



Level 1 Plan

## Household Impacts

The original bond for the construction of the South Davis Recreation Center passed in 2006 / 2007. There has been no additional bond funding since this time.

1.8% of your total property taxes is currently dedicated to the South Davis Recreation District. This funding (approximately \$48/ year for a home valued at \$391,000) goes to support the following programs and services:

- *Paying the bond service for the construction of the facility*
- *Facility operations for the Recreation Center*
- *Administrative and facility staff for the Recreation District*
- *Youth and adult recreation programs and leagues, aquatics programs and ice skating programs.*

## The existing bond will expire in 2026.

## New Bond Impacts

The proposed bond will be issued in two parts: one for the upfront costs of the improvements to the existing facility, land purchase for a satellite facility, and the construction of the satellite facility, and a second bond to support the operational costs for the two recreation centers.

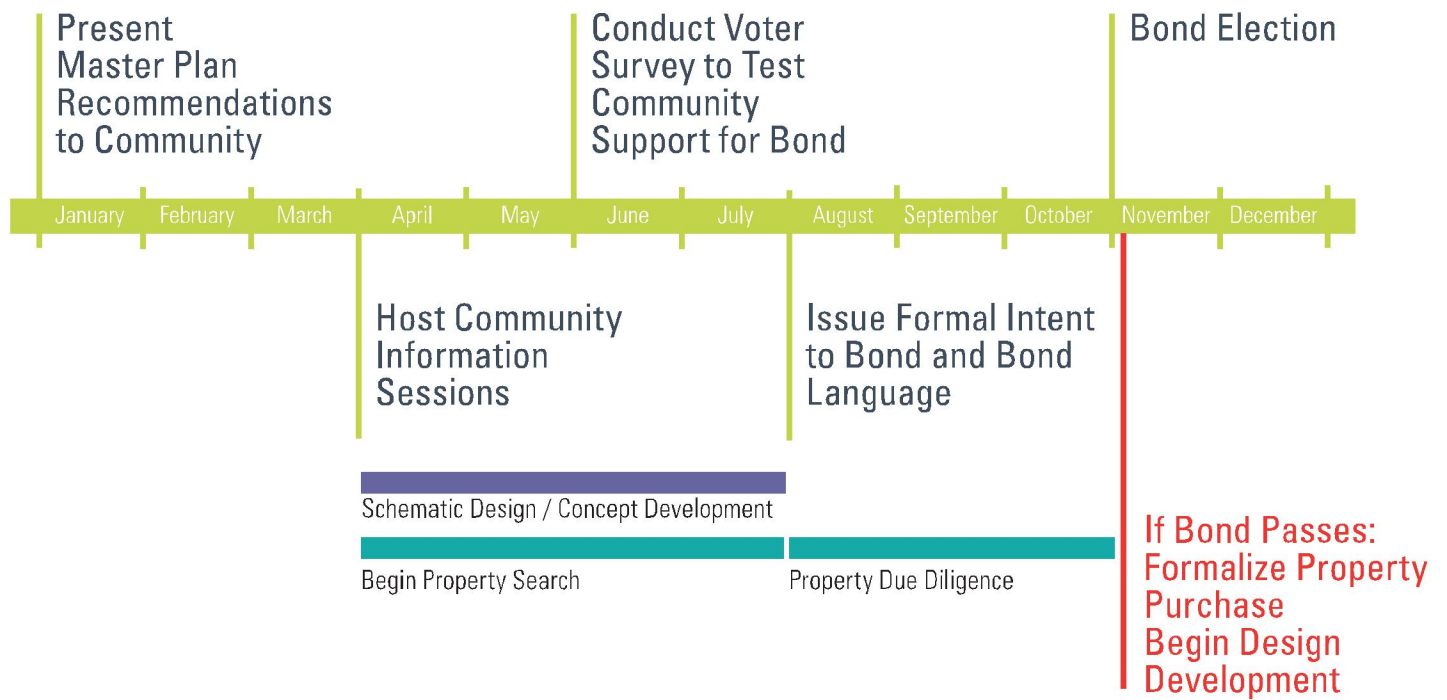
The bond impacts for an **average home owner** with a home valued at \$391,000, and a taxable value of \$215,050, will see an increase of \$32 per year for the first three years until the existing bond expires, and a stabilized increase of \$28 per year for a **total tax impact of \$76 per year, or \$6.33 per month** thereafter.

The bond impact for **businesses** will be an additional \$14 per year, per \$100,000 of commercial value, for the first three years until the existing bond expires, and a stabilized increase of \$12 per year **for a total tax impact of \$36 per year, or \$3 per month** thereafter.

The proposed bond impact presented above represents the highest potential impact for tax payers. The Recreation District is actively pursuing partnerships and opportunities to lessen the financial impacts on the community. Both public and private partnerships will be explored.

## Timeline for Implementation

The proposed bond impact is based on a 2021 bond election and 2022 issuance of the bond.



## **CENTERVILLE**

### **Staff Backup Report 6/15/2021**

Item No. 2.

Short Title: Island View Park Future Phasing

Initiated By: Brant Hanson, City Manager

Staff Representative: Bruce Cox, Parks and Recreation Director

#### **SUBJECT**

Discuss future phasing of Island View Park, including shade structure analysis

#### **RECOMMENDATION**

#### **BACKGROUND**

## CENTERVILLE

### Staff Backup Report 6/15/2021

Item No. 3.

Short Title: Fencing on Corner Lots

Initiated By: Mayor Wilkinson

Staff Representative: Cory Snyder, Community Development Director

#### **SUBJECT**

Discuss fencing on corner lots

#### **RECOMMENDATION**

#### **BACKGROUND**

#### **ATTACHMENTS:**

Description

- ▣ Fence Info Sheet Update
- ▣ Syracuse fencing graphic

# Centerville City Setbacks and Fence Construction Criteria

Section 12-55-110, Centerville City Ordinance

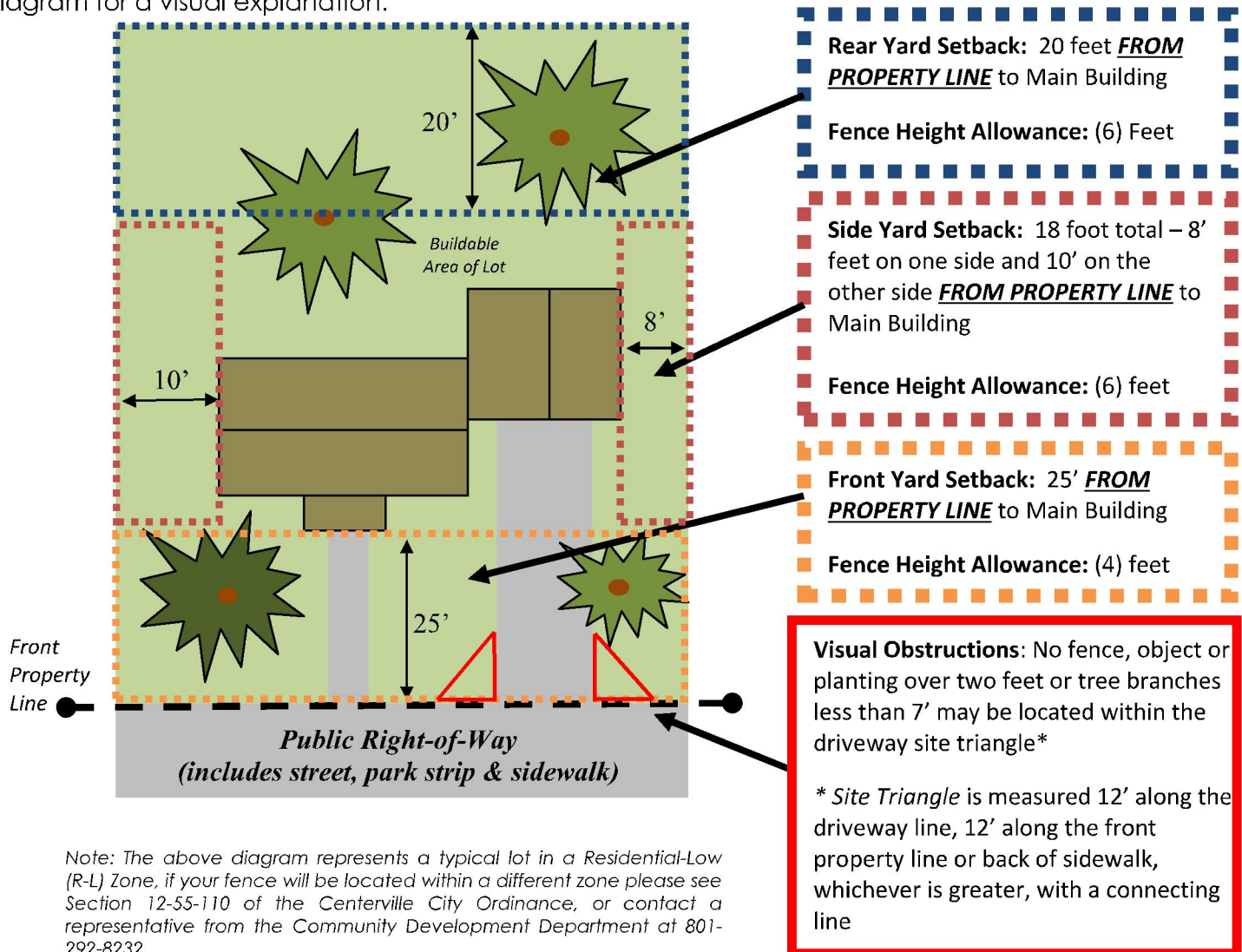


## Do I need to obtain a permit for a fence?

No permit is required to construct or place a fence (*chain-link, vinyl, wood, masonry, etc.*) along a property line or within the property boundary. However, other city ordinances do apply. Exception, if you are constructing a **retaining or other load bearing wall**, a building permit is **required** for such structures over 4' in height (*measured from bottom of footing or wall to the highest point*).

## Does Centerville have height restrictions for fences?

Yes, within any **rear or side yard** area, the fence cannot exceed more than six feet (6') in height. Within all required **front yard areas** the height may not exceed four feet (4') - see diagram for a visual explanation.

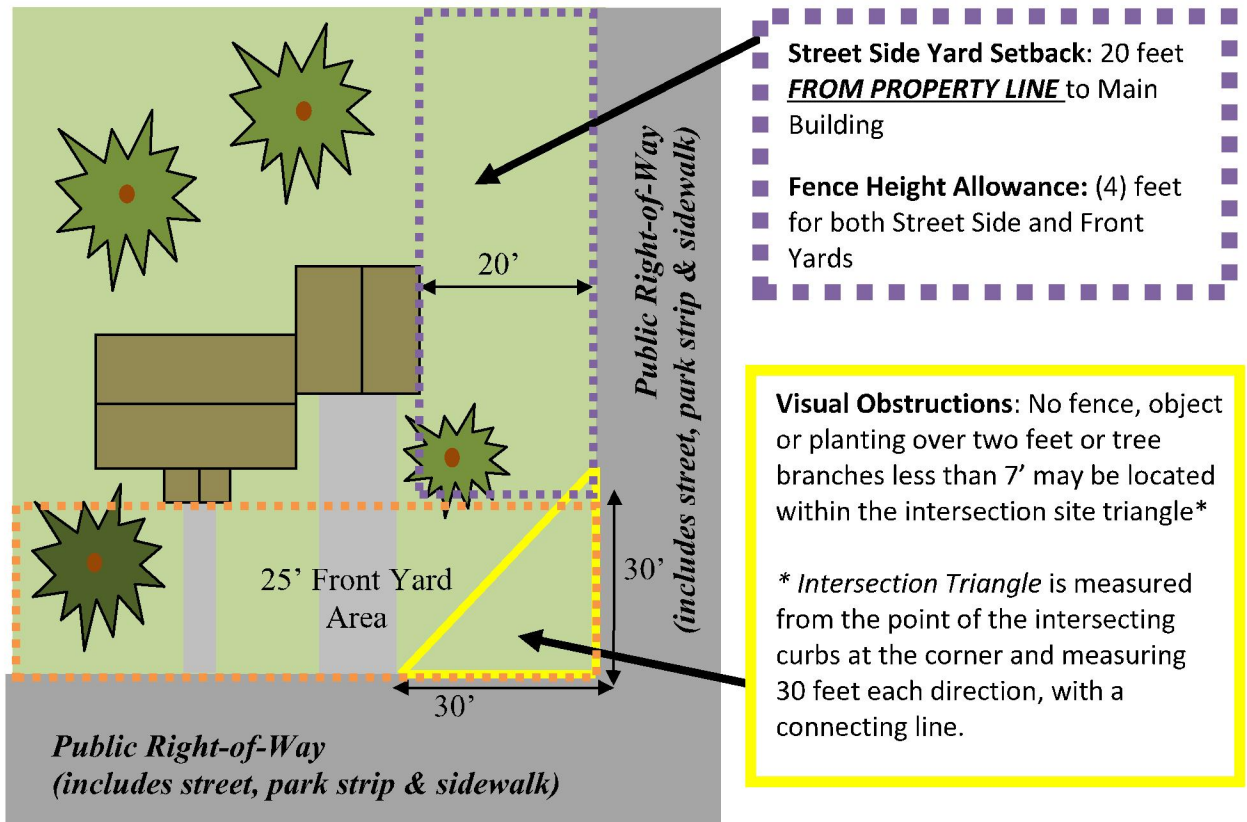


## Are there any exceptions to the height restrictions?

The Planning Commission may approve higher fences up to ten feet tall in a rear or side yard in the following zones: **Medium & High Residential Districts, All Public Facility, Commercial, and Industrial Districts**. Such exception is only granted if the findings show that it's in the best interest of the Community.

### I live on a corner lot; do other restrictions apply to my property?

Yes, in addition to the typical front, side, and rear yard requirements (*including the driveway site triangle*), the standards for a Street Side Yard and the Intersection Site Triangle are applicable - see diagram for a visual explanation.



### Can a front yard or street side yard fence be placed adjacent and run parallel to the sidewalk?

A Fence may be placed directly adjacent to a sidewalk **if your property line is located directly behind the sidewalk**. Otherwise, if it is located deeper into the lot, it must run parallel along the actual property line. The fence cannot exceed 4 feet in height and all applicable visual obstruction triangles are required.

### How do I find my property line?

Sometimes this can be difficult, we recommend the following: Look at your **subdivision or parcel plat for recorded measurements**, observe **adjacent property lines** in front and behind your property to deduce the probable parcel boundaries and coordinate placement with your neighbors. You may need to **have the site professionally surveyed to legally locate your property lines**. In all circumstances, the owner is responsible for locating the legal property line.

### I want to place a fence on the top of my retaining wall, is this acceptable?

This is acceptable, however, **the average elevation of the retaining wall must first be determined**, and then the six feet is measured from that point. Regardless of the recognized average measurement, a fence height of four feet is always allowed.

*This flyer is to assist with understanding the fence regulations you may need to review Section 12-55 of the Zoning Ordinance to ensure compliance with applicable codes and ordinances ([www.centervilleut.net](http://www.centervilleut.net))*

*If you have any questions, you may contact the Centerville City Community Development Department at 801-292-8232 or visit us at 655 North 1250 West*

