

CENTERVILLE CITY COUNCIL AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY COUNCIL WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 PM ON SEPTEMBER 4, 2018 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 Jacob Smith, Centerville Management Services Director, at 801-295-3477, 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 Dinner and Work Session with Youth Council

7:00 **A. ROLL CALL**

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

B. PRAYER OR THOUGHT

C. PLEDGE OF ALLEGIANCE

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

7:05 1. Minutes Review and Acceptance
August 7, 2018 City Council Minutes
August 21, 2018 City Council Minutes
August 21, 2018 Work Session Minutes
August 28, 2018 Special Meeting Minutes

- 7:10 2. July 4th Celebration Report by Toney's
- 7:25 3. Report and Discussion re Impact of West Davis Corridor Project on North Centerville
- 7:40 4. Public Hearing - PDO Zone Map Amendment, Conceptual Site Plan and Conceptual Subdivision Plan - Sheffield Downs - 274 East Pages Lane
Consider the proposed PDO Zoning Map Amendment, Conceptual Site Plan, and Conceptual Subdivision applications for the Sheffield Downs project consisting of approximately 5.6 acres of property located at 274 East Pages Lane from Commercial-High (C-H) to Residential-Medium Planned Development Overlay (R-M/PD)
- 8:10 5. Proposition 1 Grant Application re South Frontage Road Improvements
a. Public Hearing on Davis County Proposition 1 application for the South Frontage Road Bike Lane Project
b. Direction re grant application
- 8:25 6. Request for Work Session re Westside Development Ideas
- 8:40 7. Staff Report re Columbarium and Mausoleum in City Cemetery
- 8:55 8. Direction re Selection of Landscape Architect for Island View Park Renovation Project
- 9:10 9. Approve Change Order No. 2 for Misc. Water Lateral Replacements Project
Change Order #2 for Misc. Water Lateral Replacements Project with Crescent Excavation in the amount of \$35,064.50
- 9:15 10. Mayor's Report
- 9:25 11. City Manager's Report
a. Sidewalks and trees update
b. Community Park wetlands issue
c. Futsal Court
d. Update re Foothills planning process
12. 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
13. Possible action following closed meeting, including appointments to boards and committees

F. ADJOURNMENT

CENTERVILLE

**Staff Backup Report
9/4/2018**

Item No.

Short Title: Dinner and Work Session with Youth Council

Initiated By: Lisa Summers

Scheduled Time: 5:30

SUBJECT

RECOMMENDATION

BACKGROUND

CENTERVILLE

**Staff Backup Report
9/4/2018**

Item No.

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

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

▣ Summary Memo



CENTERVILLE CITY

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

Incorporated in 1915

Mayor

Clark Wilkinson

City Council

Tamelyn Fillmore

William Ince

Stephanie Ivie

George McEwan

Robyn Mecham

City Manager

Steve H. Thacker

interoffice

MEMORANDUM

to: Mayor Wilkinson
City Council
cc: Department Heads
Planning Commission
from: Steve H. Thacker, City Manager *A. Thacker*
subject: City Manager's Summary of September 4, 2018 Council Meeting
date: August 31, 2018

5:30 **Work Session with Youth Council**– The City Council will meet with the Youth Council in a dinner/work session at 5:30 p.m. before the regular City Council meeting. In addition to dinner provided by the Youth Council, the tentative agenda is:

- Introductions
- Review the Youth Council's activity plan for the next year
- Mayor and Council Members each take a few minutes to explain their liaison assignments and mention current issues relating to those assignments
- Mayor report on current City issues that may be of interest to Youth Council and lead a discussion or seek feedback about those issues
- Mayor invite Youth Council Members to be involved with City committees or meet further with specific City officials (elected or staff) to learn more about their jobs, if they desire

7:00 **Regular City Council Meeting**

E.1. **Minutes Review** – The minutes to be approved are available online via NovusAgenda, including meetings on August 7, 21 and 28.

E.2. **July 4th Celebration Report by Toneys** - Duane and Laura Toney, Co-Chairs of the July 4th Committee for the past two years, will provide a final report on the 2018 Celebration.

E.3. **Report re Impact of West Davis Corridor Project**– Jake Willis and Joey Wilson, Centerville Residents, are concerned about potential impacts on Centerville from the West Davis Corridor project. In particular, they are concerned about the impact of noise on nearby residential areas and encroachment on the current frontage road corridor.

E.4. **Public Hearing – PDO Zone Map Amendment and Related Plans – Sheffield Downs, 274 East Pages Lane** – The property owner proposes to develop a single-family home subdivision on 5.6 acres along the south side of Pages Lane, replacing the current commercial buildings between Deseret Industries and the Ace Hardware Store, including the former Dick's Market. The Pages Lane corridor has been the subject of a protracted discussion by the Planning Commission and City Council over the past few years regarding appropriate redevelopment uses for this area. The Planning Commission unanimously recommended approval of this residential development, which includes a Planned Development Overlay Zone and related applications for a Conceptual Site Plan and Conceptual Subdivision Plan. The proposal is for 33 homes at 6 units per acre.



- E.5. Proposition One Grant Application** - Davis County has invited applications for use of a portion of its Proposition One funds for transportation projects. Centerville and West Bountiful benefitted from a grant last year for the improvement of 1250 West connecting the two communities. Staff recommend the City submit an application this year for improvement of the South Frontage Road, including standard bike lanes. Nearly 50% in matching funds would be provided by the City and adjacent property owners. The application deadline is September 14.
- E.6. Request for Work Session re Westside Development Ideas** - Chad Bessinger of JF Capital, a developer and property owner in the Legacy Crossing Development, has requested a future work session with the City Council to get some feedback on redevelopment ideas he would propose for the large area between I-15 and 1250 West, south of 200 North, including the Trinity Industries property. The Mayor and City staff agree this would be useful if it is made clear that any feedback could not be interpreted as a commitment regarding formal development applications in the future. Staff recommend the Planning Commission be included in this work session, which would not occur before October. See the staff report for more background.
- E.7. Columbarium and Mausoleum in City Cemetery** - Bruce Cox is ready to report back to the City Council regarding the construction of a columbarium, or niche wall, and mausoleum in the cemetery. The staff report includes a specific proposal for a niche wall. Bruce will also report on the results of a preliminary evaluation of the feasibility and cost of a mausoleum wall along the east side of the cemetery.
- E.8. Direction re Selection of Landscape Architect for Island View Park Renovation** - To proceed with construction of Phase 1 of this project in 2019, the City needs to move forward with the selection of a landscape architect to design these improvements. Staff recommend the City negotiate a contract with MGB+A, the firm which prepared the master concept plan. However, if the Council does not support this recommendation, they need to give staff direction on how to proceed with a selection process.
- E.9. Approve Change Order No. 2 for Miscellaneous Water Later Replacements Project** - The Public Works Director recommends this change order in the amount of \$35,064.50. It expands the number of water service laterals being replaced. The City's Procurement Policy requires City Council approval for change orders over \$25,000.
- E.10. Mayor's Report** – Mayor Wilkinson will report on several matters of City interest.
- E.11. City Manager's Report** – I will report on several matters, including those shown on the agenda under this heading.
- E.12. Closed Meeting, if necessary** – At this time I do not know of a need for a closed meeting, but the agenda allows for that possibility.
- E.13. Appointments to Boards/Committees** – Mayor Wilkinson may recommend appointments.

Potential Agenda Items for September 18, 2018 meetings (subject to change):

- *Public Hearing- Vacate Public Utility Easement*
- *Street Sweeping Contract*
- *Staff Proposal re Use of Sidewalk Repair Funding*

CENTERVILLE

Staff Backup Report 9/4/2018

Item No. 1.

Short Title: Minutes Review and Acceptance

Initiated By: City Recorder

Scheduled Time: 7:05

SUBJECT

August 7, 2018 City Council Minutes
August 21, 2018 City Council Minutes
August 21, 2018 Work Session Minutes
August 28, 2018 Special Meeting Minutes

RECOMMENDATION

BACKGROUND

The attached draft of the August 7 meeting includes red-lined revisions recommended by the City Manager.

The draft minutes for the August 28 special council meeting were prepared by the City Manager, who was present for the tour of Creekside Park in Bountiful.

ATTACHMENTS:

Description

- 8-7-18 City Council Redline Draft
- 8-21-18 City Council Minutes
- 8-21-18 City Council Work Session Minutes
- 8-28-18 Special Meeting Minutes

Minutes of the Centerville **City Council** meeting held Tuesday, August 7, 2018 at 7:00 p.m. at Centerville City Hall, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Mayor	Clark Wilkinson
Council Members	William Ince Stephanie Ivie Robyn Mecham Tamilyn Fillmore George McEwan

MEMBERS ABSENT

STAFF PRESENT

Steve Thacker, City Manager
Lisa Romney, City Attorney
Avalon Comly, Recording Secretary
Cory Snyder, Community Development Director

VISITORS

Bruce Cox, Parks and Recreation Director
Marcus Arbuckle, Financial Consultant
Interested Citizens (see attached sign-in sheet)

PRAYER OR THOUGHT Rev. Briggs

PLEDGE OF ALLEGIANCE

OPEN SESSION

Paul Cutler- Mr. Cutler thanked the City Council for the letter that was sent to property owners on Main Street, regarding proposed changes to the Main Street Table of Uses. He voiced encouragement and said he thinks it is a great thing to consider adding additional uses. He said he believes if it is decided that Main Street should be opened to additional uses, this can be done in a way that protects the character and the integrity of the neighborhoods surrounding Main Street. Specifically, there are uses on the list that he said make a lot of sense to add, and some that are already in use on Main Street. He feels Construction Sales or Service and Assisted Living Facilities would be very compatible uses. He also said business services and catering is a reasonable use, and suggested that with certain restrictions applied, restaurants could be a compatible use. He said he feels indoor recreation and mortuaries are low impact uses. He also expressed that park, post office, printing, research service, school or education facility should all be allowed on Main Street as well as single family dwellings. Mr. Cutler said he appreciates the openness to look at Main Street Uses again and feels that businesses are willing to invest in beautiful structures and high-quality facilities if they feel it is right for them.

MINUTES REVIEW AND ACCEPTANCE

The minutes of the June 21, 2018 City Council Minutes and July 17, 2018 Work Session and City Council meeting were reviewed. Councilwoman Fillmore made a **motion** to accept the minutes with amendments to the June 21, 2018 City County Minutes as proposed by Katie Rust,

Recording Secretary. Councilwoman McEwan seconded the motion, which passed by unanimous vote (5-0).

SUMMARY ACTION CALENDAR

Mayor Wilkinson read the 4 items before the Council on the Summary Action Calendar, as follows:

- a. Purchase air compressor from Cate Equipment Company in the amount of \$26,360
- b. Purchase a 2019 GMC Sierra 2500HD truck from Young Automotive Group in the net amount of \$22,423.75 after trade-in
- c. Renew drainage maintenance contract with Twin "D" Inc. for FY 2019 at same prices as FY 2018 contract
- d. Storm drain impact fee refund in the amount of \$6,340 relating to Rigby Court Subdivision

Councilwoman Ivie made a **motion** to accept the Summary Action Calendar. Councilman Ince seconded the motion, which passed unanimously (5-0).

PUBLIC HEARING – ZONING TEXT AMENDMENT – CZC 12.48 South Main Street Corridor Overlay Zone

Mr. Snyder, Community Development Director, reviewed the amendments being requested by the South Davis Metro Fire Service Area to the South Main Street Corridor Overlay Zone, in order to construct a new fire station in Centerville City. Mr. Snyder said the Planning Commission has ~~received~~ reviewed and recommended approval with modifications as shown in the staff report. Staff also recommends approval.

Jeff Bassett & Bill Gould- Mr. Bassett, who represents South Davis Metro Fire Service Area, and Mr. Gould, who is the architect for the Fire Service Area, thanked staff for being willing to work with them on design standards. Mr. Bassett expressed that he believes a good design has been arrived at that will service Centerville for a very long time. He said this new fire station is expected to be the second busiest fire station in the area. He said that text amendments that are proposed are more along the lines of design elements. The biggest challenge they had was the required distance between buildings, ~~which he called the "gap rate"~~. They have addressed this concern by adding ~~two a plazas between buildings on the north and south end of the building.~~

The Mayor opened a public hearing at 7:23 p.m. Seeing that no one wished to come forward, the Mayor closed the hearing at 7:23 p.m.

Councilman McEwan asked Mr. Bassett if there are design elements that have been required to be added to the site plans that might cause issues with functionality. Mr. Bassett says he is concerned about the plaza on the south end of the building. It's not a place that he feels people should be enjoying Main Street, as it is ~~an~~ next to an emergency exit. Mr. Bassett says when light and sirens come on he sees children and others running towards fire trucks. He doesn't want there to be a chance of people darting in front of equipment. He also expressed the concern that one of the ways he was required to accommodate the ~~plaza front set back~~ was by doing different designs or cuts in the cement apron to create a plaza appearance. From a maintenance and budget standpoint, the more cuts that are needed to be put in the cement the more maintenance there will be when the cement breaks under the weight of heavy fire trucks. He

1 expressed he is more than happy to create this "gap" plaza space and add cement cuts so as not
2 to delay construction of fire station, but these are concerns he has.
3

4 Councilwoman Fillmore asked Mr. Snyder if bollards with chain could be added around
5 the South Plaza space. Mr. Snyder said short walls could be created. But he clarified that there
6 is a gap plaza between buildings; and a substitute plaza which is part of the apron for the
7 equipment, and is where the cut concrete is. The gap plaza could have chains or walls, but the
8 substitute plaza would not work with bollards and chains.
9

10 Councilwoman Fillmore expressed that she was pleased to see the ~~success of the Main~~
11 ~~Street Overlay plan in creating these amendments, because there is so much~~ accommodating this
12 ~~flexibility built in to the plan.~~
13

14 Councilwoman Mecham expressed that she feels like ~~form-based zoning has been the~~
15 South Main Street Plan has been "whittled away" ~~on Main Street~~, to the point where incentives
16 have been taken away, but applicants are still locked in to having to ~~make amendments due~~
17 ~~to comply with~~ the form-based zoning. She expressed that she wants to have a work session with
18 Mr. Snyder to understand and discuss form-based zoning changes. She said she feels through
19 form-based zoning, things are being insisted upon that are not really practical. Mr. Snyder said a
20 work session can be scheduled. In the interim, the Fire Service Area has a need to move forward
21 with construction and would not like to stall the ability to get underway. Mr. Snyder also mentioned
22 that the form-based zoning improvements that are being required of the Fire Station, are
23 improvements to be installed in the latter part of the project, so there should be time for the chief
24 ~~to begin construction before the work session is held~~ seek site plan amendments relating to these
25 two areas if the Council amends or abandons the South Main Street Corridor Plan in a timely
26 manner. Councilman Ince agreed with Councilwoman's request for a work session.
27

28 Councilman Ince asked Mr. Bassett if the requirement for fire trucks to enter the station
29 from the side street would be inconvenient and would require the fire trucks to drive through
30 neighborhoods. The chief said no.
31

32 Councilman McEwan asked if the footprint and design of the building is where Mr. Bassett
33 needs it to be in order to begin construction. The fire chief replied that it is. He said he will be
34 submitting plans by the end of this week or beginning of next and wants to break ground quickly.
35

36 Councilman McEwan expressed that he considers public safety a stand-alone use and
37 believes it should not be subject to design standards. He said he wants to work towards the most
38 functional and risk-free fire station possible, and is concerned about a gathering place outside of
39 a fire station. Mr. McEwan said he is in agreement with approving text amendments to allow the
40 fire chief to move forward with obtaining a building permit and moving forward with construction,
41 but he then wants to rapidly make changes to the overlay.
42

43 Councilwoman Ivie expressed her frustration that the fire service area had to go through
44 so much in order to obtain approval, as she had wanted a year ago to work through the Main
45 Street Overlay plan to prevent this.
46

47 Councilwoman Ivie made a **motion** to approve Ordinance No. 2018-19, Councilman
48 McEwan seconded the motion, which passed unanimously (5-0).
49

1 Mr. Thacker explained the request for fee waiver from South Davis Metro Fire Service
2 Area and said he has no objection to a waiver of certain fees. Councilwoman Ivie made a **motion**
3 to approve the fee waiver request as outlined by staff, and Councilwoman Fillmore seconded the
4 motion. Motion passed unanimously (5-0).
5
6
7

8 EMPLOYEE COMPENSATION STUDY PROPOSALS

9

10 Mr. Thacker explained that following the July 17, 2018 City Council meeting, staff solicited
11 quotes from six consultants for the completion of a compensation study. Three proposals were
12 received, in addition to the proposal from Personnel Systems & Services that had been received
13 prior to the last meeting. These proposals were briefly discussed and it is recommended by staff
14 that a contract be entered into with Personnel Systems & Services. Mr. Thacker did point out that
15 the current estimate from Personnel Systems & Services does not include the cost to perform job
16 audits, as staff had initially felt that job descriptions were up-to-date and therefore an audit would
17 not be needed. As all of the other proposals subsequently received do include the cost to perform
18 a job audit, Mr. Thacker obtained, in a separate email from Personnel Systems & Services, an
19 estimate for that piece of the work as well. The email was attached to the staff report. Mr. Thacker
20 reviewed the pros and cons of adding the job audit piece to this consulting work, and said that at
21 the minimum he would like to see a job audit for position classes that are not standard when
22 compared with other cities.
23

24 Councilwoman Mecham asked if each supervisor could review job descriptions of their
25 subordinates and then send this to the employee to see if they feel good about the description
26 and can agree that the description is accurate. She suggested that perhaps this would achieve
27 the aim of having each employee feel involved in the process. Mr. Thacker said that what would
28 be missing is the in-depth understanding that the consultant gets when they give each employee
29 an in-depth job questionnaire about their job description and interview each employee.
30 Councilwoman Mecham said she was suggesting using the initial step of having the supervisor
31 and the employee discuss job descriptions, as a way to see which jobs descriptions need to be
32 audited.
33

34 Councilwoman Fillmore appreciated that Personnel Systems & Services provided a price
35 to completed job audits on a "per audit" basis.
36

37 Councilman McEwan said that he does not think the compensation study is a valid process
38 unless "other duties as assigned" is more defined and this may not be something supervisors and
39 employees can agree on. He said he thinks it is ~~valid~~ better to do the whole job audit for all
40 employees.
41

42 Councilwoman Fillmore reminded the Council that obtaining quotes for this compensation
43 study was not done through an official RFP process and the Council is not obligated to go with
44 the lowest bidder. She expressed a concern with Personnel Systems & Services local focus.
45 Councilman McEwan responded that he had no intention of going with the lowest price bid. He
46 expressed that he was impressed by the depth and variety of clients that Personnel Systems &
47 Services had, and felt their price was in line given what was quoted. He did express that if national
48 comparisons were desired in the compensation study, he was not sure that Personnel Systems
49 & Services would be the right fit.
50

1 Mr. Thacker said he does not feel that Centerville is competing on a national basis for
2 anything other than the City Manager position. Mr. Thacker expressed that he is comfortable with
3 Personnel Systems & Services' proposal, and doesn't feel that different market results will be
4 arrived at given the fact that most of the companies use TechNet data, including which is a service
5 of Personnel Systems & Services. Mr. Thacker said he has spoken to other cities who used
6 Personnel Systems & Services and all were very happy with the work product they received. He
7 also said that he doesn't think any consultant is better acquainted with Utah market data than
8 Personnel Systems & Services, and would like to engage a consultant who is tied in to the local
9 job market.

10
11 Councilman McEwan said that Personnel Systems & Services proposal was rife with
12 spelling errors, and they made a mistake figuring out what percentage discount they were giving
13 in their proposal, which he feels is a problem. He also disagreed with Mr. Thacker that Centerville
14 should not be competitive in the national marketplace, as he doesn't feel the Utah job market is
15 exclusive to Utah and there are many people coming to Utah for work.

16
17 Councilman Ince said he feels that the City Manager, Public Works Director and Police
18 Chief might be positions that get filled by people from around the country, but other City jobs are
19 mainly filled by people who have already relocated here and are living in Utah. He doesn't see a
20 great need to be on the cutting edge nationally with every job role. Councilman Ince also
21 expressed that he is not disillusioned with the Personnel Systems and Services proposal because
22 he remembered that they were initially only asked to provide a "quick and dirty" proposal where
23 other consultants were later asked for a formal proposal. Mr. Thacker pointed out that there are
24 typos in the other proposals as well.

25
26 Councilwoman Mecham is trying to understand why Centerville should look at what people
27 make nationally for jobs like "Street Maintenance II" because the cost of living is not the same in
28 other parts of the country, and therefore the salary being offered here would need to be in line
29 with the cost of living here. Councilwoman Fillmore said that if she is drawn to another company
30 outside Personnel Systems & Services, it would be because she would like a different perspective
31 and a different process than what has been used with many of the other cities in Utah. Councilman
32 McEwan agreed with Councilwoman Fillmore's statement. Councilwoman Fillmore also
33 expressed concern that ~~Personnel Systems and Services~~if the other proposers uses TechNet
34 data, which is the same as what is used in other cities, so she does not understand how their
35 results could vary from what has been discovered in other Utah citiesthe benchmark analysis
36 already done. Mr. Thacker said he was ~~not impressed with the other proposals that don't use~~
37 ~~TechNet. He said he feels concerned that a couple of the other companies are so large, with such~~
38 ~~large clients, they may not be taking Centerville seriously~~that their less experienced staff may be
39 assigned to Centerville.

40
41 Mayor Wilkinson said he thinks this is a valid process. He does share Councilwoman
42 Fillmore's concern that if the same databases are being used the results of this study may not
43 greatly differ from what Centerville has been using in the past. Mr. Thacker responded that part
44 of the value of doing the study is that every position gets its own unique band determined by the
45 market analysis, rather than establishing a series of grades.

46
47 Councilwoman Fillmore asked what the end goals of completing this study are, as she
48 doesn't see what new information Centerville will be getting from the study. Councilman Ince
49 replied that the current data-evaluation tool Centerville is using was ~~accumulated 15-developed~~
50 more than 20 years ago, and what Centerville is going to get with a new study is a more up to

1 date information tool. Mr. Thacker ~~added~~ confirmed there will be a new evaluation tool included
2 as part of the cost of the study that will be more refined than the tool from the 1990's that
3 Centerville is currently using.
4

5 Councilwoman Fillmore said she noticed in other proposals besides Personnel Systems
6 & Services, that they seemed to include more end stage steps, such as implementation. Mr.
7 Thacker said although Personnel Systems & Services proposal was simpler in terms of its
8 description, in discussion with ~~them and with former clients of theirs~~ Mr. Swallow, these items are
9 included as well.
10

11 Mayor Wilkinson asked if the Council wants to include job audits with the scope of work
12 for this study and the Council agreed that they do. Councilman Ince suggested obtaining audits
13 for half of the positions and not all, as he thinks 50% will confirm where Centerville's numbers
14 are. Councilman McEwan said he wants to be able to use a fresh valid study to explain to the
15 taxpayer in Centerville whether raises are justified using current market data and normalization
16 of positions. He also said he wants employees to feel that their duties are recognized, valued and
17 recorded as part of an audit process. Councilman Ince and Councilwoman Fillmore agreed.
18

19 Councilwoman Fillmore said that following the discussion in this meeting, she would feel
20 comfortable going with staff's recommendation to hire Personnel Systems & Services to complete
21 the compensation study. As such, Councilwoman Fillmore made a **motion** to accept the proposal
22 from Personnel Systems & Services as shown in the staff report, without Program C, and adding
23 in a full job audit for each position; and this acceptance of the proposal is dependent on the Cost
24 of Services being clarified, and contract signed by the Mayor for approximately \$18,000.
25 Councilman Ince seconded motion which passed unanimously (5-0).
26

27 DISCUSS WHETHER TO STUDY FEASIBILITY OF 2nd CEMETERY

28

29 Mr. Thacker posed the question of whether to proceed with a feasibility analysis of
30 developing a second cemetery.
31

32 Councilwoman Fillmore said that she agrees with conducting a feasibility analysis, and the
33 Council will need more information in order to make decisions about whether and where to add a
34 second cemetery. She would also like a cost-benefit analysis and wants to know what things
35 would cost and how they would be paid for. She also said she wants a cost-benefit analysis of
36 adding a mausoleum wall.
37

38 Councilman McEwan asked Ms. Romney if there is something similar to an impact fee
39 that can be applied if more residents are moving in, to fund the construction of a second cemetery.
40 Ms. Romney said that impact fees do not apply to cemeteries. Councilman McEwan said he wants
41 to look at creative alternative funding mechanisms.
42

43 Councilwoman Mecham reminded the Council that there was an option to approach a
44 property owner to see if he could be incentivized to sell land for a cemetery. Councilwoman Ivie
45 and Councilman Ince agreed that anything feasible should be studied.
46

47 Mayor Wilkinson commented that Centerville's burial fees are way below other
48 cemeteries. Mr. Thacker said that the fees are generally comparable to other public cemetery's
49 fees, but lower than private cemeteries.
50

Councilwoman Ivie expressed interest in constructing a columbarium as these are inexpensive options for burial and are also space-saving.

Bruce Cox, Parks and Recreation Director, assured the Council members that the current cemetery will not reach full capacity for another couple of years, assuming death rates remain as they currently are, as long as the Council keeps in place the "immediate need" requirement.

Lisa Romney asked the Council members if they want to step back and ask the initial question of whether the City should continue to be in the cemetery business. Councilwoman Mecham said she wants to continue offering cemetery space as a City. Councilman Ince agreed and said he feels it is something Centerville should continue offering if there is any way to do so.

Mr. Thacker wanted to know how much land Centerville should try to acquire.

Mayor Wilkinson said the Federal Government ~~gave money~~ had somehow helped to Fruit Heights ~~for get~~ a cemetery and wondered if a multi-city agreement could be reached to create a shared cemetery.

The Council members expressed they want to go ahead and conduct the feasibility study and that they want North Centerville considered as a possible location for the 2nd cemetery. Councilwoman Fillmore said she wants the Hillside area looked at and expressed that West Centerville should not be considered. Councilwoman Ivie does not want the Hillside looked at, but does want West Centerville looked at. Councilman Ince said in a feasibility study all areas should be studied for feasibility. The Council directed Mr. Cox to prioritize studying the feasibility of constructing columbariums first.

FINANCIAL REPORT FOR PERIOD ENDING JUNE 30, 2018

Marcus Arbuckle presented the Centerville City Financial Report for the period ending June 30, 2018. In summary, Mr. Arbuckle said Centerville is in a much better position this year than where it was last year.

MAYOR'S REPORT

The Mayor reported that he met with the president of Management Training Corp. to get his opinion on Centerville's response to the protestors, and ~~he~~ expressed that he was quite happy with the response. ~~The Mayor and the Police Chief will collaborate regarding future responses.~~

There will be a Preparedness Fair on September 8. It will include presentations by the Centerville Cares Committee, a creation of the Mayor's Wellness Initiative. The Mayor reported that he spent time last week with five different people who have had difficult times in their life, making a video to urge people to reach out for help. The Mayor said that any Council Members who would like to participate in the creation of this video are welcome to, and he ~~will~~ would arrange ~~for~~ the videographers to be at the Council meeting. Councilman Ince wanted to know how the Mayor plans to distribute or share this effort. The Mayor said the big kickoff will be September 8, and there are representatives from the Davis School District, Davis Behavioral Health and Davis County Health on the committee. The Mayor said any additional ideas are welcomed. Councilman Ince wanted to know how he can help. The Mayor said the committee is trying to make resources known and available to people who are struggling. Councilwoman Fillmore said she feels the existence of the group itself is a step towards reducing the stigma around mental

health issues. Councilman McEwan thinks that this is a great effort because people are often discriminated against because of mental health issues.

CITY MANAGER'S REPORT

Review work session/field trip calendar

1. ~~Work Session Meeting on August 21, 2018 with for~~ the Community Foundation prior to the regular City Council meeting (this will only be for Mayor Wilkinson and Councilman Ince)
2. Work Session September 5, 2018 with the Youth City Council.
3. Work Session will need to be held sometime in September on sidewalks and trees. An assessment will be made with staff in the next couple of weeks regarding when they will be ready for a work session.
4. Field Trip to Pickle Ball courts, to be arranged by the Mayor.
5. A meeting with the RDA will need to be scheduled concerning the ~~t~~ Tax ~~i~~ ncrement Request. This ~~can~~ could happen in the next ~~couple~~ few of weeks. Staff met the morning of August 7, 2018 with the Mayor and Councilman Ince on this issue.
6. Work Session to understand and discuss changes to requirements on form-based zoning. Councilwoman Mecham said she feels two hours will be enough to discuss this issue and would like to have this meeting as soon as possible. Mr. Thacker suggested September 18 if it was to be done before a regular City Council meeting. Councilwoman Fillmore wanted to know if the Planning Commission should be involved in this discussion. Councilwoman Mecham doesn't want to talk this over in a large setting and expressed that she just wants to create direction to pass to the Planning Commission. Mr. Thacker suggested an August 21, 2018 work session, to be held after the regular City Council meeting. The Council agreed to this date.

Other Items

The barrier fence on the foothills is in progress, and staff is optimistic this will be in place in August, as there appears to be ~~volunteers have been procured.~~

Mr. Thacker reported on the status of the Army Corps of Engineers, "After the Fact Permit" to mitigate the acre that was filled.

Mr. Thacker reported that there are police department staffing changes, due to a couple of staff members retiring earlier than were anticipated. He said their duties will need to be reassigned and possibly a part-time employee will be asked to work full-time.

The LTAP street assessment was to be done in August, but the City Engineer is recommending that this be pushed to spring because a lot of the streets to be assessed will ~~have~~ be been slurry sealed within the next couple of weeks. He would like to wait until after winter to see what the weather does to the roads.

In regards to affordable housing: Mr. Thacker reports that the legislature is determined to do things to encourage cities to create affordable housing. One of the strategies to consider is revisiting ADU's in existing homes as something for the League of Cities and the Legislature to take on. Mr. Thacker has spoken with the City Building Official, Myron Williams, to see if he could prepare a summary to provide to the City Council to understand what the obstacles are in the

Building Code to ADU's. Mr. Thacker asked if the Council would like to have that briefing. They agreed they would, and asked for local state legislators to be invited.

Councilman McEwan asked what is happening on Frontage Road and specifically asked about smoothing on the east side, as he feels that more than a 2-inch overlay will be required to fill some of the dips in the road. Mr. Thacker assured Councilman McEwan that the plan accommodates these dips and will result in a smooth road. Mr. Thacker said he will ask about this issue and send an email with an update. He also reported that filling and paving should be done in August.

Councilman Ince asked about the status of the Land Rover dealership. Mr. Thacker said Ken Garff now owns it.

APPOINTMENTS

It was proposed by the Mayor that Jake Layton be appointed to the Trails Committee and that Cheylynn Hayman's appointment to the Planning Commission be renewed for another 3 years. Councilwoman Fillmore made a **motion** to support those proposed appointments. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

At 9:34 p.m., Councilman McEwan made a **motion** to adjourn the meeting. Councilwoman Fillmore seconded the motion, which passed by unanimous vote (5-0).

Mackenzie Wood, City Recorder

Date Approved

Avalon Comly, Recording Secretary

PRELIMINARY DRAFT

Minutes of the Centerville **City Council** meeting held Tuesday, August 21, 2018 at 7:00 p.m. at Centerville City Hall, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Mayor Clark Wilkinson

Council Members Tamilyn Fillmore
William Ince
Stephanie Ivie
George McEwan
Robyn Mecham

STAFF PRESENT

Steve Thacker, City Manager
Lisa Romney, City Attorney
Jacob Smith, Management Services Director
Randy Randall, Public Works Director
Cory Snyder, Community Development Director
Bruce Cox, Parks and Recreation Director
Katie Rust, Recording Secretary

VISITORS

Interested Citizens (see attached sign-in sheet)

PRAYER OR THOUGHT

Councilman McEwan

PLEDGE OF ALLEGIANCE

OPEN SESSION

No one wished to comment.

MINUTES REVIEW AND ACCEPTANCE

Councilman McEwan made a **motion** to table acceptance of the August 7, 2018 Council meeting minutes to the next regular Council meeting to allow time to review staff revisions. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).

CHANGE ORDER FOR CONTRACT

Steve Thacker, City Manager, explained the recommendation from the Public Works Director to increase the contract with Crescent Excavation for water-related projects. Councilman Ince made a **motion** to ratify Change Order No. 3 for the Miscellaneous Water Lateral Replacements 2018 Project with Crescent Excavation in the amount of \$37,950. Councilman McEwan seconded the motion, which passed by unanimous vote (5-0).

Mr. Thacker updated the Council on the current Frontage Road project. The Public Works Director confirmed that work-related debris along the Frontage Road will be removed by the end of the project.

MAYOR'S REPORT

- Mayor Wilkinson reported on a recent Council of Governments (COG) meeting.
- The Mayor reminded the Council that The Church of the Resurrection in Centerville hosts a community dinner on the third Wednesday of every month.
- A ground breaking ceremony for the Centerville Fire Station is scheduled to take place on September 15th at 9:00 a.m.
- Mayor Wilkinson said he believes City representatives should actively reach out to Centerville businesses.

COUNCILMEMBER LIAISON REPORT

Councilwoman Fillmore updated the Council regarding the Parks and Recreation Committee and the South Davis Recreation District.

CITY MANAGER'S REPORT

Mr. Thacker reviewed the schedule of upcoming meetings with the Council. The City has two years from March 2018 to complete the Island View Park renovation with grant funds. Staff recommends the City contract with Dan Sonntag for landscape architect services. Councilwoman Mecham suggested a bid process for landscape architect services would ensure the City pays the best price. The Council scheduled a fieldtrip to Creekside Park in Bountiful on August 28th to view an example of a park designed by landscape architect Dan Sonntag.

ADJOURNMENT

Councilwoman Ivie made a **motion** to close the regular meeting at 8:05 p.m., and move to a work session with no intent to return to regular meeting. Councilman McEwan seconded the motion, which passed by unanimous vote (5-0).

Mackenzie Wood, City Recorder

Date Approved

Katie Rust, Recording Secretary

Minutes of the Centerville City Council **Work Session** held Tuesday, August 21, 2018 at 8:10 p.m. at Centerville City Hall, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Mayor Clark Wilkinson

Council Members Tamilyn Fillmore
William Ince
Stephanie Ivie
George McEwan
Robyn Mecham

STAFF PRESENT

Steve Thacker, City Manager
Lisa Romney, City Attorney
Cory Snyder, Community Development Director
Katie Rust, Recording Secretary

STAFF ABSENT

Jacob Smith, Management Services Director

FORM-BASED CODE REGULATIONS

Cory Snyder, Community Development Director, provided information regarding the South Main Street Corridor (SMSC) Overlay Zone form-based code provisions (a copy of the presentation is available with the agenda on NovusAgenda). A form-based code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. Councilman Ince pointed out that Centerville currently has a combination of form-based and additional restrictions in the SMSC Overlay Zone. Mr. Snyder showed examples of different types of street framing within Centerville, and presented a comparison of standards and regulations in the Commercial-Medium (C-M), City Center, and Traditional Zones.

Councilwoman Fillmore said she views form-based code as flexible – able to let market forces and needs change, and still provide for the needs of a community through different cycles. Mr. Snyder advised the Council to consider what the community is gaining from the new Centerville Fire Station in exchange for the fire impact fees paid by the development community. Councilman McEwan asked if it is the purpose of taxpayer funds to drive development in the corridor through higher standards than are necessary for public safety. Mr. Snyder responded that civic buildings are always the public face of a community. He emphasized that when a design is chosen for a community, the Council needs to be committed to that design when property owners and developers request a change or exception.

Councilman McEwan stated he does not consider the SMSC to be a City Center; he does not believe Centerville Main Street is a “main street”. Councilwoman Fillmore commented that Centerville Main Street is a commercial corridor, but it is not the same type of commercial found at Station Park in Farmington. She said she believes there is value in framing, whether it is with trees, or buildings, or something else consistent. If form-based zoning is removed from the SMSC, C-M Zoning regulations remain.

Mayor Wilkinson stated he believes Main Street could be a lot better. He said earlier that day he talked to property and business owners along Main Street who are frustrated. The

1 City needs to give business owners something they can look at and work with for the future.
2 The City needs a commercial revenue base, or residential property tax rates will continue to
3 increase. The Mayor expressed the opinion that some of the same exceptions granted for the
4 Fire Station need to be granted for commercial businesses that would bring in revenue.

5
6 Councilman McEwan stated there are three levers that could be pushed to try to help the
7 commercial property owners: density, design, and table of uses. He pointed out that property
8 owners are able to bring in a plan and request specific exceptions the same way the Fire Chief
9 did, and suggested that if enough of those requests come in, a design standard would come
10 together. Councilwoman Mecham stated she does not think requiring a plaza is to anyone's
11 benefit, since the businesses do not want the junior high kids hanging out next to their
12 businesses. Councilwoman Fillmore said she has heard a lot of what people do not want. She
13 suggested the Council needs to show leadership, draw up a suggestion with visual examples to
14 present to the community, and stick with the decision made to show respect for the business
15 owners. Mayor Wilkinson expressed confidence that it could look beautiful and businesses
16 could be successful. Councilman McEwan responded that the process is meant to be positive
17 and encourage redevelopment. He stated that telling businesses they have to have a pretty
18 building that fits a high standard is a way to drive business out.

19
20 Councilmembers Mecham and McEwan emphasized the need to include the property
21 and business owners in the process. Mr. Snyder agreed with the need to include stakeholders
22 to some extent, but cautioned against being too influenced by that input. He stated that form-
23 based is more legally defensible and implementable than performance standards. Form-based
24 is better land-use planning than performance standards. Councilwoman Mecham said she
25 believes every Council will try to figure out how to fix Main Street until positive change starts to
26 happen. Mr. Snyder responded that if the Council does not set a vision, the planning staff and
27 Planning Commission cannot help.

28
29 **ADJOURNMENT**

30
31 The work session was adjourned at 9:40 p.m.

32
33
34
35
36 _____
37 Mackenzie Wood, City Recorder

38
39
40
41 _____
Katie Rust, Recording Secretary

Minutes of the Centerville **City Council** meeting held Tuesday, August 28, 2018 at 6:00 p.m. at Creekside Park, 60 East Millcreek, Bountiful, Utah.

MEMBERS PRESENT

Mayor	Clark Wilkinson
Council Members	Tamilyn Fillmore
	William Ince
	Stephanie Ivie
	George McEwan
	Robyn Mecham

PARKS AND RECREATION COMMITTEE PRESENT

Lynn Keddington, Chair
Kelly Hintze
Melissa Larsen

STAFF PRESENT

Steve Thacker, City Manager
Bruce Cox, Parks and Recreation Director

OTHERS

Dan Sonntag, MGB+A

TOUR OF CREEKSIDE PARK

The City Council met at 6:00 p.m. at the Bountiful Creekside Park, 600 East Mill Street in Bountiful. The purpose was a field trip to tour this new park with the park's designer, Dan Sonntag of MGB+A.

Mr. Sonntag explained the park consists of two former residential parcels. The neighbors were initially very vocal in expressing their concerns about having a park next to them. An extensive public process involving the neighborhood during the design phase helped them become more accepting of the park. One of the goals was to save the trees, but many dead and diseased trees were removed, and some others removed through thinning. Another goal was to make the park accessible to the disabled. It has frontage on two streets with pathways connecting to both streets. A common design theme is used in all the major structures and picnic tables, etc.

The park includes a popular water feature. Children can hand-pump culinary water from a holding tank; the water then flows through several segments that children can play in and then discharges eventually into the creek. Dan estimates the extensive playground equipment cost about \$400,000 plus installation, for a total cost of about \$600,000 to \$700,000. The total budget for the park improvements—excluding property purchase—was \$2.2 million. The playground area slope consists of a cushion material on top of a layer of sprayed-on concrete.

In response to questions about Centerville's Island View Park Renovation Phase 1 project, Dan estimates it would require about three months of design time if the City responds with decisions in a timely manner during the design process. He estimates it would take about six months to construct. He said it is generally better to landscape in the spring rather than in

1 the fall, but later noted the planting can be done any time during the growing season and the
2 contractor is responsible for the vegetation during a one-year warranty period.
3

4 For the Creekside Park project, Dan was the lead landscape architect, but MGB+A
5 provided a multi-disciplinary team that included an architect and engineers, as needed, during
6 both the design phase and to inspect work during construction. Bountiful City was also involved
7 in the inspection during construction. The general contractor was fired during the construction
8 phase and the City had to draw upon the contractor's bond to get subcontractors paid. Another
9 general contractor was then selected to complete the project. This is why the project took longer
10 than anticipated to complete.
11

12 **ADJOURNMENT**
13

14 The on-site tour—and special council meeting--ended about 7:10 p.m.
15
16
17
18

19 _____
Mackenzie Wood, City Recorder

Date Approved

CENTERVILLE

Staff Backup Report 9/4/2018

Item No. 2.

Short Title: July 4th Celebration Report by Toneys

Initiated By:

Scheduled Time: 7:10

SUBJECT

RECOMMENDATION

Allow Duane and Laura Toney to report on the 2018 July 4th Celebration. They were Co-Chairs of the Celebration Committee.

BACKGROUND

Toneys were also Co-Chairs for the 2017 July 4th Celebration. Any reports received prior to the Council meeting will be attached when available.

ATTACHMENTS:

Description

- 2018 Final Report to Mayor and City Council
- 2018 July 4th Budget Final



Chair Report of 4TH of July Celebration 2018 to the Mayor and City Council

Duane and Laura Toney

September 4, 2018

BUDGET:

Our total budget was \$26,000 dollars. Last year's budget was \$27,000. We recommend a budget of \$27,000 for next year. We went over the budget by \$303, even after a \$500 cash contribution from Signal Wealth Advisors, Duane's company.

REPORT:

We can confidently report that every event was well-organized and well-received. The Mayor, Steve Thacker, Mackenzie Wood, Lisa Summers, LuAnn Child, Jake Smith and Bruce Cox were extremely helpful, supportive, and responsive to any of our requests. Sargent Ackerson was helpful and engaged in every step of planning. We had dedicated committee chairs who took on their responsibilities and donated thousands of hours of time to make this happen. This is quite an undertaking for a volunteer staff; but our community is full of generous people.

Highlights this year included:

- We expanded the Parade committee to include city employees; Lisa Summers, Mackenzie Wood and LuAnn Child, who had significant responsibilities in recruiting entries, organizing logistics, obtaining Hold Harmless agreements and contracts and receiving parade entry fees. They provided invaluable help to our volunteer parade chairs, Ken and Kolene Webb. The continued involvement of these city employees will provide institutional knowledge that will keep the parade planning by volunteer chairs repeatable and sustainable in future years.
- We increased the number of bands and floats in the parade; 6 floats and 6 bands. The Webb's spent hours contacting all possible sources for floats, and their efforts paid off. We heard many positive comments about the parade!
- Centerville's Got Talent was a draw to the park after the parade. This year over 30 contestants auditioned, and we had 8 talented and unique acts that drew a standing room only crowd to the pavilion. People still ask about the Police Auction – this is a nice replacement to bring the crowd back.

RECOMMENDATIONS:

- Continue the organizational structure of utilizing both city employees and a volunteer committee in planning and organizing the parade.
- We recommend a \$27,000 budget for next year. We saw higher costs than 2017 for the Concert in the Park band and sound technician, and parade costs because of the increased number of floats and bands.
- And one last recommendation – specific for the City Council. Please arrive on time to the parade staging area!! A few cars were about to leave without you in them . . . and who would have thrown out all that candy?! 😊

4th of July Committee

Bruce and Kellie Hintze
Ken and Kolene Webb
Stephen Rust
Ryan and Penny Allen
Mike and Doris Hadley
Neil and Cheryl Brown
Chuck Gilmore
Dale Anderson
Dave Hill
Janet Dye
Karen and Mark Allred
Kevin Peay
Clarke Yospe
Lisa Summers
Sargent Al Ackerson
Steve Thacker
Jake Smith
Mackenzie Wood
Bruce Cox
Mayor Clark Wilkerson

2018				<u>Comments</u>
<u>4th of July</u>	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>	
Art Show	(100.00)	(76.02)	23.98	
Breakfast	0.00	462.21	462.21	1150 attendees, lowest in years
Centerville's Got Talent	(310.00)	(302.59)	7.41	
Children's Parade	(525.00)	(590.00)	(65.00)	
Concert in the Park + Sound	(5,650.00)	(6,350.00)	(700.00)	Increased fees from prior years
Custodian/Elementary School	(1,200.00)	(1,200.00)	0.00	Estimate - waiting for school bill
Fireworks	(5,000.00)	(5,000.00)	0.00	
Outdoor Restrooms	(900.00)	(910.20)	(10.20)	
Parade	(6,000.00)	(6,470.48)	(470.48)	6 bands, 6 floats = increased costs
Park Activities	(4,000.00)	(4,020.00)	(20.00)	
Park Security	(240.00)	(200.00)	40.00	
Publicity	(800.00)	(1,174.53)	(374.53)	one-time expenses
Quilt Show	(200.00)	(156.41)	43.59	
Sound Systems	(850.00)	(800.00)	50.00	
Reserve	(225.00)	485.00	710.00	Signal Wealth contribution
Total Budget Plan	(26,000.00)	(26,303.02)	(303.02)	

Note: See Final Detail workbook

	Vendors	Expenditures	Deposits	Actual	Budgeted	Difference
Art Show				(\$76.02)	(\$100)	\$23.98
Breakfast	Michael Hadley, check 1309	(\$76.02)				
	Kelli Hintze, cash box, check 1302	(\$800.00)		\$462.21	0	\$462.21
	Kelli Hintze, check 1311	(\$3,838.84)				
	Breakfast deposit, includes cash box		\$5,101.05			
	Utah Tax Commission, check ?					
Centerville's Got Talent				(\$302.59)	(\$310.00)	\$7.41
	Chuck Gillmore check 1295	(\$300.00)				
	Chuck Gillmore, certificates, check 1314	(\$2.59)				
Children's Parade				(\$590.00)	(\$525.00)	(\$65.00)
	Pace's, check 1301	(\$590.00)				
Concert in the Park				(\$6,350.00)	(\$5,650.00)	(\$700.00)
	Accent Productions, check 1280 and 1300	(\$6,350.00)				
Custodian/Elementary School				(\$1,200.00)	(\$1,200.00)	\$0.00
	Davis School District, Estimate at 9/2/2018	(\$1,200.00)				
Fireworks				(\$5,000.00)	(\$5,000.00)	\$0.00
	Vortex Productions Inc., check 1308	(\$5,000.00)				
Outdoor Restrooms				(\$910.20)	(\$900.00)	(\$10.20)
	Honey Bucket, check 1310	(\$910.20)				
Parade				(\$6,470.48)	(\$6,000.00)	(\$470.48)
	Centerville Health Center		\$100.00			
	Expressions Dance		\$100.00			
	Millcreek Jr. High School, check 1285	(\$600.00)				
	Marcello's restaurante		\$100.00			

Wesleyan Church Brass Band, check 1291	(\$700.00)	\$100.00	
Lakeview Hospital		\$100.00	
Don's Meats		\$100.00	
Grease Monkey		\$100.00	
Children's Dentistry		\$100.00	
Free Church of Tonga Brass Band, ck 1284	(\$850.00)		
Renatus, LLC refund \$100, ck 1276	(\$100.00)	\$200.00	
Viewmont check 1286	(\$700.00)		
Centerville North Stake check 1287	(\$500.00)		
Eastman Fitness		\$100.00	
Wasatch and District Pipe Band ck 1288	(\$700.00)		
Mountain West Gymnastics		\$100.00	
Beauty and the Geeks		\$100.00	
Bountiful Utah Stone Creek Stake ck 1283		\$100.00	
Sharp's Tarps		\$100.00	
CIH Jazz Band check	(\$600.00)		
South Davis Rec Center check 1292	(\$500.00)		
South Davis Pediatric Dentistry		\$100.00	
Chick-fil-A		\$200.00	
Woods Cross Utah North Stake ck 1279	(\$500.00)		
Maxfield Clowns check 1282	(\$300.00)		
Centerville South Stake check 1278	(\$500.00)		
Home town Heros check 1290	(\$500.00)		
Spotlight Childrens Theater		\$100.00	
Intermountain Golf Cars, Inc., check 1248	(\$582.54)		
Ken Webb check 1294	(\$80.94)		
Centerville City (envelopes) ck 1293	(\$7.00)		
Intermountain Golf Cars, Inc., check 1315	(\$650.00)		
Park Activities		(\$4,020.00)	(\$20.00)
Cliffhanger Recreation	(\$1,200.00)		
Greg Strum, check 1303	(\$2,000.00)		
Ernie Flynn, check 1305	(\$400.00)		

	Carol Wilson, check 1304	(\$420.00)			
Park Security					
				(\$200.00)	(\$240.00)
	Colby Bailey	(\$100.00)			
	Matthew Bailey	(\$100.00)			
Publicity				(\$1,174.53)	(\$800.00)
	Chuck Gillmore, check 1276	(\$174.90)			
	Clark Yospe, check 1277	(\$470.00)			
	Clark Yospe, check 1312	(\$529.63)			
Quilt Show				(\$156.41)	(\$200.00)
	Cheryl Brown, check 1313	(\$156.41)			
Sound System				(\$800.00)	(\$850.00)
	Douglas Ingram, ck 1296(stpd pymt)/1316	(\$600.00)			
	Street Stomp DJ	(\$200.00)			
Reserve				\$485.00	(\$225.00)
	stop payment fee on ck 1296	(\$15.00)			
	Donation from Signal Wealth (Duane Toney)		\$500.00		
TOTAL:		(\$33,804.07)	\$7,501.05	(\$26,303.02)	(\$303.02)
*Centerville City deposited \$18,261.31 into our account on June 25. Jolene Jackson said that the music licensing and copyright fees, grills, and late invoices had been deducted before the deposit.					

CENTERVILLE

Staff Backup Report

9/4/2018

Item No. 3.

Short Title: Report and Discussion re Impact of West Davis Corridor Project on North Centerville

Initiated By: Jake Willis, Centerville resident

Scheduled Time: 7:25

SUBJECT

RECOMMENDATION

Allow Jake Willis and Joey Wilson, Centerville residents, to report on the impact of the West Davis Corridor project on our community. Following their report, discuss what actions, if any, Centerville City officials should take to seek mitigation of these impacts.

BACKGROUND

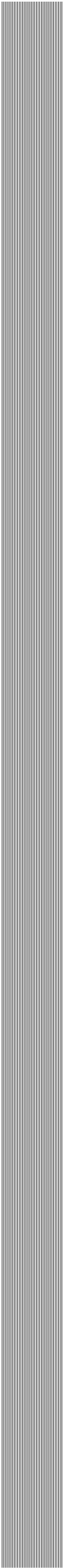
Cory Snyder, Community Development Director, will also be present to hear this report. He was assigned by the City Manager to be informed about this road project during the lengthy planning process.

The attached slides were provided by Jake Willis and will be used for his presentation in the meeting.

ATTACHMENTS:

Description

- Centerville Residents' Concerns



WEST DAVIS CORRIDOR PROJECT

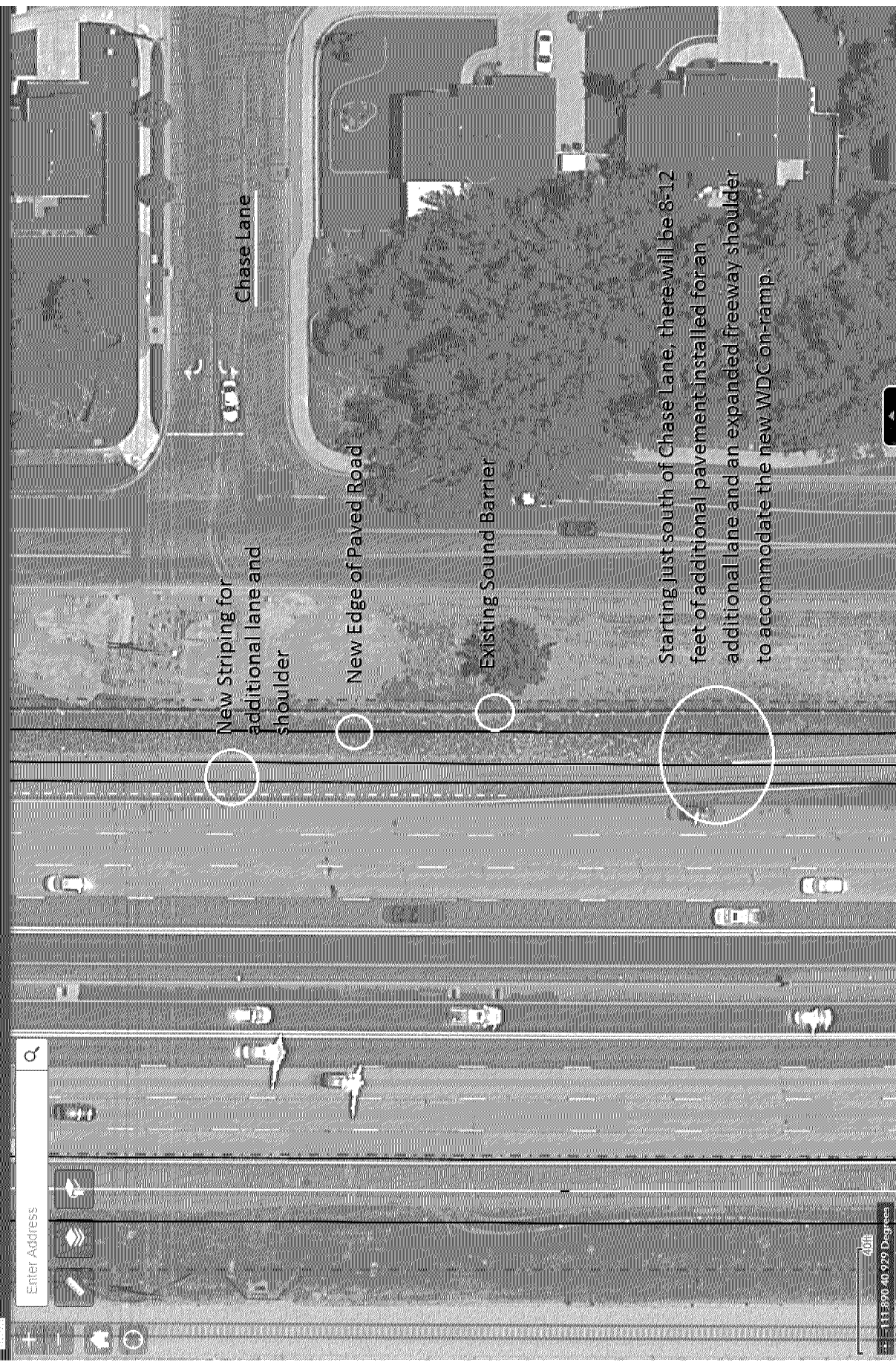
Centerville residents' concerns &
questions regarding project
impact to quality of life

Discussion/concern points

- Construction of the West Davis Corridor will start in the next year or two. With the construction, the freeway will be much closer and have a real impact on the quality of life for many Centerville residents. (noise & pollution exposure will most certainly increase)
- Starting just south of Chase Lane, there will be 8-12 feet of additional pavement installed for an additional lane and an expanded freeway shoulder to accommodate the new WDC on-ramp.
- The existing sound barrier will likely come down in much of the area and definitely come down in other areas. The new WDC on-ramp will be partially built on the location of the existing sound barrier. Will the sound barrier be relocated and rebuilt? What are the engineering limitations on the height of the barrier with respect to the new available space and risks to motorists on both the freeway and Frontage road (and bicyclists [new bike trail])? Will UDOT “grandfather” all/part of the sound barrier?
- At approximately 1825 N., the new freeway is at the existing sound barrier and continues to jog in an eastward direction as the freeway moves north.
- Freeway traffic will be up to 8-50 ft closer to residents. This means increased sound and carbon monoxide pollution.
- Topography plays an important role in exposure to freeway noise. Residents that are at a higher elevation than the freeway will likely experience an increase in noise exposure since the line of sight will not change but the freeway will be closer.
- Will there be sufficient space between the new WDC and Frontage road to construct a very much needed sound barrier?
- Will there be sufficient space to accommodate the new bike trail and a sound barrier? The bicyclists and motorists on Frontage road will only be 8-16 ft from the new freeway. A sound barrier would be beneficial to the bicyclists and residents and preserve quality of life.
- Per UDOT, while the Alternative B1 (the plan that impacts Centerville) has been approved, the designs are not exact or final. We are hopeful that we can address quality of life issues, like the sound barrier, with everyone working together.
- What can/will UDOT do to help the residents of Centerville? Based on EPA research, noise & pollution can be mitigated for residents that live next to freeways. Sound barriers can help act as a barrier to freeway noise and pollution, helping preserve quality of life for residents. (<https://www.epa.gov/sciencematters/living-close-roadways-health-concerns-and-mitigation-strategies>)

Starting at Chase Lane

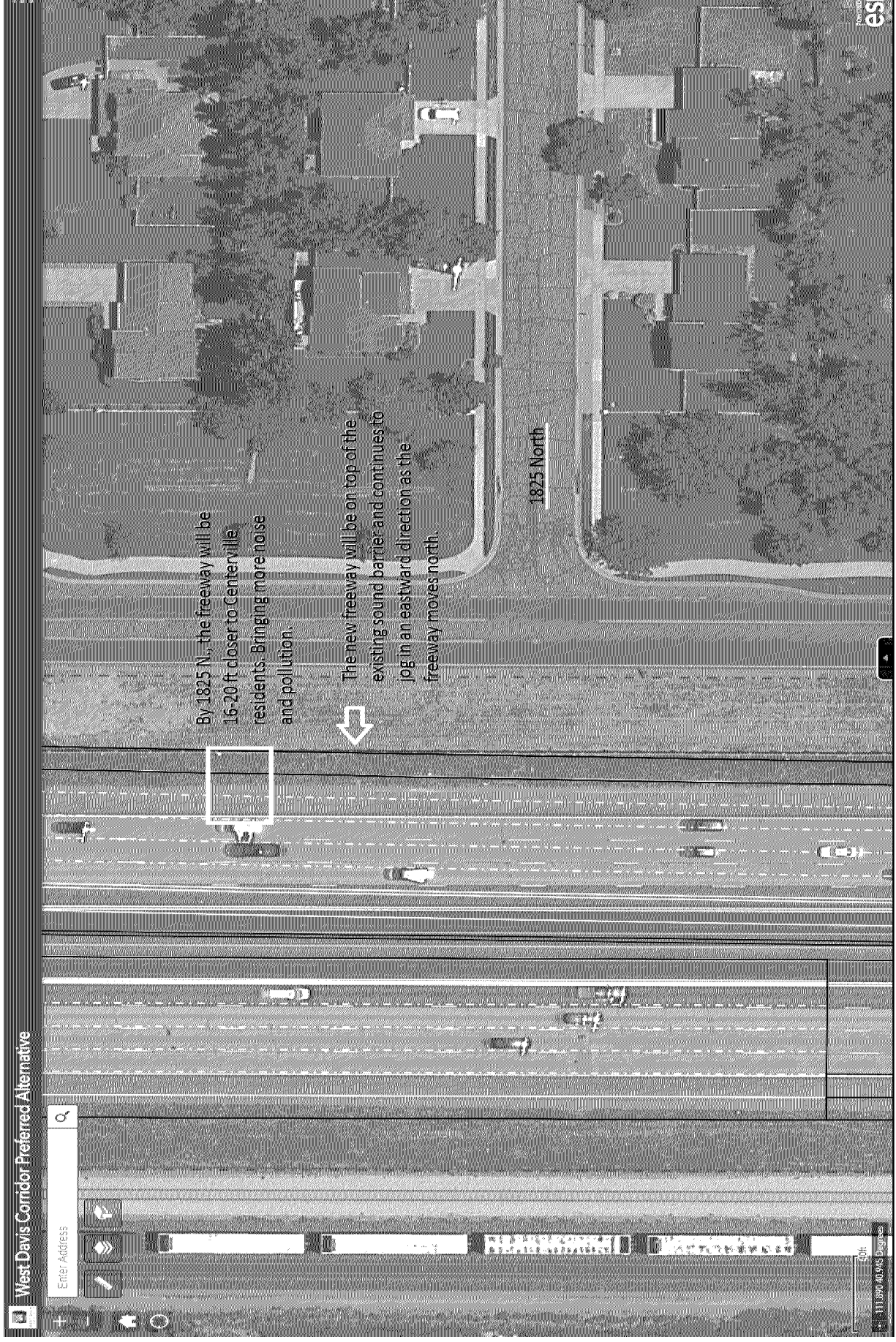
West Davis Corridor Preferred Alternative



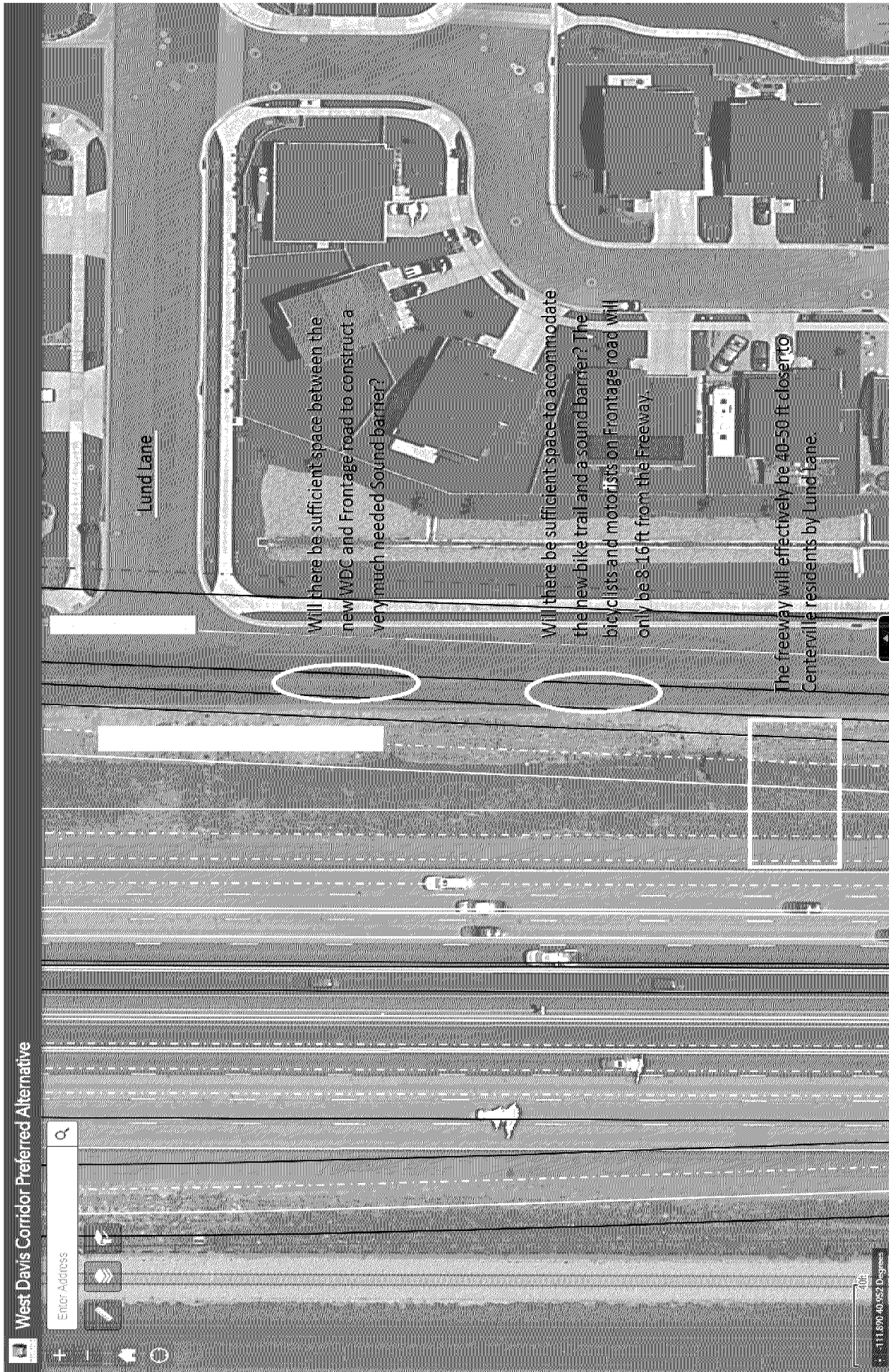
Centerville Park



1825 North



Lund Lane



**CENTERVILLE
CITY COUNCIL
Staff Backup Report
9/4/2018**

Item No. 4.

Short Title: Public Hearing - PDO Zone Map Amendment, Conceptual Site Plan and Conceptual Subdivision Plan - Sheffield Downs - 274 East Pages Lane

Initiated By: Taylor Spendlove, Applicant for Brighton Development

Scheduled Time: 7:40

SUBJECT

Consider the proposed PDO Zoning Map Amendment, Conceptual Site Plan, and Conceptual Subdivision applications for the Sheffield Downs project consisting of approximately 5.6 acres of property located at 274 East Pages Lane from Commercial-High (C-H) to Residential-Medium Planned Development Overlay (R-M/PD)

RECOMMENDATION

Refer to Staff Transmittal Report

BACKGROUND

On August 8, 2018, the Planning Commission reviewed and recommended approval of the proposed PDO Zone Map Amendment, Conceptual Site Plan, and Conceptual Subdivision Plan for the Sheffield Downs project located at 274 East Pages Lane. The Staff Transmittal Report for this application is attached.

ATTACHMENTS:

Description

- ▢ 09-04-18 CC Transmittal Report - Sheffield Downs PDO
- ▢ Ordinance No. 2018-20- Sheffield Downs PDO Rezone
- ▢ Ordinance No. 2018-20 - Exhibit B - PDO Concept Plan
- ▢ 08-08-18 PC Staff Report Sheffield Downs PDO
- ▢ 08-08-2018 Applicant Submittal Sheffield Downs PDO
- ▢ Previous Staff Report to Planning Commission

**CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801) 292-8232**

CITY COUNCIL TRANSMITTAL REPORT

PROPERTY OWNER: DIKA PROPERTIES LLC
MARV BLOSCH
517 SOUTH 100 EAST
BOUNTIFUL, UT 84010
(mbaproproperties@gmail.com)

APPLICANT: BRIGHTON DEVELOPMENT
TAYLOR SPENDLOVE
215 NORTH REDWOOD RD. SUITE #8
NORTH SALT LAKE, UT 84054
(taylor@buildwithbrighton.com)

PROPERTY: 274 EAST PAGES LANE
○ PARCEL 03-004-0150
○ PARCEL 03-004-0099
○ PARCEL 03-004-0139

ACREAGE: 5.6 ACRES RESIDENTIAL AREA PROPOSAL

CURRENT ZONING: C-H (COMMERCIAL - HIGH)

APPLICATIONS: ZONE MAP AMENDMENT PETITION
○ C-H (COMMERCIAL) TO R-M (RESIDENTIAL MEDIUM)
○ PDO APPROVAL – CONCEPT PLAN
○ CONCEPTUAL SUBDIVISION

RECOMENDATION: PLANNING COMMISSION RECOMMENDS APPROVAL
WITH CONDITIONS

BACKGROUND

The proposed redevelopment project is to rezone a significant eastern portion of the Pages Lane Commercial Area (*aka: Old Dick's Market*) and reuse the property for a single-family dwelling subdivision of 33 homes. The project would be developed as a “planned development” having a private roadway system and a park area as common open space for use by the residents of the new community.

The zone map amendment with a Planned Development Overlay (PDO) approval is a requirement of the Southeast Community Plan when a residential re-development is being sought. However, the applicant is **NOT seeking a “Density Bonus”** but will maintain the density at the six (6) dwellings per acre, which is the permitted use or base density of the R-M Zone.

Additionally, the applicant desires to couple the PDO rezone request with a conceptual subdivision acceptance to begin the process for a future division of the redevelopment project to allow the homes to be purchased in the private sales market

PLANNING COMMISSION RECOMMENDATION

On July 11, 2018 and August 08, 2018, the Centerville Planning Commission received the petitioner’s request, reviewed the planning staff report, held public hearings, made a motion to **RECOMMEND APPROVAL** the Sheffield Downs PDO project, as follows:

1. *The PDO Approval is subject to the layout and exhibits submitted to the City on July 19, 2018 and August 01, 2018 – Consisting of PDO Exhibit A-1 through Exhibit F and Sheets C400, X900, and L101 of the Conceptual Site Plan.*
2. *The Sheffield Downs PDO Rezone shall be limited to the following:*
 - *Rezone of approximately 5.6 acres to R-M/PD on the Centerville Zoning Map*
 - *Density shall NOT Exceed Six (6) units per acre. A bonus density is NOT APPROVED for the development*
 - *All residential development shall be limited to the construction of single-family homes.*
 - *The commercial area, located at the northwest corner, is not part of this PDO approval. However, it must be legally subdivided in accordance with City ordinances to separate it from the portion to remain in the proposed development.*
3. *The PDO approved Sheffield Architectural Design Plan shall consist of the following:*
 - (a) *All single-family dwelling design shall comply with Exhibits A-1 through A-4.*
 - (b) *Each dwelling type depicted may the use any color or material selection of the approved materials and colors and shall be consistent approved PDO building elevation exhibits.*
 - (c) *All building permit submittals shall provide a “building elevation plan” addressing the application and use of the approved Architectural Design Plan elements.*
 - (d) *Any dispute that arises regarding the application and use of the Architectural Design Plan elements shall be submitted to the Centerville City Planning Commission for resolution.*
4. *The PDO approved Sheffield Downs Landscaping Design Plan shall consist of the following:*
 - (a) *The project shall be landscaped in accordance with Exhibit B-1- Landscape Plan (also Sheet L101 of the Conceptual Plan) and Exhibit B-2 – Plant Types.*

- (b) *As part of the Park area, a detention basin may be installed and shall be deemed acceptable by the City Engineer, as part of any Final Approval by the City.*
 - (c) *The total landscaping for the project shall meet the ordinance minimum requirement of 40%, as per CZC 12.52.070 or as otherwise allowed by the ordinance.*
- 5. *The PDO approved Sheffield Downs Fencing Design Plan shall consist of the following:*
 - (a) *All use of fencing shall comply with Exhibit C.*
 - (b) *The placement of fencing shall comply with Exhibit B-1(also Sheet L101 of the Conceptual Plan).*
 - (c) *Other fencing shall be limited to the private rear yard areas from the rear lot line to the rear building line of the dwelling.*
 - (d) *The side yards areas between buildings/dwellings and any front yard area shall NOT contain any fencing.*
- 6. *The PDO approved Sheffield Downs Open Space Amenities Design Plan shall consist of the following:*
 - (a) *The Open Space amenities shall be provided within the project as depicted on Exhibit D-1 through D-2 and on L101 of the Conceptual Site Plan*
 - (b) *The Open Space Amenities shall, at minimum, consist of the following:*
 - i. *A Patio and Plant Garden Area*
 - ii. *A Play Structure Area*
 - iii. *A Detention Facility, as approved by the City*
 - iv. *A 10-foot Landscape Buffer along Pages Lane*
 - v. *The project entry feature areas accessing Pages Lane*
 - vi. *The Buffer area (Trees and Shrubs) along the western boundary of the development*
 - vii. *The Visitor Parking Buffer on the west end of the dwellings*
 - viii. *The decorative lighting fixtures as depicted in the Exhibits*
 - (c) *As part of any Final Approval, the developer shall address the timing/phasing for the installation of the Open Space Amenities, as deemed acceptable by the City as part of any Phasing approval, OR*
 - (d) *These Open Space amenities shall be installed as per CZC 12.51.100 prior to a certificate of occupancy for any dwelling.*
- 7. *The PDO approved Sheffield Downs Buildings Setbacks shall consist of the following:*
 - (a) *The approved setbacks for dwellings shall comply with Exhibit E, which are:*
 - ✓ *The Interior Lot Setbacks are:*
 - *Front Porch/Living Area = 15-feet*
 - *Front Garage = 19-feet*
 - *Side Yards = 5-feet*
 - *Rear Yard = 15-feet*
 - ✓ *The Perimeter Lot Setbacks are:*
 - *Front Porch/Living Area = 15-feet*
 - *Front Garage = 19-feet*

- *Side Yards = 8-feet*
 - *Rear Yard = 20-feet*
8. *The PDO approved Sheffield Downs Buildings Parking, Driveway/ Approach Widths, and Recreation Vehicle (RV) Use shall consist of the following:*
- (a) Each dwelling shall provide parking within an enclosed garage with a capacity of two-vehicles. Every garage shall meet the minimum size requirements of the City's Zoning Ordinance.*
 - (b) The project shall provide the visitor parking, as shown on the Conceptual Site Plans, and shall not be less than the 30 stalls depicted.*
 - (c) The project shall limit driveway and approach aprons to a minimum width needed for two-car garage parking, as deemed acceptable by the City Engineer and Public Works Director and a minimum width needed for a three-car garage for Lots 31, 32, and 33, as deemed acceptable by the City Engineer and Public Works Director*
 - (d) The use of outside storage of Recreational Vehicles (RVs) for dwellings or in the common space areas for longer than 48 hours shall be prohibited.*
 - (e) These restrictions shall be noted on any plan submitted for Final Approval and shall be included on the application subdivision plat and associated CC&Rs.*
9. *Other Matters Related to the Sheffield Downs PDO development are the following:*
- (a) As part of any Final Approval, the developer shall comply with Exhibit F and provide a future access easement for potential re-development of the remaining commercial properties to the east, as per the Southeast Neighborhood Plan objectives.*
 - (b) The project shall remain subject to the Residential Medium (R-M) Zone standards, unless otherwise modified by this PDO Approval.*
 - (c) The project shall be subject to the applicable subdivision ordinance requirements, and the Planned Unit Development (PUD) platting process.*
 - (d) An existing commercial building "demolition plan" shall be submitted and deemed acceptable to the City prior to receiving any Final Plan approval. All demolition of building and related elements shall comply with all local, state, or federal regulations, as may be applicable.*
 - (e) Remaining Commercial Area Parking shall NOT be less than the current Zoning Ordinance Parking requirements and shall be addressed with any Final Plan submittal to the City.*

Suggested Reasons for the Action (Findings):

- a) The Planning Commission finds that the PDO Concept Plan is in harmony with the Southeast Neighborhood Plan to allow future residential re-development to occur in the eastern half of the Pages Lane Commercial Area.*
- b) The Planning Commission finds that the PDO request, with the listed conditions, sufficiently addresses the PDO Development Standards found in Section 12-41-080, as addressed in the applicable staff reports provided to the Commission.*

- c) *The Planning Commission finds that the PDO Concept Plan, with the listed conditions, provides sufficient compliance with regards to the project's design and amenities requirement for R-M Zone Development.*

PLANNING COMMISSION VOTE (5-0)

Commissioner	Yes	No	Not Present
Hayman (Chair)	X		
Hirst			X
Johnson	X		
Daly	X		
Hintze	X		
Wright			X
Helgesen	X		

ORDINANCE NO. 2018-20

AN ORDINANCE AMENDING THE CENTERVILLE CITY ZONING MAP BY CHANGING THE ZONING OF APPROXIMATELY 5.6 ACRES OF CERTAIN REAL PROPERTY AS DESCRIBED HEREIN FROM COMMERCIAL-HIGH (C-H) TO RESIDENTIAL-MEDIUM/PLANNED DEVELOPMENT OVERLAY (R-M/PD) AND APPROVING THE CONCEPTUAL PLAN FOR THE SHEFFIELD DOWNS PLANNED DEVELOPMENT

WHEREAS, the City is authorized to enact a zoning map consistent with the purposes set forth in the Utah Land Use Development and Management Act, as more particularly provided in *Utah Code Ann.* §§ 10-9a-101, *et seq.*, as amended, and the City is further authorized to make amendments to such zoning map in accordance with procedures set forth in *Utah Code Ann.* § 10-9a-503, as amended; and

WHEREAS, in accordance with applicable provisions of Utah law and the goals of the Centerville City General Plan for the subject property regarding development policies for the Southeast Neighborhood Plan, the City Council desires to amend the Centerville City Zoning Map to rezone the subject property from Commercial-High (C-H) to Residential-Medium/Planned Development Overlay (R-M/PD) as more particularly provided herein; and

WHEREAS, as part of the Planned Development Overlay (PDO) Zone requirements, requests for PDO zoning shall include a conceptual site plan for review and acceptance by the City Council concurrent with the rezoning decision; and

WHEREAS, the proposed amendments to the Centerville Zoning Map and Conceptual Plan for the Sheffield Downs Planned Development as set forth herein have been reviewed by the Planning Commission and the City Council and all appropriate public noticing and hearings have been provided and held in accordance with Utah law to obtain public input regarding the proposed revisions to the Zoning Map and approval of the Conceptual Site Plan.

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

Section 1. PDO Rezone and Conceptual Plan Approval. Subject to conditions of approval set forth in Section 2, the real property located at 274 East Pages Lane consisting of approximately 5.6 acres as more particularly described in the legal descriptions set forth in **Exhibit A**, attached and incorporated herein by this reference, is hereby rezoned and changed from Commercial-High (C-H) to Residential-Medium/Planned Development Overlay (R-M/PD) and the Conceptual Site Plan for the Sheffield Downs PDO, as more particularly described in **Exhibit B**, attached hereto and incorporated herein by this reference, is hereby approved by the City Council.

Section 2. Conditions of PDO Approval. The PDO Rezone and Conceptual Plan for the Sheffield Downs PDO are subject to the following conditions of approval:

1. The PDO Approval is subject to the layout and exhibits submitted to the City on July 19, 2018 and August 01, 2018 – Consisting of PDO Exhibit A-1 through Exhibit F and Sheets C400, X900, and L101 of the Conceptual Site Plan.
2. The Sheffield Downs PDO Rezone shall be limited to the following:

- Rezone of approximately 5.6 acres to R-M/PD on the Centerville Zoning Map
 - Density shall NOT Exceed Six (6) units per acre. A bonus density is NOT APPROVED for the development
 - All residential development shall be limited to the construction of single-family homes.
 - The commercial area, located at the northwest corner, is not part of this PDO approval. However, it must be legally subdivided in accordance with City ordinances to separate it from the portion to remain in the proposed development.
3. The PDO approved Sheffield Architectural Design Plan shall consist of the following:
 - (a) All single-family dwelling design shall comply with Exhibits A-1 through A-4.
 - (b) Each dwelling type depicted may the use any color or material selection of the approved materials and colors and shall be consistent approved PDO building elevation exhibits.
 - (c) All building permit submittals shall provide a “building elevation plan” addressing the application and use of the approved Architectural Design Plan elements.
 - (d) Any dispute that arises regarding the application and use of the Architectural Design Plan elements shall be submitted to the Centerville City Planning Commission for resolution.
 4. The PDO approved Sheffield Downs Landscaping Design Plan shall consist of the following:
 - (a) The project shall be landscaped in accordance with Exhibit B-1- Landscape Plan (also Sheet L101 of the Conceptual Plan) and Exhibit B-2 – Plant Types.
 - (b) As part of the Park area, a detention basin may be installed and shall be deemed acceptable by the City Engineer, as part of any Final Approval by the City.
 - (c) The total landscaping for the project shall meet the ordinance minimum requirement of 40%, as per CZC 12.52.070 or as otherwise allowed by the ordinance.
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 - iv. A 10-foot Landscape Buffer along Pages Lane
 - v. The project entry feature areas accessing Pages Lane

- vi. The Buffer area (Trees and Shrubs) along the western boundary of the development
 - vii. The Visitor Parking Buffer on the west end of the dwellings
 - viii. The decorative lighting fixtures as depicted in the Exhibits
 - (c) As part of any Final Approval, the developer shall address the timing/phasing for the installation of the Open Space Amenities, as deemed acceptable by the City as part of any Phasing approval, OR
 - (d) These Open Space amenities shall be installed as per CZC 12.51.100 prior to a certificate of occupancy for any dwelling.
7. The PDO approved Sheffield Downs Buildings Setbacks shall consist of the following:
- (a) The approved setbacks for dwellings shall comply with Exhibit E, which are:
 - ✓ The Interior Lot Setbacks are:
 - Front Porch/Living Area = 15-feet
 - Front Garage = 19-feet
 - Side Yards = 5-feet
 - Rear Yard = 15-feet
 - ✓ The Perimeter Lot Setbacks are:
 - Front Porch/Living Area = 15-feet
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 - Side Yards = 8-feet
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- (a) Each dwelling shall provide parking within an enclosed garage with a capacity of two-vehicles. Every garage shall meet the minimum size requirements of the City's Zoning Ordinance.
 - (b) The project shall provide the visitor parking, as shown on the Conceptual Site Plans, and shall not be less than the 30 stalls depicted.
 - (c) The project shall limit driveway and approach aprons to a minimum width needed for two-car garage parking, as deemed acceptable by the City Engineer and Public Works Director and a minimum width needed for a three-car garage for Lots 31, 32, and 33, as deemed acceptable by the City Engineer and Public Works Director
 - (d) The use of outside storage of Recreational Vehicles (RVs) for dwellings or in the common space areas for longer than 48 hours shall be prohibited.
 - (e) These restrictions shall be noted on any plan submitted for Final Approval and shall be included on the application subdivision plat and associated CC&Rs.
9. Other Matters Related to the Sheffield Downs PDO development are the following:
- (a) As part of any Final Approval, the developer shall comply with Exhibit F and provide a future access easement for potential re-development of the remaining commercial properties to the east, as per the Southeast Neighborhood Plan objectives.
 - (b) The project shall remain subject to the Residential Medium (R-M) Zone standards, unless otherwise modified by this PDO Approval.
 - (c) The project shall be subject to the applicable subdivision ordinance requirements, and the Planned Unit Development (PUD) platting process.

- (d) An existing commercial building “demolition plan” shall be submitted and deemed acceptable to the City prior to receiving any Final Plan approval. All demolition of building and related elements shall comply with all local, state, or federal regulations, as may be applicable.
- (e) Remaining Commercial Area Parking shall NOT be less than the current Zoning Ordinance Parking requirements and shall be addressed with any Final Plan submittal to the City.

Section 3. Findings for PDO Approval. The rezone of the subject property to R-M/PD and corresponding Conceptual Plan approval for the Sheffield Downs PDO is based on the following findings:

- a) The City Council finds that the PDO Concept Plan is in harmony with the Southeast Neighborhood Plan to allow future residential re-development to occur in the eastern half of the Pages Lane Commercial Area.
- b) The City Council finds that the PDO request, with the listed conditions, sufficiently addresses the PDO Development Standards found in CZC 12.41.080, as addressed in the applicable staff reports provided to the Commission and City Council.
- c) The City Council finds that the PDO Concept Plan, with the listed conditions, provides sufficient compliance with regards to the project’s design and amenities requirement for R-M Zone Development.

Section 4. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 5. Effective Date. Subject to conditions of approval set forth in Section 2, this Ordinance shall become effective upon publication or posting, or thirty (30) days after passage, whichever occurs first.

PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, THIS 4th DAY OF SEPTEMBER, 2018.

ATTEST:

CENTERVILLE CITY

Mackenzie Wood, City Recorder

By: _____
Mayor Clark A. Wilkinson

Voting by the City Council:

	“AYE”	“NAY”
Councilmember Fillmore	_____	_____
Councilmember Ince	_____	_____
Councilmember Ivie	_____	_____
Councilmember McEwan	_____	_____
Councilmember Mecham	_____	_____

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provisions of the U.C.A. § 10-3-713, as amended, I, the municipal recorder of Centerville City, hereby certify that foregoing ordinance was duly passed by the City Council and published, or posted at: (1) 250 North Main; (2) 655 North 1250 West; and (3) RB's Gas Station, on the foregoing referenced dates.

MACKENZIE WOOD, City Recorder

DATE: _____

RECORDED this ____ day of _____, 2018.

PUBLISHED OR POSTED this ____ of _____, 2018.

EXHIBIT A

Sheffield Downs PDO Rezone Property Descriptions

Parcel No. 03-004-0150 1215 North 200 East

BEG 5.27 CHAINS S & 438.68 FT W FR THE NE COR OF THE SE 1/4 OF SEC 18-T2N-R1E, (SLB&M); TH W 398.86 FT; TH S 0°04'44" W 105.9 FT; TH S 89°36'47" E 237.97 FT; TH S 0°11'00" W 300 FT; TH N 89°36'47" E 151.94 FT, M/L, TO A COMMON BLDG PARTITION; TH N ALG SD COMMON BLDG PARTITION 401.28 FT TO THE POB. LESS & EXCEPT ANY PORTION LOC WITHIN THE BOUNDS OF THE FOLLOWING DESC PPTY: BEG AT A PT ON THE S BNDRY LINE OF PAGES LANE (A 66 FT WIDE ROAD) WH PT IS S 0°07'50" E 345.96 FT ALG THE SEC LINE & S 89°36'35" W 184.32 FT ALG SD S BNDRY LINE OF PAGES LANE FR THE E 1/4 COR OF SEC 18-T2N-R1E, SLB&M; SD POB ALSO S 89°36'35" W 254.34 FT ALG THE CENTERLINE OF SD PAGES LANE & S 0°38'22" W 33.00 FT FR AN EXIST BRASS MONU AT THE INTERSECTION OF SD PAGES LANE & 400 EAST STR; & RUN TH S 0°38'22" W 403.88 FT ALG THE PARTY WALL LINE OF THE TWO BLDG'S; TH N 89°55'06" W 58.55 FT ALG THE N WALL OF A STORAGE GARAGE; TH S 0°38'22" W 22.57 FT ALG THE W WALL OF SD GARAGE; TH ALG THE BNDRY OF PARCEL C OF THE CINNAMON RIDGE SUB IN THE FOLLOWING TWO COURSES: S 89°36'35" W 191.80 FT, N 0°08'27" W 20.00 FT; TH S 89°36'35" W 59.91 FT ALG THE N BNDRY OF SD CINNAMON RIDGE SUB; TH N 0°14'24" E 216.00 FT ALG AN E LINE OF AN EXIST BLDG; TH S 89°36'35" W 9.68 FT; TH N 0°23'13" W 189.90 FT; TH N 89°36'35" E 325.12 FT ALG SD S LINE OF PAGES LANE TO THE POB. CONT. 1.39 ACRES

Parcel No. 03-004-0099 266 E Pages Lane

BEG AT A PT WH IS S 346.09 FT TO THE S R/W LINE OF PAGES LANE & ALG SD S LINE S 89°36'47" W 841.89 FT & S 0°04'44" W 105.90 FT FR THE E 1/4 COR OF SEC 18-T2N-R1E, SLM; & RUN TH S 0°04'44" W 300 FT; TH N 89°36'47" E 237.44 FT; TH N 0°11'00" E 300 FT ALG A COMMON BUILDING PARTITION LINE BETWEEN TWO BUILDINGS; TH S 89°36'47" W 237.97 FT TO THE POB. TOGETHER WITH DESC R/W'S. CONT. 1.64 ACRES.

Parcel No. 03-004-0139

BEG AT A PT ON THE S BNDRY LINE OF PAGES LANE (A 66 FT WIDE RD) WH PT IS S 0°07'50" E 345.96 FT ALG THE SEC LINE & S 89°36'35" W 184.32 FT ALG SD S BNDRY LINE OF PAGES LANE FR THE E 1/4 COR OF SEC 18-T2N-R1E, SLM; SD POB ALSO S 89°36'35" W 254.34 FT ALG THE CENTERLINE OF SD PAGES LANE & S 0°38'22" W 33.00 FT FR AN EXIST BRASS MONU AT THE INTERSECTION OF SD PAGES LANE & 400 EAST STR & RUN TH S 0°38'22" W 403.88 FT ALG THE PARTY WALL LINE OF TWO BUILDINGS; TH N 89°55'06" W 58.55 FT ALG N WALL OF A STORAGE GARAGE; TH S 0°38'22" W 22.57 FT ALG THE WEST WALL OF SD GARAGE; TH ALG THE BNDRY OF PARCEL C OF THE CINNAMON RIDGE SUB IN THE FOLLOWING TWO COURSES: S 89°36'35" W 191.80 FT; N 0°08'27" W 20.00 FT; TH S 89°36'35" W 59.91 FT ALG THE N BNDRY OF SD CINNAMON RIDGE SUB; TH N 0°14'24" E 216.00 FT ALG AN E LINE OF AN EXIST BLDG; TH S 89°36'35" W 9.68 FT; TH N 0°23'13" W 189.90 FT; TH N 89°36'35" E 325.12 FT ALG SD S LINE OF PAGES LINE TO THE POB. CONT. 3.04 ACRES

EXHIBIT B

Sheffield Downs PDO Conceptual Site Plan and Details



July 18th 2018

Centerville City
Attn: Cory Snyder

RE: Brighton Development / Sheffield Village

Dear Mr. Snyder

Bank of Utah is pleased to give you a letter of reference and financial capability letter for Mr. Nate Pugsley and his group of companies. Mr. Pugsley has banked with me since June of 2013. The Bank has done over 75 different construction / development loans with Mr. Pugsley and his company Brighton Homes and Brighton Development. The Loans have ranges from simple single family home construction loans to large Multi-Family Apartment projects, to large multiple lot development projects. Loans have ranged in size from \$150,000 to \$18,000,000. All of which have been handled as agreed. Bank of Utah considers Mr. Pugsley one of our very best customers.

I have recently reviewed the company's financial statements and I am confident that Mr. Pugsley and his companies have the liquidity and the Income Sufficient to put this project together. Bank of Utah would be very interested in helping to provide the financing for a new development project for Mr. Pugsley in Centerville. Please feel free to give me a call if you have any questions.

Sincerely

A handwritten signature in dark ink, appearing to read "Steve Diamond".

Steve Diamond
SVP Commercial Loans

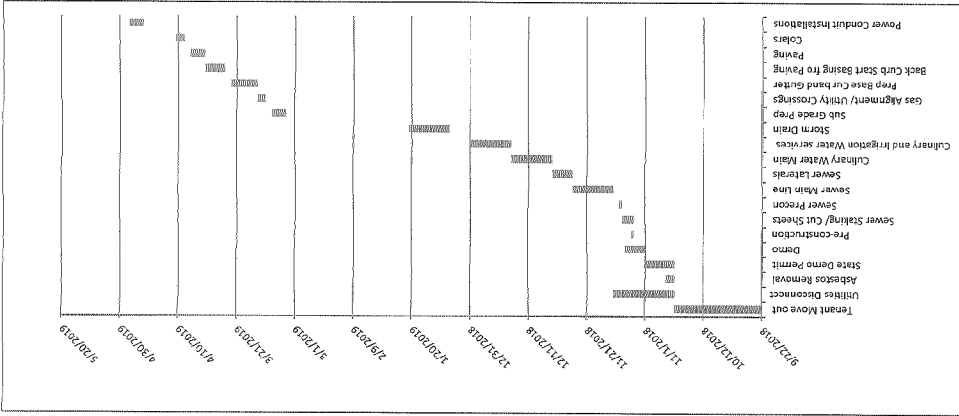
RECEIVED JUL 19 2018

BANKOFUTAH.COM

2605 WASHINGTON BLVD., OGDEN, UT 84401 | 801-469-5000

PRELIMINARY DEVELOPMENT SCHEDULE

Sheffield Village		
Task	Start date	Length
Tenant Move out	9/22/2018	30
Utilities Disconnect	10/22/2018	22
Asbestos Removal	10/22/2018	3
State Demo Permit	10/22/2018	10
Demo	11/1/2018	7
Pre-construction	11/1/2018	7
Sewer Staking/ Cut Sheets	11/5/2018	1
Sewer Precon	11/9/2018	4
Sewer Main Line	11/12/2018	14
Sewer Laterals	11/26/2018	7
Culinary Water Main	12/3/2018	14
Culinary and Irrigation Water services	12/17/2018	14
Storm Drain	1/7/2019	14
Sub Grade Prep	3/4/2019	5
Gas Alignment/ Utility Crossings	3/11/2019	3
Prep Base Cur Band Gutter	3/14/2019	9
Back Curb Start Basing Tro Paving	3/25/2019	7
Paving	4/1/2019	5
Colars	4/8/2019	3
Power Conduit Installations	4/22/2019	5



RECEIVED JUL 19 2018

DIKA PROPERTIES, LLC

415 S DIXIE DRIVE #1, ST GEORGE UTAH 84770
Phone (435) 674-1974 E-mail mbaproperties@gmail.com

July 25, 2018

Centerville City Utah
Attn: Casey Snyder

RE: 350 E Pages Lane, Centerville

Dear Cory,

In regards to commercial viability of the old "Dicks Market" property and adjoin commercial properties. Our group has been trying to attract new tenants in the vacant space left from when the grocery store and theater left. Regardless of all marketing efforts over the years the space has not been attractive to tenants. Although a few tenants have remained and/or have changed over the years the viability of this site to remain as commercial is none existent with the current allowed uses in the zone.

Over the last year our property on Pages lane, including the Dicks Market site, has undergone a general plan change that has required several public hearings. During those hearings our group requested that commercial not be removed as an option in hopes that with some additional marketing efforts we potentially could find commercial solutions. This has come to no avail and we are left with the same vacant buildings.

As an owner of the property we believe that quality commercial is no longer viable at the site and would ask that the history of the site be taken into consideration to justify our stance.

Sincerely,



Linda Bloch
Manager
Dika Properties LLC

FIBER CEMENT BOARD COLORS

ARCHITECTURE



RECEIVED JUL 19 2018

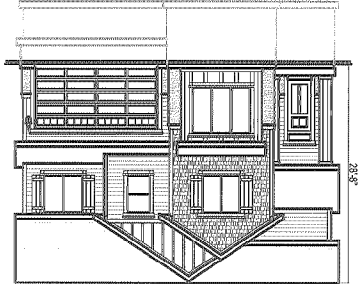
EXHIBIT A-1

BUILDING HEIGHTS

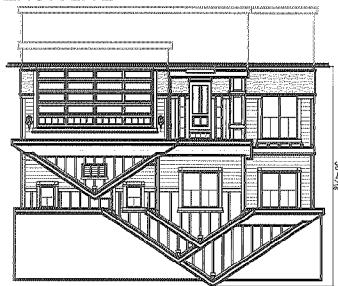
EXHIBIT A-2

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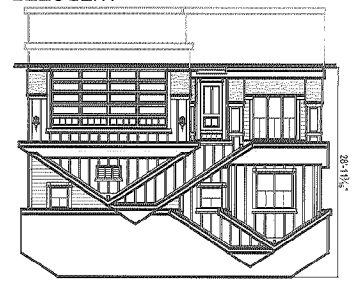
HAMPTON



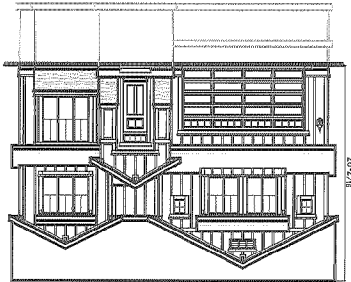
FAIRMONT



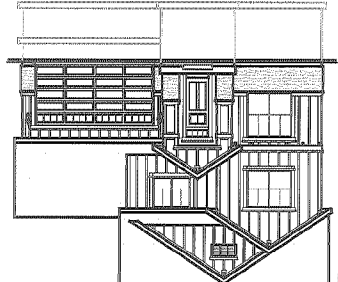
WEBSTER



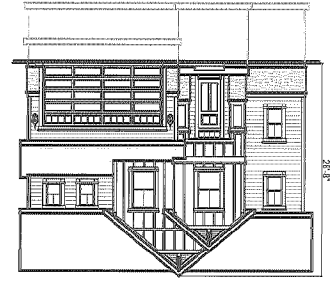
WILLIAMSBURG



EASTCHESTER



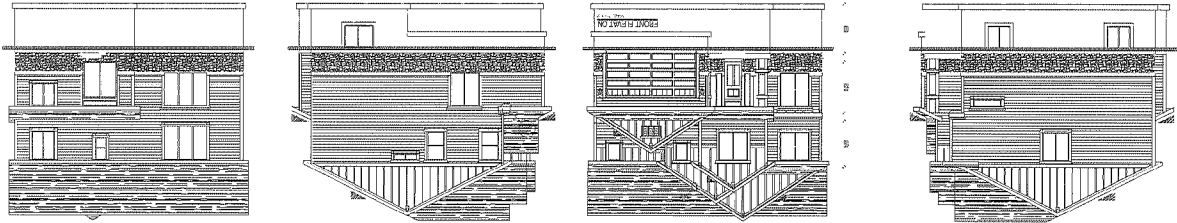
HAMPSHIRE



CORNER AND PAGES LANE LOT DESIGN STANDARDS

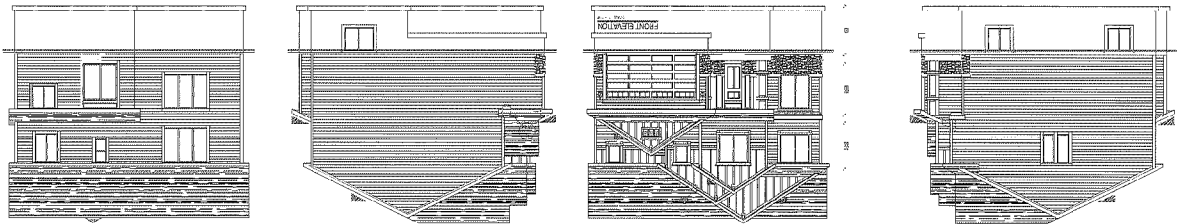
- FIBER CEMENT BOARD ON ALL SIDES OF BUILDING
- MINIMUM 3" STONE/ BRICK WAINSCOTS ON FRONT/ CORNER LOTS TO HAVE 3" WAINSCOTS
- IF A SIX FOOT PRIVACY FENCE IS INSTALLED ON A CORNER LOT OR ALONG PAGES LANE NO STONE WAINSCOTING WILL BE REQUIRED
- 30 YEAR ARCHITECTURAL SINGLES
- 9' CEILINGS ON MAIN LEVEL
- DOUBLE PAIN LOW E WINDOWS
- UPGRADED TRIM AROUND WINDOWS ON ALL SIDES FACING STREET.
- ADDITIONAL WINDOWS ON CORNER LOTS WITH WINDOW DETAILS TO MATCH FRONT ELEVATION

EXAMPLE ELEVATION CORNER/ PAGES LOTS



INTERIOR LOT DESIGN STANDARDS

EXAMPLE ELEVATION INTERIOR LOTS

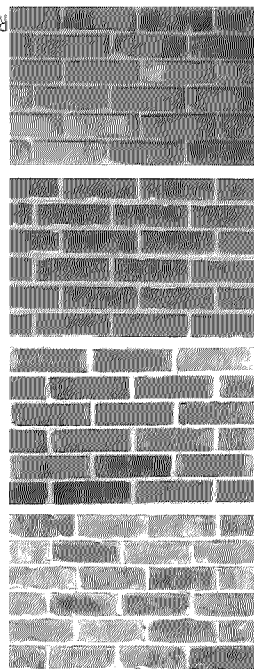
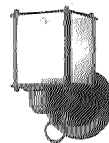
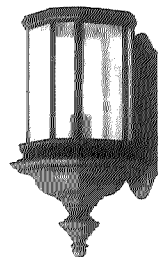
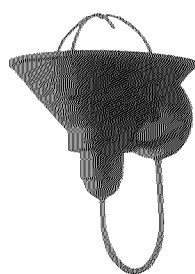
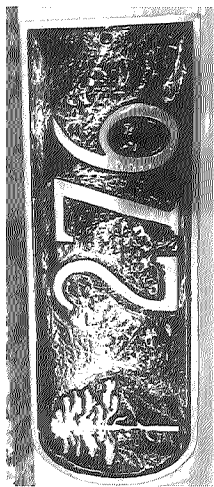
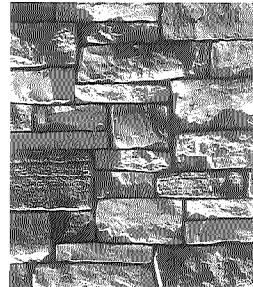
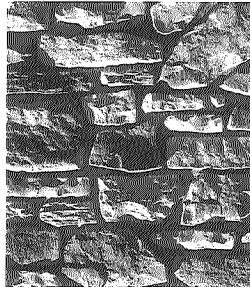
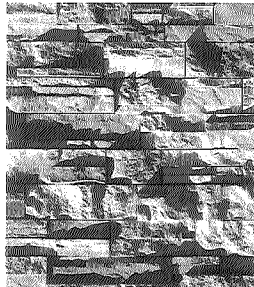
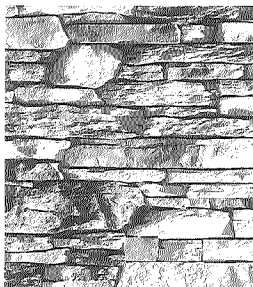
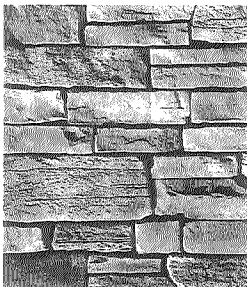


- FIBER CEMENT BOARD ON ALL SIDES OF BUILDING
- MINIMUM 3" STONE/ BRICK WAINSCOTS ON FRONT WITH A 2" RETURN ON EACH SIDE
- 30 YEAR ARCHITECTURAL SINGLES
- 9' CEILINGS ON MAIN LEVEL
- DOUBLE PAIN LOW E WINDOWS

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EXHIBIT A-5

MASONRY, LIGHTING FIXTURES, ADDRESS LABELS



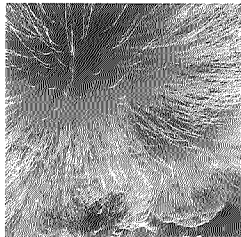
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EXHIBIT A-4

1-2 11/17/72



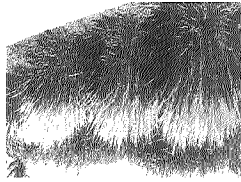
KARL FORESTER
FEATHER GRASS



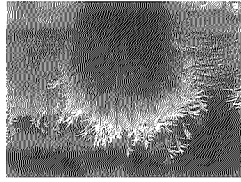
ATLAS RESCUE



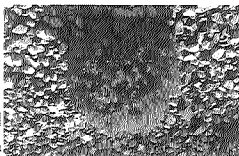
SLENDER MAIDEN
GRASS



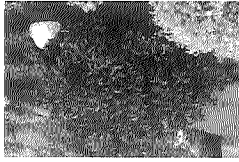
FEATHER GRASS



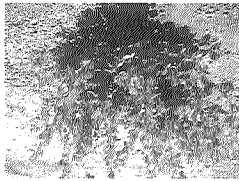
WINTER GEM
BOXWOOD



CISTENA
PLUM



GROW LOW
SUMAC



SMOOTH
SUMAC



WHITE
MIDLAND
ROSE



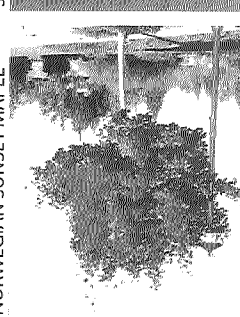
PRAIRIE FIRE CRABAPPLE



VILLAGE ZELKOVA



NORWEGIAN SUNSET MAPLE



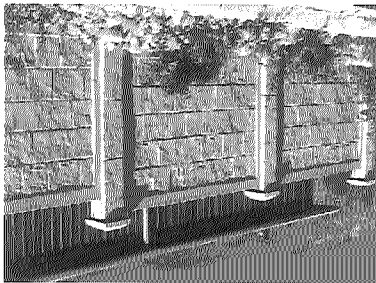
SPRING SNOW CRABAPPLE



RECEIVED JUL 19 2018

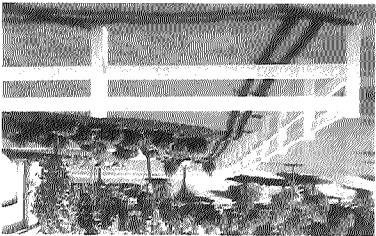
EXHIBIT B-2

RECEIVED JUL 19 2018



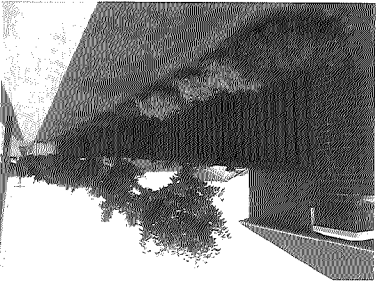
LOCATION
- EAST, SOUTH, AND WEST BOUNDARIES

RHINO-ROCK FENCE



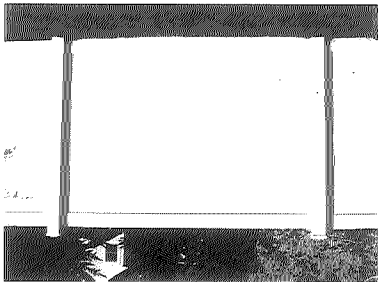
LOCATION
- ALONG NORTH BOUNDARY BETWEEN THE
OPEN SPACE AND LOT 34 (COMMERCIAL PROPERTY)

SPLIT RAIL FENCE



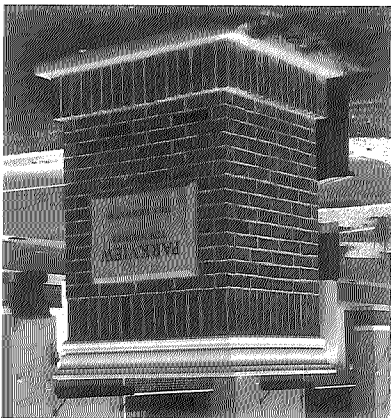
LOCATION
- ALONG LANE FRONTAGE
- SIDE YARD FACING ROADS ON LOTS
1, 8, 21, 7, 14, 15

BROWN TREX FENCE



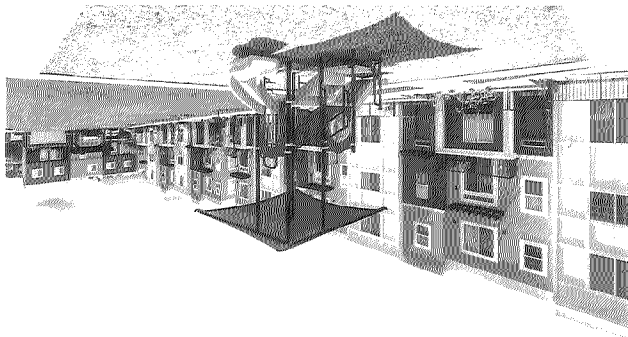
LOCATION
- NORTH WEST CORNER OF LOT 1
- NORTH EAST CORNER OF LOT 7

ENTRY MONUMENT



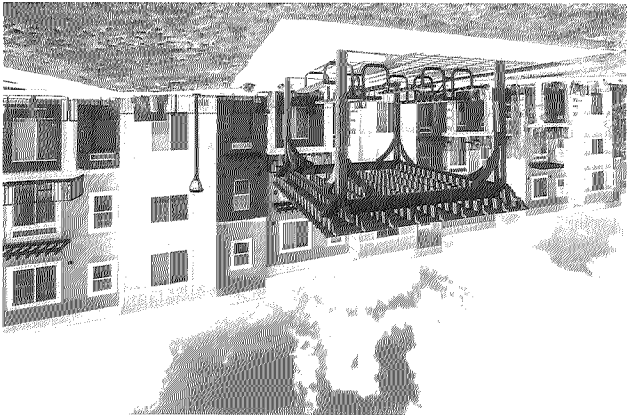
Remaining areas
Limited to 6' Vinyl

Exhibit C

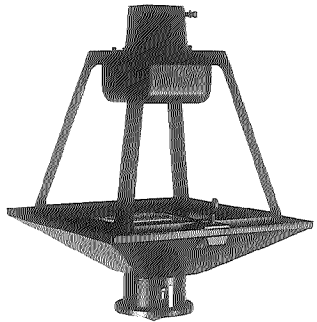


EXAMPLE OPEN SPACE PLAY STRUCTURE

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EXAMPLE OPEN SPACE PATIO STRUCTURE

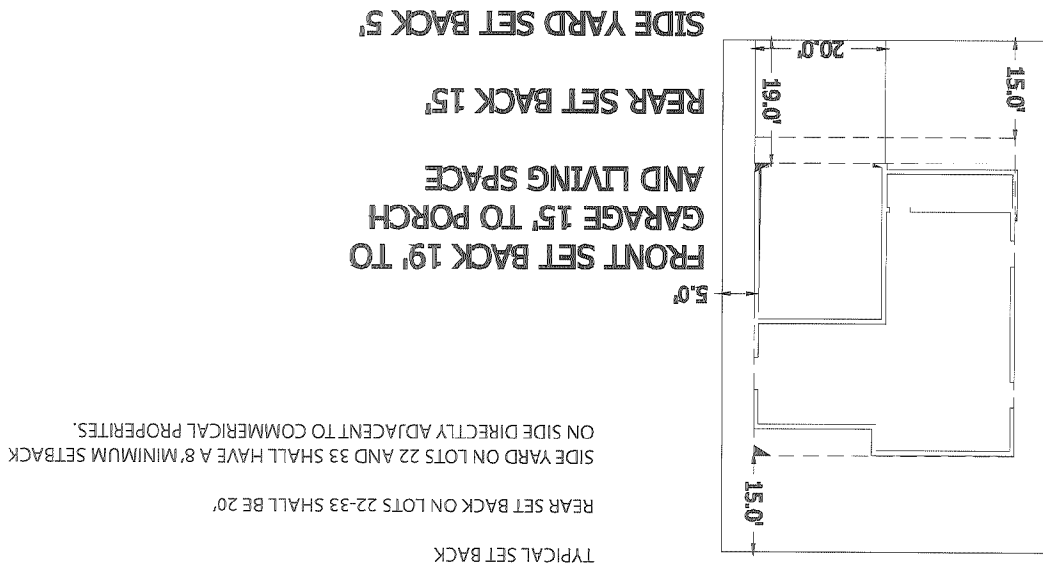


PARK AND STREET LIGHT HEADS

EXHIBIT D-1

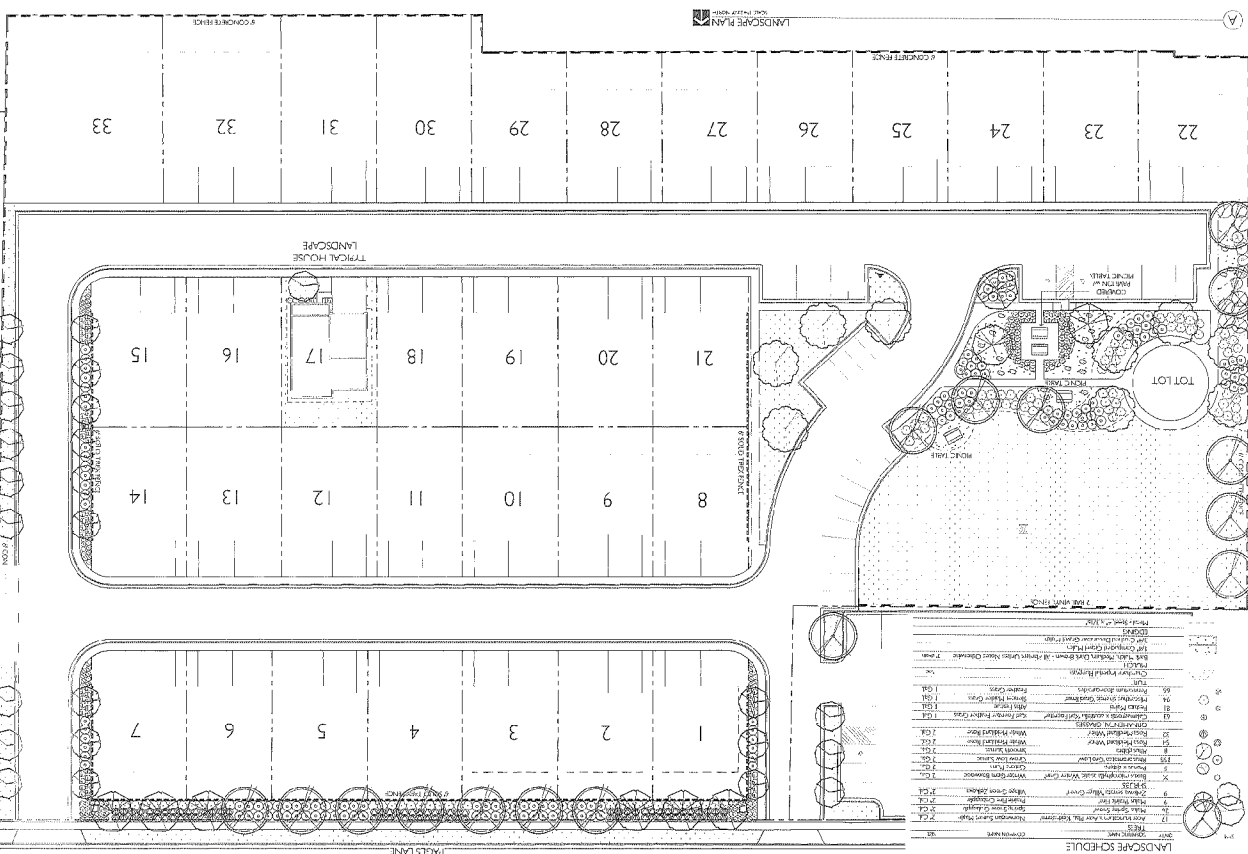
RECEIVED JUL 19 2018

EXHIBIT E



PROVIDED ON FINAL PLAT OF PROJECT

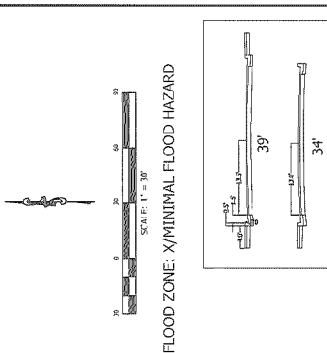
LANDSCAPE SCHEDULE

[illegible][illegible]

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EXHIBIT 2

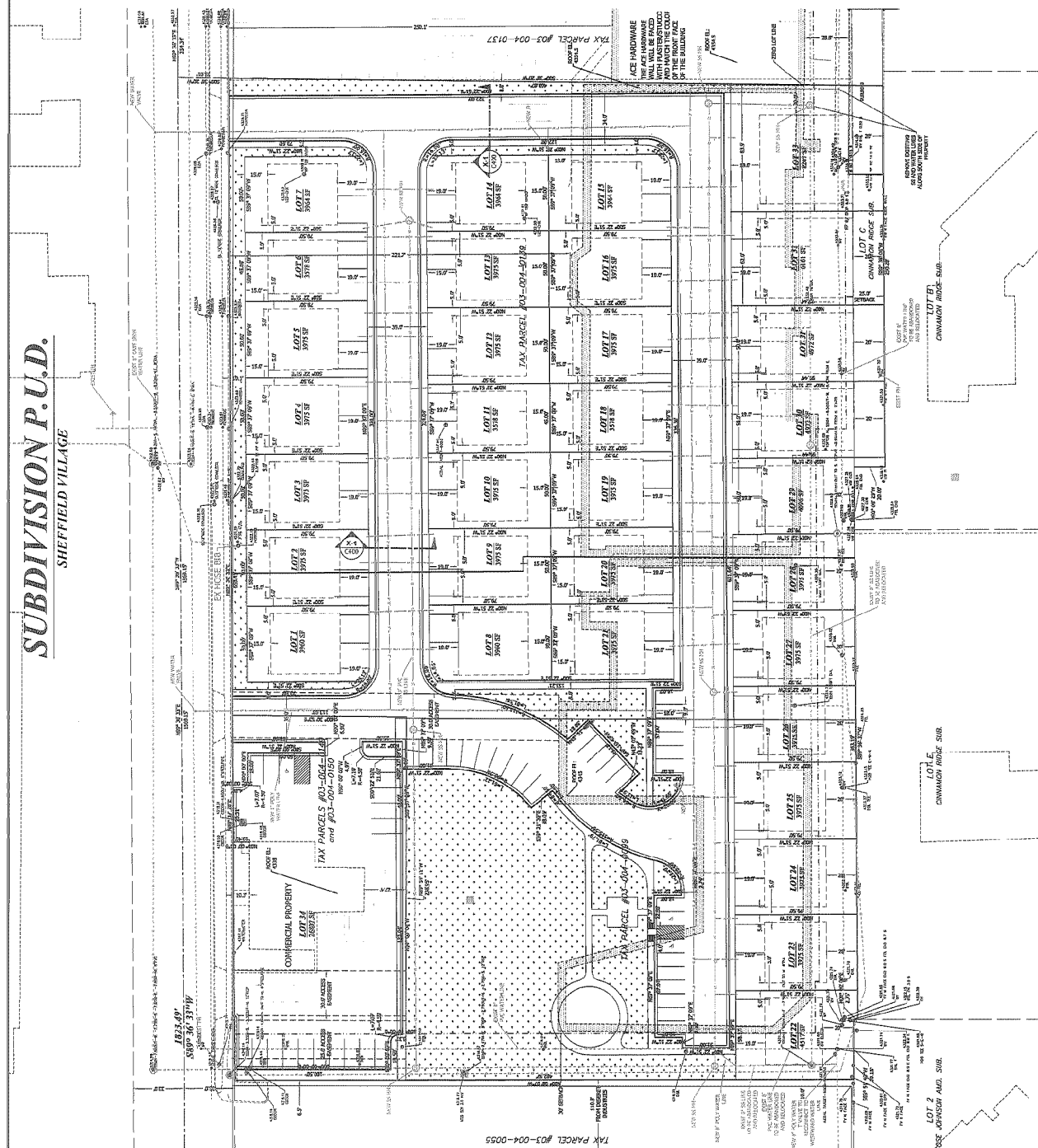
PDO Conceptual Plan



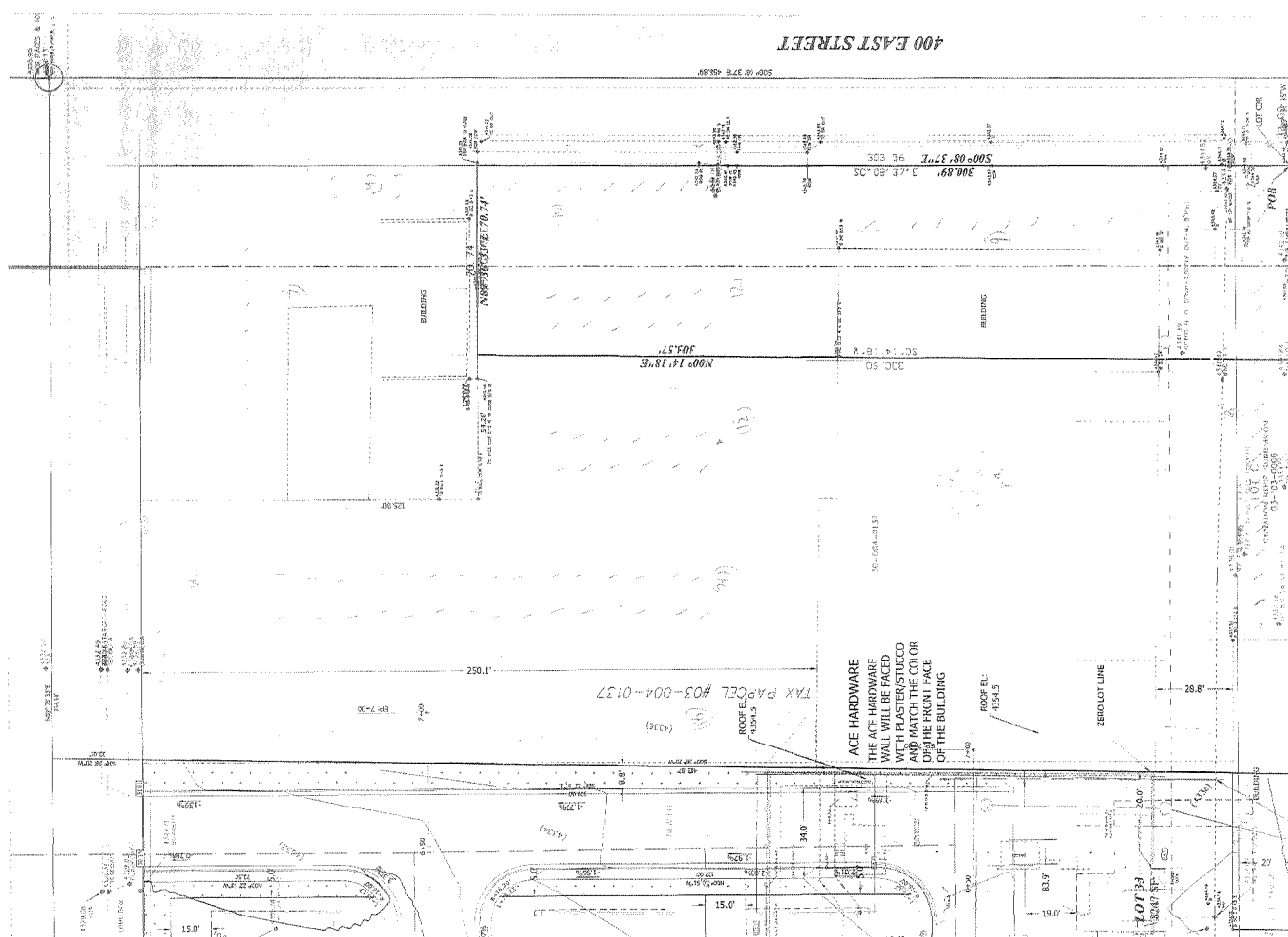
TYPICAL ROADWAY X-SECTION

LAND USE TABLE

TOTAL ACRES: 6.22 ACRES	
LOT 34 COMMERCIAL ZONE: 0.62 ACRES	
19 PARKING SPACES	
RESIDENTIAL ZONE: 5.6 ACRES	
NUMBER OF LOTS: 33	
DENSITY: 5.89 LOTS PER ACRE	
OPEN SPACE: 0.94 ACRES	
GUEST PARKING: 30 SPACES	
LOT PARKING: 132 SPACES (4 PER LOT)	
<u>PARKING AND LS TABLE</u>	
LOT 34:	
CURRENT LS: 1278 SF/PROP LS: 3443 SF	
+2165 SF DIFFERENCE	
19 PROPOSED PARKING STALLS	
ACE HARDWARE:	
CURRENT AND PROP LS: 2091 SF	
+0 SF DIFFERENCE	
1128 PROPOSED PARKING STALLS	
NEW SUBDIVISION:	
CURRENT LS: 334 SF/ PROP LS: 40,946 SF	
+40,612 SF DIFFERENCE	
30 PROPOSED PARKING STALLS	

[illegible]

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PDO CONCEPTUAL PLAN



LANDSCAPE ARCHITECT
& LAND PLANNING
KOTOMAL BUREAU OF DESIGN
6900 SOUTH 10TH AVENUE
SALT LAKE CITY, UT 84119
PHONE: 801.594.4444
WWW.STBDESIGN.COM

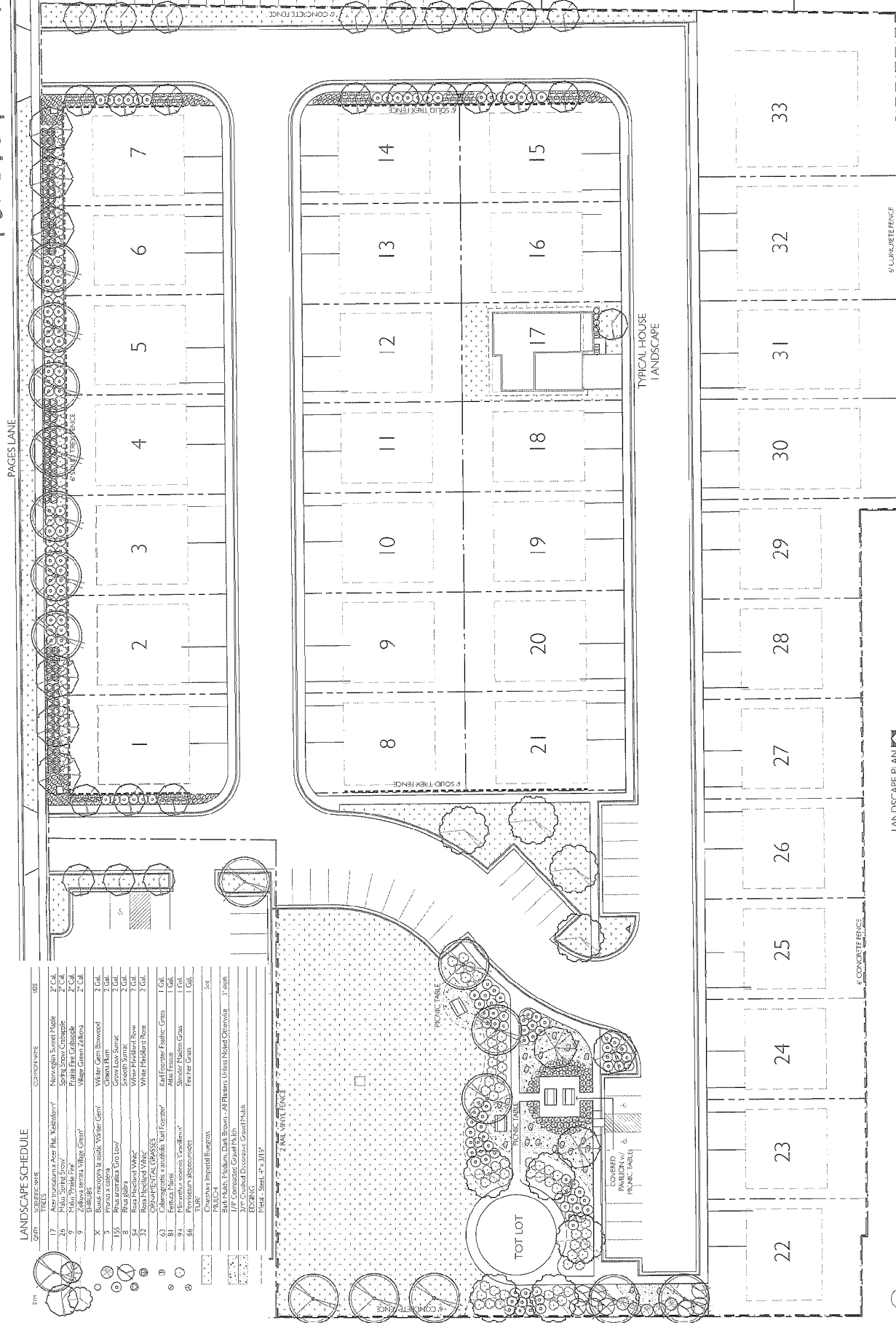


DATE: 07.15.19
BY: [Signature]
CHECKED: [Signature]
DATE: 07.15.19
PROJECT: SHEETFIELD DOWNS
SHEET: L101

PREPARED FOR:
BRIGHAM HOMES UTAH
215 NORTH REDWOOD ROAD
CENTRALVILLE, UTAH
SHEETFIELD DOWNS

LANDSCAPE
PLAN

L101



LANDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	QUANTITY	NOTE
1	1" CROWNED DUTCHMAN GRASS PITCH	2' CUL.	
2	2" CROWNED DUTCHMAN GRASS PITCH	2' CUL.	
3	3" CROWNED DUTCHMAN GRASS PITCH	2' CUL.	
4	4" CROWNED DUTCHMAN GRASS PITCH	2' CUL.	
5	5" CROWNED DUTCHMAN GRASS PITCH	2' CUL.	
6	6" CROWNED DUTCHMAN GRASS PITCH	2' CUL.	
7	7" CROWNED DUTCHMAN GRASS PITCH	2' CUL.	
8	8" CROWNED DUTCHMAN GRASS PITCH	2' CUL.	
9	9" CROWNED DUTCHMAN GRASS PITCH	2' CUL.	
10	10" CROWNED DUTCHMAN GRASS PITCH	2' CUL.	
11	11" CROWNED DUTCHMAN GRASS PITCH	2' CUL.	
12	12" CROWNED DUTCHMAN GRASS PITCH	2' CUL.	
13	13" CROWNED DUTCHMAN GRASS PITCH	2' CUL.	
14	14" CROWNED DUTCHMAN GRASS PITCH	2' CUL.	
15	15" CROWNED DUTCHMAN GRASS PITCH	2' CUL.	
16	16" CROWNED DUTCHMAN GRASS PITCH	2' CUL.	
17	17" CROWNED DUTCHMAN GRASS PITCH	2' CUL.	
18	18" CROWNED DUTCHMAN GRASS PITCH	2' CUL.	
19	19" CROWNED DUTCHMAN GRASS PITCH	2' CUL.	
20	20" CROWNED DUTCHMAN GRASS PITCH	2' CUL.	
21	21" CROWNED DUTCHMAN GRASS PITCH	2' CUL.	
22	22" CROWNED DUTCHMAN GRASS PITCH	2' CUL.	
23	23" CROWNED DUTCHMAN GRASS PITCH	2' CUL.	
24	24" CROWNED DUTCHMAN GRASS PITCH	2' CUL.	
25	25" CROWNED DUTCHMAN GRASS PITCH	2' CUL.	
26	26" CROWNED DUTCHMAN GRASS PITCH	2' CUL.	
27	27" CROWNED DUTCHMAN GRASS PITCH	2' CUL.	
28	28" CROWNED DUTCHMAN GRASS PITCH	2' CUL.	
29	29" CROWNED DUTCHMAN GRASS PITCH	2' CUL.	
30	30" CROWNED DUTCHMAN GRASS PITCH	2' CUL.	
31	31" CROWNED DUTCHMAN GRASS PITCH	2' CUL.	
32	32" CROWNED DUTCHMAN GRASS PITCH	2' CUL.	
33	33" CROWNED DUTCHMAN GRASS PITCH	2' CUL.	

LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

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**CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801) 292-8232**

**STAFF REPORT
AGENDA: ITEM 1**

PROPERTY OWNER: DIKA PROPERTIES LLC
MARV BLOSCH
517 SOUTH 100 EAST
BOUNTIFUL, UT 84010
(mbaproperties@gmail.com)

APPLICANT: BRIGHTON DEVELOPMENT
TAYLOR SPENDLOVE
215 NORTH REDWOOD RD. SUITE #8
NORTH SALT LAKE, UT 84054
(taylor@buildwithbrighton.com)

PROPERTY: 274 EAST PAGES LANE
○ PARCEL 03-004-0150
○ PARCEL 03-004-0099
○ PARCEL03-004-0139

ACREAGE: 5.6 ACRES RESIDENTIAL AREA PROPOSAL

CURRENT ZONING: C-H (COMMERCIAL - HIGH)

APPLICATIONS: ZONE MAP AMENDMENT PETITION
○ C-H (COMMERCIAL) TO R-M (RESIDENTIAL MEDIUM)
○ PDO APPROVAL – CONCEPT PLAN
○ CONCEPTUAL SUBDIVISION

BACKGROUND

Previously at the July 11, 2018 Planning Commission Meeting, the Commission reviewed a Planned Development Overlay proposal to be known as Sheffield Downs by Brighton Homes. At that time, the Planning Commission tabled action on the matter and provided “*directives*” to the applicant to address for the Commission. This report will cover these previous directives for tabling that were communicated to the applicant. As part of the agenda posting, staff will also attach the staff report of the previous July meeting for reference and use in crafting a “*Staff Recommendation*” that is found in this report.

For recap, Brighton Homes is seeking to rezone a significant eastern portion of the Pages Lane Commercial Area (*aka: Old Dick's Market*) and reuse the property for a single-family dwelling subdivision of 33 homes. The project would be developed as a "*planned unit development*" having a private roadway system and a park area as common open space for use by the residents of this new community.

PREVIOUS PLANNING COMMISSION DIRECTIVES FOR TABLING

As indicated above, the Planning Commission tabled the matter and requested that the applicant further address the following:

1. The petitioner shall address the Southeast Neighborhood Plan policy matter regarding the current market demands and the commercial viability of the area. Why is it time to consider allowing residential re-development?

Staff Comment: The applicant has provided a letter from the current property owner essentially outlining the past vacancy rate for the buildings and their marketing efforts have not adequately brought forth additional commercial user interest.

2. The petitioner shall prepare a project specific Architectural Plan that includes a materials and colors story-board re-addressing the Southeast Neighborhood and PDO expectations that "*dwellings are to be designed with elements and materials that are weather resilient and have design elements with a robust architectural character.*" The Architectural Plan shall consider the following:

- a. Greater use of the heavier architectural elements. Brick and stone improve the durability of the home exterior.
- b. Address the use of these architectural elements on all sides of the buildings.
- c. Provide design elevations that include material percentage tabulations for the project.
- d. The Architectural Plan must depict what is being built but allow for choice and flexibility for the future buyer.
- e. Use a more durable roof shingle design.
- f. Upgrade the window design and improve the enhancing elements.
- g. Improve the use of building and landscape lighting.
- h. Create interesting home addressing elements, house entry walkways, street signs, and project and park entry features for the project.

Staff Comment: The applicant has provided several exhibits depicting the various architectural design elements and features that involve the following:

- Overall architectural building designs & heights
- Exterior materials and colors
- Use of masonry, lighting, and addressing plaques
- Corner/Pages verses Interior Lot building designs
- Fencing and Entry Monument Designs

- Open Space Elements and Design (*Patio and Play Structures*)
 - Lot Setback Designs
 - Landscape Plant Materials
 - Perpetual Access Exhibit to be executed at Subdivision Plat recording.
3. The petitioner shall amend the Conceptual Site Plan Submittal to address the following:
- a. Engage a landscape architect to enhance the “landscape theme,” with interesting plant materials, lighting, rock walls and other elements.
 - b. Re-design the open space predominantly turf (high-water use) and to set aside an area designed with the amenities or features that complement the various expected residents, both day and evening hours, and beyond the default design of a tot lot, playground, or clubhouse.
 - c. Adjust the setbacks along the southern lots (lots 22-33) from 15 feet to 20 feet and Lot 22 to be increased from 5 feet to 8 feet in order to meet the track perimeter requirements.
 - d. Better address the use and style of fencing, width and depth of driveways, and the parking of RV’s.
 - e. Address the manner in which to provide perpetual agreement to allow an integration of additional future conversion of commercial, as part of the development.
 - f. Show any existing utility line, aqueduct, dam, ditch, or canal located within the area.
 - g. Show the location, height, and setbacks of existing and proposed buildings on the subject property and immediately adjoining property.

Staff Comment: The amended Conceptual Site Plan addresses most of the matters listed above, with the exceptions as follows:

- Two-car parking driveways (*dimensions not shown*). However, the plans show a potential three-car home design. The concern here is that three-car driveways decrease the overall impervious surface expectations of 40% in the R-M Zone. Additionally, all open space should not be solely provided in the park/detention basin area, dwelling yard landscaping is just as important.
 - The submittal does not address the matter of RV parking.
4. The petitioner shall further address the following matters:
- a. The financial capability to carry out the planned development project.
 - b. The capability to start construction within one year of final plan approval.
 - c. Provide development schedule indicating the approximate date when construction or its stages can be expected to begin and be completed.

Staff Comment: The Applicant has provided the following:

- Preliminary Development Schedule

- Bank of Utah Letter Recommendation about Financial Capability

5. The petitioner shall modify, as needed, the Conceptual Subdivision Layout to reflect the changes being proposed or suggested.

Staff Comment: The Conceptual Site Plan has been altered to reflect the proposed changes.

6. The petitioner shall address the remaining commercial area needs to prevent any further non-conformities or applicable building/fire code issues with regards to the following:
 - a. Current/existing landscaping percentages and any reduction or losses will occur.
 - b. Remaining commercial use parking counts and circulation lanes compared to the Zoning Ordinance requirements of CZC 12.52.
 - c. Demolition and rehabilitation of building walls in meeting application Building Code Regulations, specifically the west wall area of the Ace Hardware building.

Staff Comment: The applicant provided addendums for the PDO request and Conceptual Site Plan submittal makes the following conclusions:

Land Uses	Estimated Square Feet	Number of Stalls (Calculated)	Calculation Ratio
Office	8,165	40.83	1/ per 200 sq. ft.
Hardware Store	18,088	72.35	1/ per 250 sq. ft.
400 West Corner Buildings	3,100	12.4	1/ per 250 sq. ft.
Total Number of Stalls Required = 125.8 Stalls			
Total Number Provided = 147.0 Stalls			
Landscaping: Lot 34 – Nail Salon = Current 1279 sq. ft./Proposed 3443 sq. ft. Ace Hardware Site = Current/Proposed 2091 sq. ft. New Subdivision = Current 334 sq. ft./ Proposed 40,612 sq. ft.			
Demolition Matters NOT Addressed			

PLANNING STAFF RECOMMENDATION

Suggested Motion for the Planned Development Overlay Request for the SHEFFIELD DOWNS DEVELOPMENT located at 224 East Pages Lane: I hereby make a motion for the Planning Commission **RECOMMEND APPROVAL** the Sheffield Downs PDO project, as follows:

1. *The PDO Approval is subject to the layout and exhibits submitted to the City on July 19, 2018 and August 01, 2018 – Consisting of PDO Exhibit A-1 through Exhibit F and Sheets C400, X900, and L101 of the Conceptual Site Plan.*
2. *The Sheffield Downs PDO Rezone shall be limited to the following:*
 - *Rezone of approximately 5.6 acres to R-M/PD on the Centerville Zoning Map*
 - *Density shall NOT Exceed Six (6) units per acre. A bonus density is NOT APPROVED for the development*
 - *All residential development shall be limited to the construction of single-family homes.*
 - *The commercial area, located at the northwest corner, is not part of this PDO approval. However, it must be legally subdivided in accordance with City ordinances to separate it from the portion to remain in the proposed development.*
3. *The PDO approved Sheffield Architectural Design Plan shall consist of the following:*
 - (a) *All single-family dwelling design shall comply with Exhibits A-1 through A-4.*
 - (b) *Each dwelling type depicted may the use any color or material selection of the approved materials and colors and shall be consistent approved PDO building elevation exhibits.*
 - (c) *All building permit submittals shall provide a “building elevation plan” addressing the application and use of the approved Architectural Design Plan elements.*
 - (d) *Any dispute that arises regarding the application and use of the Architectural Design Plan elements shall be submitted to the Centerville City Planning Commission for resolution.*
4. *The PDO approved Sheffield Downs Landscaping Design Plan shall consist of the following:*
 - (a) *The project shall be landscaped in accordance with Exhibit B-1- Landscape Plan (also Sheet L101 of the Conceptual Plan) and Exhibit B-2 – Plant Types.*
 - (b) *As part of the Park area, a detention basin may be installed and shall be deemed acceptable by the City Engineer, as part of any Final Approval by the City.*
 - (c) *The total landscaping for the project shall meet the ordinance minimum requirement of 40%, as per CZC 12.52.070 or as otherwise allowed by the ordinance.*
5. *The PDO approved Sheffield Downs Fencing Design Plan shall consist of the following:*

- (a) *All use of fencing shall comply with Exhibit C.*
 - (b) *The placement of fencing shall comply with Exhibit B-1(also Sheet L101 of the Conceptual Plan).*
 - (c) *Other fencing shall be limited to the private rear yard areas from the rear lot line to the rear building line of the dwelling.*
 - (d) *The side yards areas between buildings/dwellings and any front yard area shall be NOT contain any fencing.*
6. *The PDO approved Sheffield Downs Open Space Amenities Design Plan shall consist of the following:*
- (a) *The Open Space amenities shall be provided within the project as depicted on Exhibit D-1 through D-2 and on L101 of the Conceptual Site Plan*
 - (b) *The Open Space Amenities shall, at minimum, consist of the following:*
 - i. *A Patio and Plant Garden Area*
 - ii. *A Play Structure Area*
 - iii. *A Detention Facility, as approved by the City*
 - iv. *A 10-foot Landscape Buffer along Pages Lane*
 - v. *The project entry feature areas accessing Pages Lane*
 - vi. *The Buffer area (Trees and Shrubs) along the western boundary of the development*
 - vii. *The Visitor Parking Buffer on the west end of the dwellings*
 - viii. *The decorative lighting fixtures as depicted in the Exhibits*
 - (c) *As part of any Final Approval, the developer shall address the timing/phasing for the installation of the Open Space Amenities, as deemed acceptable by the City as part of any Phasing approval, OR*
 - (d) *These Open Space amenities shall be installed as per CZC 12.51.100 prior to a certificate of occupancy for any dwelling.*
7. *The PDO approved Sheffield Downs Buildings Setbacks shall consist of the following:*
- (a) *The approved setbacks for dwellings shall comply with Exhibit E, which are:*
 - ✓ *The Interior Lot Setbacks are:*
 - *Front Porch/Living Area = 15-feet*
 - *Front Garage = 19-feet*
 - *Side Yards = 5-feet*
 - *Rear Yard = 15-feet*
 - ✓ *The Perimeter Lot Setbacks are:*
 - *Front Porch/Living Area = 15-feet*
 - *Front Garage = 19-feet*
 - *Side Yards = 8-feet*
 - *Rear Yard = 20-feet*
8. *The PDO approved Sheffield Downs Buildings Parking, Driveway/ Approach Widths, and Recreation Vehicle (RV) Use shall consist of the following:*
- (a) *Each dwelling shall provide parking within an enclosed garage with a capacity of two-vehicles. Every garage shall meet the minimum size requirements of the City's Zoning Ordinance.*

- (b) The project shall provide the visitor parking, as shown on the Conceptual Site Plans, and shall not be less than the 30 stalls depicted.*
 - (c) The project shall limit driveway and approach aprons to a minimum width needed for two-car garage parking, as deemed acceptable by the City Engineer and Public Works Director.*
 - (d) The use of outside storage of Recreational Vehicles (RVs) for dwellings or in the common space areas shall be prohibited.*
 - (e) These restrictions shall be noted on any plan submitted for Final Approval and shall be included on the application subdivision plat and associated CC&Rs.*
9. *Other Matters Related to the Sheffield Downs PDO development are the following:*
- (a) As part of any Final Approval, the developer shall comply with Exhibit F and provide a future access easement for potential re-development of the remaining commercial properties to the east, as per the Southeast Neighborhood Plan objectives.*
 - (b) The project shall remain subject to the Residential Medium (R-M) Zone standards, unless otherwise modified by this PDO Approval.*
 - (c) The project shall be subject to the applicable subdivision ordinance requirements, and the Planned Unit Development (PUD) platting process.*
 - (d) An existing commercial building “demolition plan” shall be submitted and deemed acceptable to the City prior to receiving any Final Plan approval. All demolition of building and related elements shall comply with all local, state, or federal regulations, as may be applicable.*
 - (e) Remaining Commercial Area Parking shall NOT be less than the current Zoning Ordinance Parking requirements and shall be addressed with any Final Plan submittal to the City.*

Suggested Reasons for the Action (Findings):

- a) The Planning Commission finds that the PDO Concept Plan is in harmony with the Southeast Neighborhood Plan’s to allow future residential re-development to occur in the eastern half of the Pages Lane Commercial Area.*
- b) The Planning Commission finds that the PDO request, with the listed conditions, sufficiently addresses the PDO Development Standards found in Section 12-41-080, as addressed in the applicable staff reports provided to the Commission.*
- c) The Planning Commission finds that the PDO Concept Plan, with the listed conditions, provides sufficient compliance with regards to the project’s design and amenities requirement for R-M Zone Development.*



July 18th 2018

Centerville City
Attn: Cory Snyder

RE: Brighton Development / Sheffield Village

Dear Mr. Snyder

Bank of Utah is pleased to give you a letter of reference and financial capability letter for Mr. Nate Pugsley and his group of companies. Mr. Pugsley has banked with me since June of 2013. The Bank has done over 75 different construction / development loans with Mr. Pugsley and his company Brighton Homes and Brighton Development. The Loans have ranges from simple single family home construction loans to large Multi-Family Apartment projects, to large multiple lot development projects. Loans have ranged in size from \$150,000 to \$18,000,000. All of which have been handled as agreed. Bank of Utah considers Mr. Pugsley one of our very best customers.

I have recently reviewed the company's financial statements and I am confident that Mr. Pugsley and his companies have the liquidity and the Income Sufficient to put this project together. Bank of Utah would be very interested in helping to provide the financing for a new development project for Mr. Pugsley in Centerville. Please feel free to give me a call if you have any questions.

Sincerely

A handwritten signature in dark ink, appearing to read "Steve Diamond", written over a horizontal line.

Steve Diamond
SVP Commercial Loans

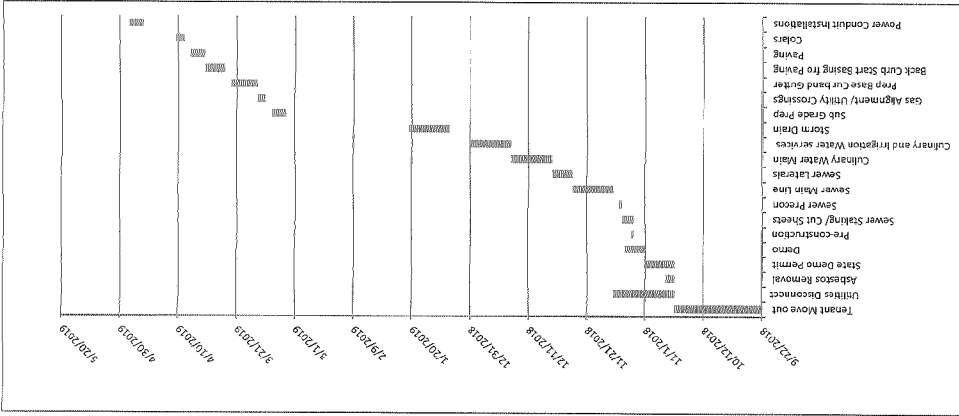
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BANKOFUTAH.COM

2605 WASHINGTON BLVD., OGDEN, UT 84401 | 801-469-5000

PRELIMINARY DEVELOPMENT SCHEDULE

Sheffield Village		
Task	Start date	Length
Tenant Move out	9/22/2018	30
Utilities Disconnect	10/22/2018	22
Asbestos Removal	10/22/2018	3
State Demo Permit	10/22/2018	10
Demo	11/1/2018	7
Pre-construction	11/1/2018	7
Sewer Staking/ Cut Sheets	11/5/2018	1
Sewer Precon	11/9/2018	4
Sewer Main Line	11/12/2018	14
Sewer Laterals	11/26/2018	7
Culinary Water Main	12/3/2018	14
Culinary and Irrigation Water services	12/17/2018	14
Storm Drain	1/7/2019	14
Sub Grade Prep	3/4/2019	5
Gas Alignment/ Utility Crossings	3/11/2019	3
Prep Base Cur Band Gutter	3/14/2019	9
Back Curb Start Basing Tro Paving	3/25/2019	7
Paving	4/1/2019	5
Colars	4/8/2019	3
Power Conduit Installations	4/22/2019	5



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DIKA PROPERTIES, LLC

415 S DIXIE DRIVE #1, ST GEORGE UTAH 84770
Phone (435) 674-1974 E-mail mbaproperties@gmail.com

July 25, 2018

Centerville City Utah
Attn: Casey Snyder

RE: 350 E Pages Lane, Centerville

Dear Cory,

In regards to commercial viability of the old "Dicks Market" property and adjoin commercial properties. Our group has been trying to attract new tenants in the vacant space left from when the grocery store and theater left. Regardless of all marketing efforts over the years the space has not been attractive to tenants. Although a few tenants have remained and/or have changed over the years the viability of this site to remain as commercial is none existent with the current allowed uses in the zone.

Over the last year our property on Pages lane, including the Dicks Market site, has undergone a general plan change that has required several public hearings. During those hearings our group requested that commercial not be removed as an option in hopes that with some additional marketing efforts we potentially could find commercial solutions. This has come to no avail and we are left with the same vacant buildings.

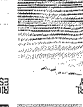
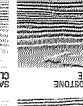
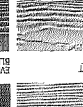
As an owner of the property we believe that quality commercial is no longer viable at the site and would ask that the history of the site be taken into consideration to justify our stance.

Sincerely,



Linda Bloch
Manager
Dika Properties LLC

FIBER CEMENT BOARD COLORS

ARCHITECTURE



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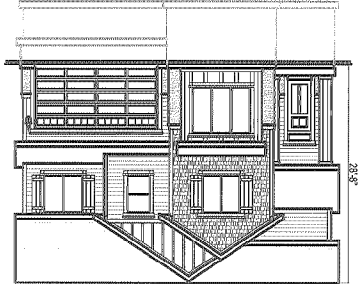
EXHIBIT A-1

BUILDING HEIGHTS

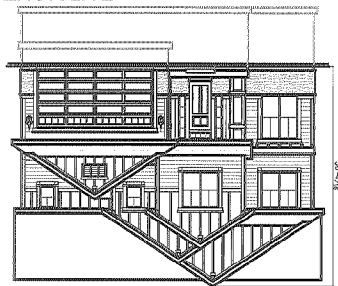
EXHIBIT A-2

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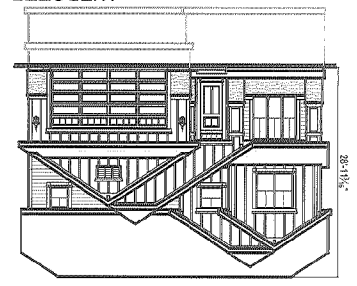
HAMPTON



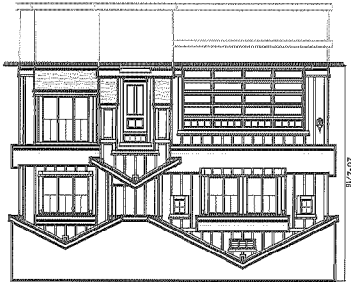
FAIRMONT



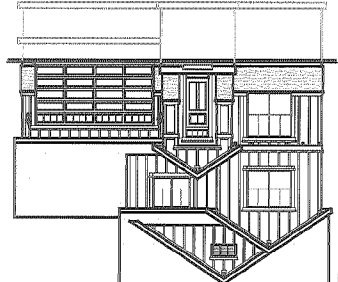
WEBSTER



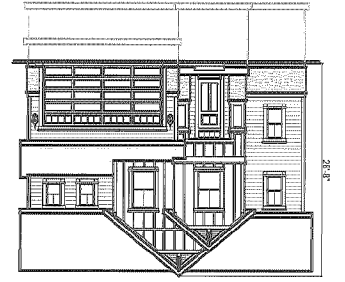
WILLIAMSBURG



EASTCHESTER



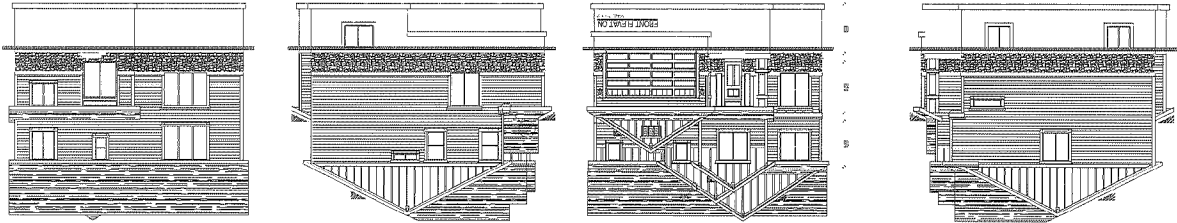
HAMPSHIRE



CORNER AND PAGES LANE LOT DESIGN STANDARDS

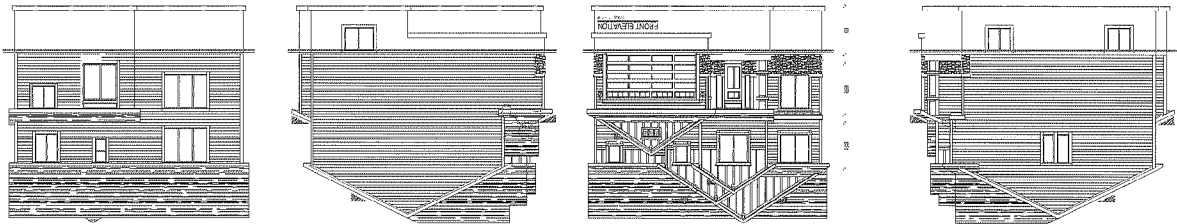
- FIBER CEMENT BOARD ON ALL SIDES OF BUILDING
- MINIMUM 3" STONE/ BRICK WAINSCOTS ON FRONT/ CORNER LOTS TO HAVE 3" WAINSCOTS
- IF A SIX FOOT PRIVACY FENCE IS INSTALLED ON A CORNER LOT OR ALONG PAGES LANE NO STONE WAINSCOTING WILL BE REQUIRED
- 30 YEAR ARCHITECTURAL SINGLES
- 9' CEILINGS ON MAIN LEVEL
- DOUBLE PAIN LOW E WINDOWS
- UPGRADED TRIM AROUND WINDOWS ON ALL SIDES FACING STREET.
- ADDITIONAL WINDOWS ON CORNER LOTS WITH WINDOW DETAILS TO MATCH FRONT ELEVATION

EXAMPLE ELEVATION CORNER/ PAGES LOTS



INTERIOR LOT DESIGN STANDARDS

EXAMPLE ELEVATION INTERIOR LOTS

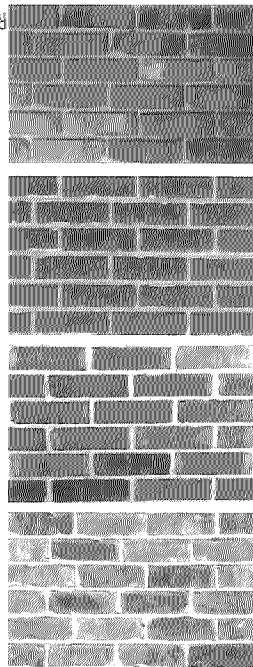
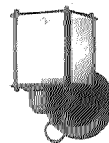
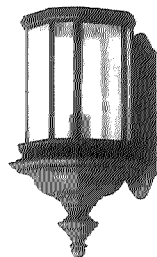
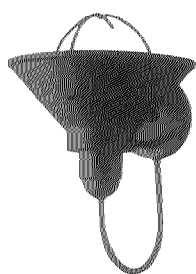
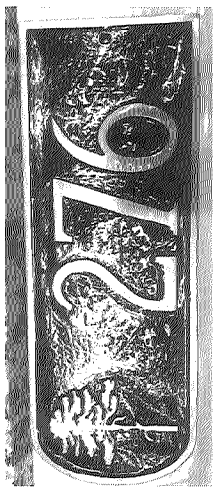
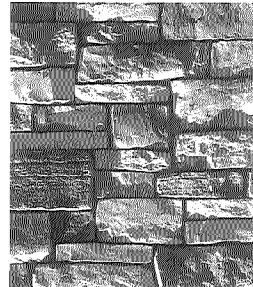
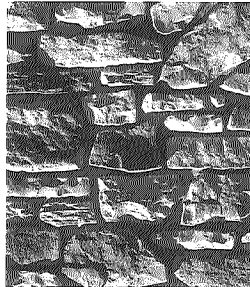
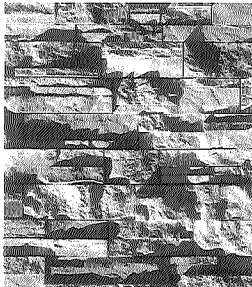
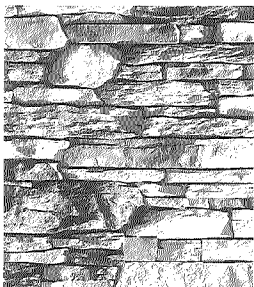
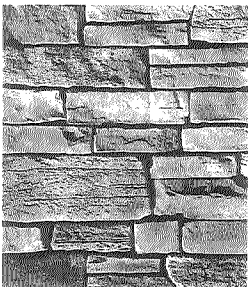


- FIBER CEMENT BOARD ON ALL SIDES OF BUILDING
- MINIMUM 3" STONE/ BRICK WAINSCOTS ON FRONT WITH A 2" RETURN ON EACH SIDE
- 30 YEAR ARCHITECTURAL SINGLES
- 9' CEILINGS ON MAIN LEVEL
- DOUBLE PAIN LOW E WINDOWS

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EXHIBIT A-5

MASONRY, LIGHTING FIXTURES, ADDRESS LABELS



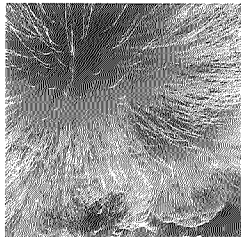
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EXHIBIT A-4

1-2 11/17/72



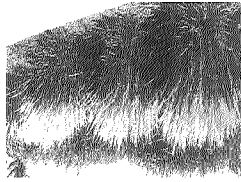
KARL FORESTER
FEATHER GRASS



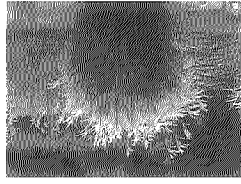
ATLAS RESCUE



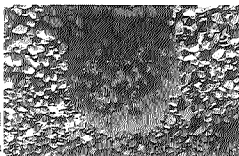
SLENDER MAIDEN
GRASS



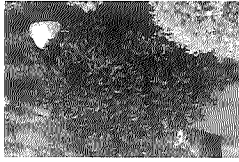
FEATHER GRASS



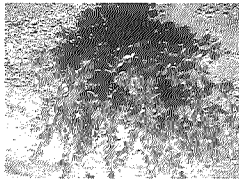
WINTER GEM
BOXWOOD



CISTENA
PLUM



GROW LOW
SUMAC



SMOOTH
SUMAC



WHITE
MIDLAND
ROSE



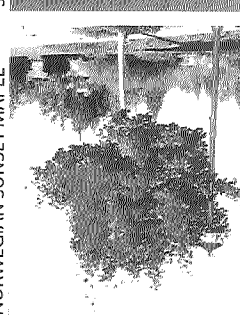
PRAIRIE FIRE CRABAPPLE



VILLAGE ZELKOVA



NORWEGIAN SUNSET MAPLE



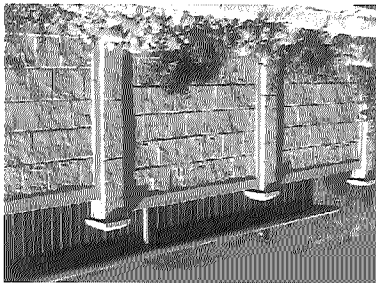
SPRING SNOW CRABAPPLE



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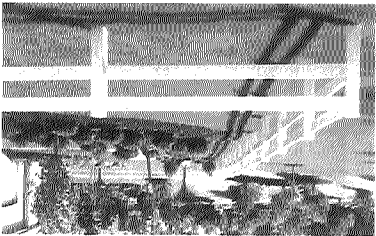
EXHIBIT B-2

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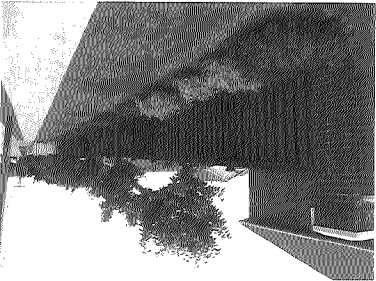
LOCATION
- EAST, SOUTH, AND WEST BOUNDARIES

RHINO-ROCK FENCE



LOCATION
- ALONG NORTH BOUNDARY BETWEEN THE
OPEN SPACE AND LOT 34 (COMMERCIAL PROPERTY)

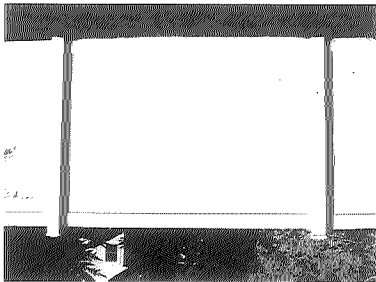
SPLIT RAIL FENCE



LOCATION
- ALONG LANE FRONTAGE
- SIDE YARD FACING ROADS ON LOTS
1, 8, 21, 7, 14, 15

BROWN TREX FENCE

Remaining areas
Limited to 6' Vinyl



LOCATION
- NORTH WEST CORNER OF LOT 1
- NORTH EAST CORNER OF LOT 7

ENTRY MONUMENT

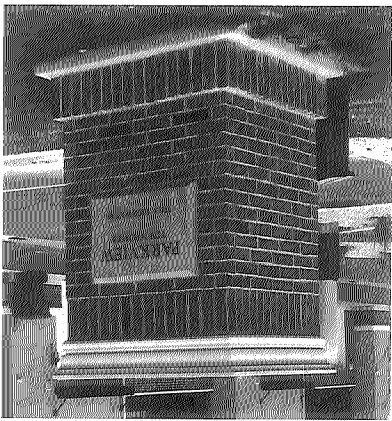
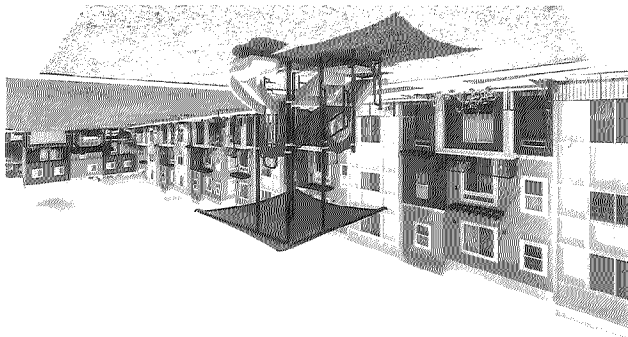
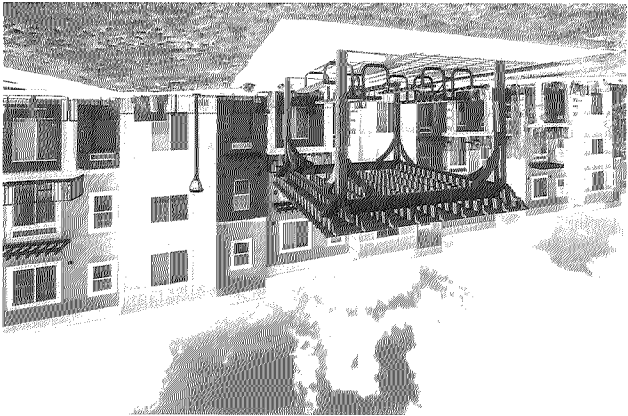


EXHIBIT C



EXAMPLE OPEN SPACE PLAY STRUCTURE

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EXAMPLE OPEN SPACE PATIO STRUCTURE

PARK AND STREET LIGHT HEADS

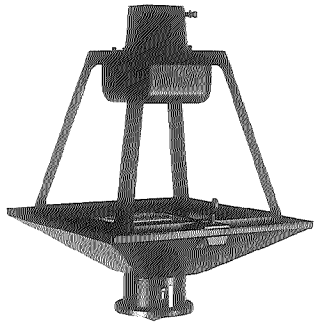
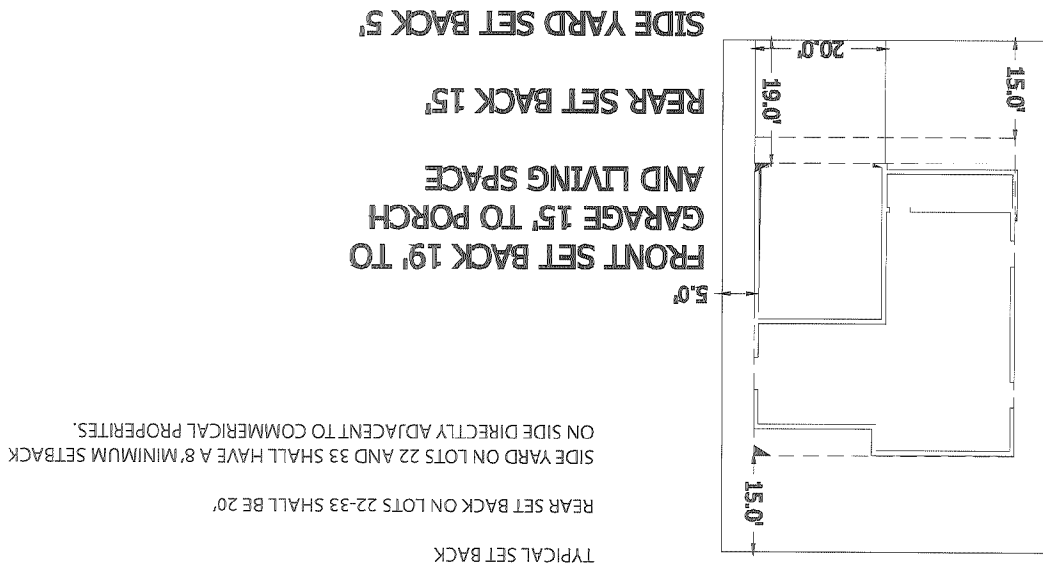


EXHIBIT D-1

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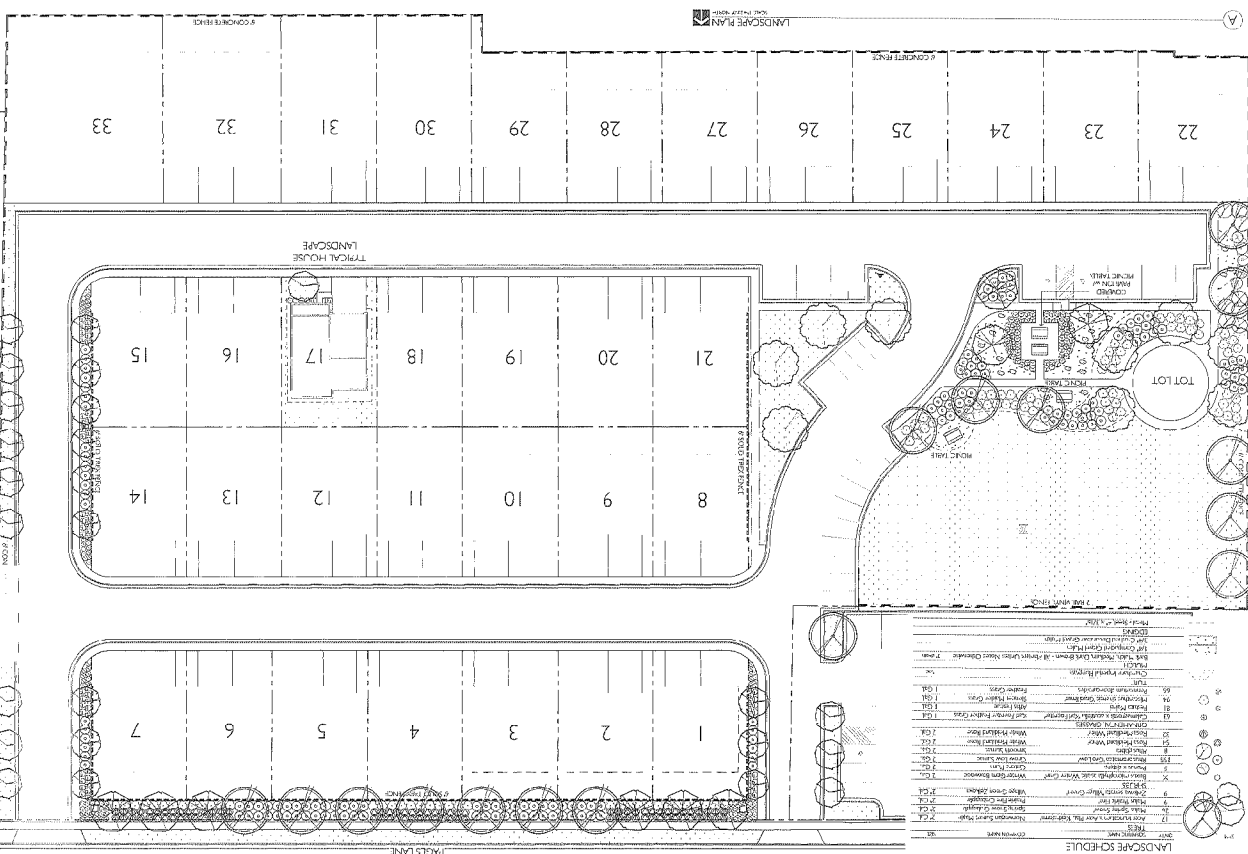
EXHIBIT E



PROVIDED ON FINAL PLAT OF PROJECT

LANDSCAPE SCHEDULE

Year	Model	Price	MPG (City)	MPG (Highway)	MPG (Combined)	Weight (lb)	Engine (cc)	Transmission	Drivetrain	Options
1994	Model 100	\$10,000	24	34	28	2,100	1,600	5-Speed Manual	FWD	None
1995	Model 100	\$12,000	24	34	28	2,100	1,600	5-Speed Manual	FWD	None
1996	Model 100	\$14,000	24	34	28	2,100	1,600	5-Speed Manual	FWD	None
1997	Model 100	\$16,000	24	34	28	2,100	1,600	5-Speed Manual	FWD	None
1998	Model 100	\$18,000	24	34	28	2,100	1,600	5-Speed Manual	FWD	None
1999	Model 100	\$20,000	24	34	28	2,100	1,600	5-Speed Manual	FWD	None
2000	Model 100	\$22,000	24	34	28	2,100	1,600	5-Speed Manual	FWD	None
2001	Model 100	\$24,000	24	34	28	2,100	1,600	5-Speed Manual	FWD	None
2002	Model 100	\$26,000	24	34	28	2,100	1,600	5-Speed Manual	FWD	None
2003	Model 100	\$28,000	24	34	28	2,100	1,600	5-Speed Manual	FWD	None
2004	Model 100	\$30,000	24	34	28	2,100	1,600	5-Speed Manual	FWD	None
2005	Model 100	\$32,000	24	34	28	2,100	1,600	5-Speed Manual	FWD	None
2006	Model 100	\$34,000	24	34	28	2,100	1,600	5-Speed Manual	FWD	None
2007	Model 100	\$36,000	24	34	28	2,100	1,600	5-Speed Manual	FWD	None
2008	Model 100	\$38,000	24	34	28	2,100	1,600	5-Speed Manual	FWD	None
2009	Model 100	\$40,000	24	34	28	2,100	1,600	5-Speed Manual	FWD	None
2010	Model 100	\$42,000	24	34	28	2,100	1,600	5-Speed Manual	FWD	None
2011	Model 100	\$44,000	24	34	28	2,100	1,600	5-Speed Manual	FWD	None
2012	Model 100	\$46,000	24	34	28	2,100	1,600	5-Speed Manual	FWD	None
2013	Model 100	\$48,000	24	34	28	2,100	1,600	5-Speed Manual	FWD	None
2014	Model 100	\$50,000	24	34	28	2,100	1,600	5-Speed Manual	FWD	None
2015	Model 100	\$52,000	24	34	28	2,100	1,600	5-Speed Manual	FWD	None
2016	Model 100	\$54,000	24	34	28	2,100	1,600	5-Speed Manual	FWD	None
2017	Model 100	\$56,000	24	34	28	2,100	1,600	5-Speed Manual	FWD	None
2018	Model 100	\$58,000	24	34	28	2,100	1,600	5-Speed Manual	FWD	None
2019	Model 100	\$60,000	24	34	28	2,100	1,600	5-Speed Manual	FWD	None
2020	Model 100	\$62,000	24	34	28	2,100	1,600	5-Speed Manual	FWD	None
2021	Model 100	\$64,000	24	34	28	2,100	1,600	5-Speed Manual	FWD	None
2022	Model 100	\$66,000	24	34	28	2,100	1,600	5-Speed Manual	FWD	None
2023	Model 100	\$68,000	24	34	28	2,100	1,600	5-Speed Manual	FWD	None
2024	Model 100	\$70,000	24	34	28	2,100	1,600	5-Speed Manual	FWD	None
2025	Model 100	\$72,000	24	34	28	2,100	1,600	5-Speed Manual	FWD	None
2026	Model 100	\$74,000	24	34	28	2,100	1,600	5-Speed Manual	FWD	None
2027	Model 100	\$76,000	24	34	28	2,100	1,600	5-Speed Manual	FWD	None
2028	Model 100	\$78,000	24	34	28	2,100	1,600	5-Speed Manual	FWD	None
2029	Model 100	\$80,000	24	34	28	2,100	1,600	5-Speed Manual	FWD	None
2030	Model 100	\$82,000	24	34	28	2,100	1,600	5-Speed Manual	FWD	None



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EXHIBIT 2

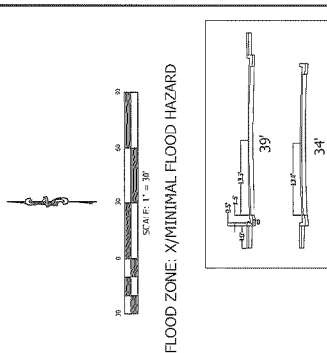
LANDSCAPE
PLAN

10101

SHELFED DOWNS

PLEASE NOTE
CENTRALED UPH
PROHIBITION OF POSTS WITH
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PDO Conceptual Plan



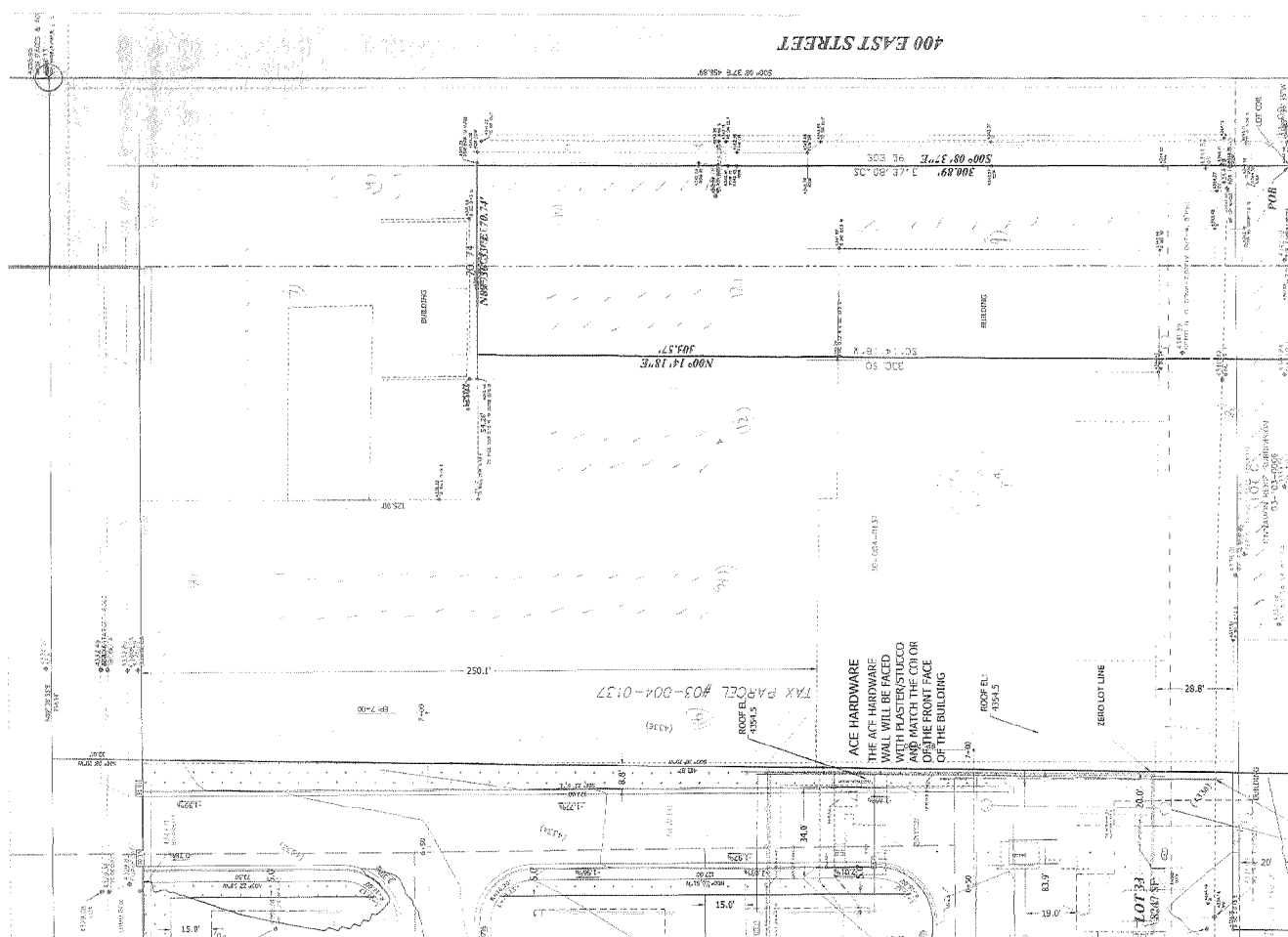
TYPICAL ROADWAY X-SECTION

LAND USE TABLE

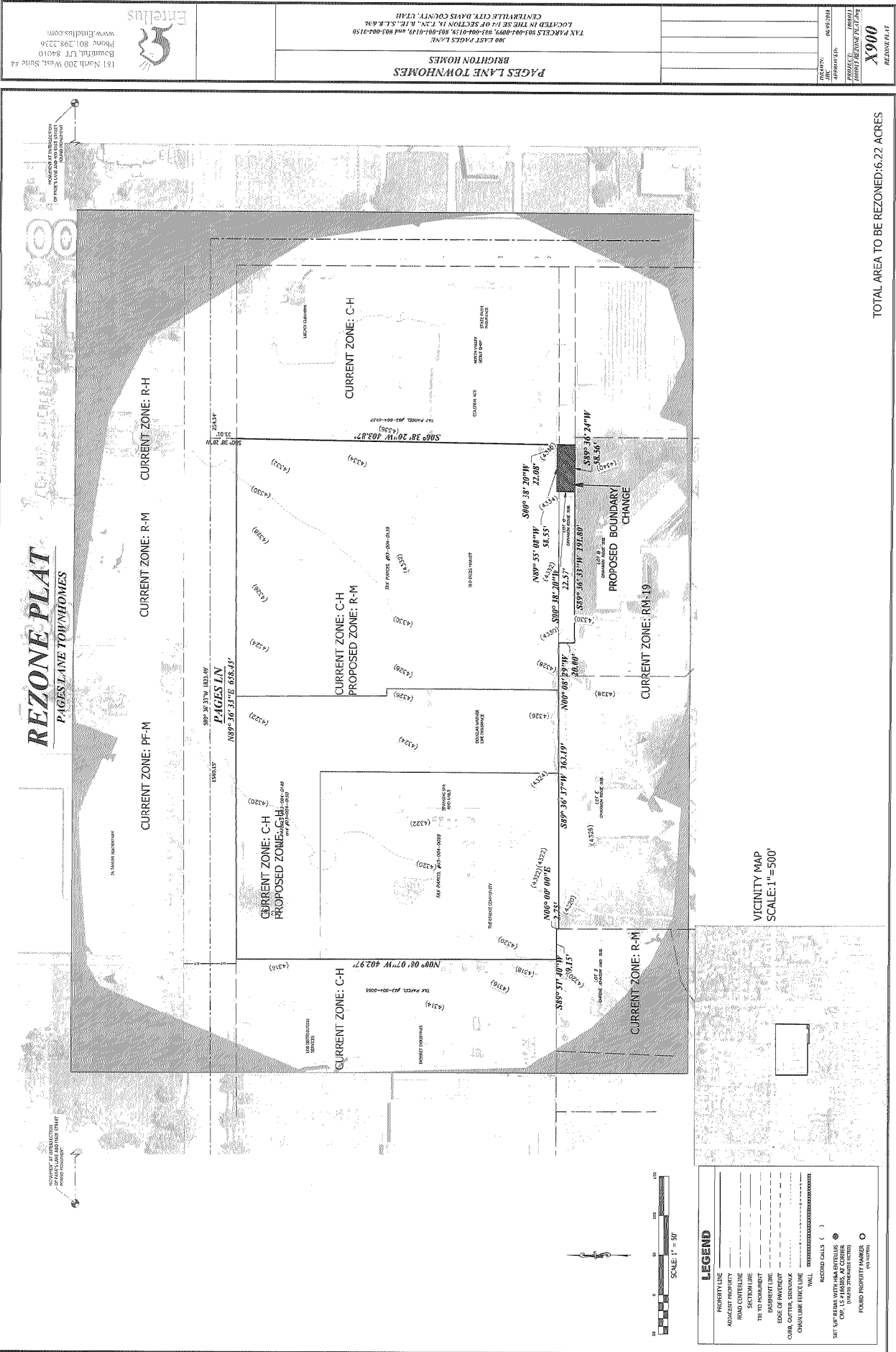
TOTAL ACRES: 6.22 ACRES	
LOT 34 COMMERCIAL ZONE: 0.62 ACRES	
19 PARKING SPACES	
RESIDENTIAL ZONE: 5.6 ACRES	
NUMBER OF LOTS: 33	
DENSITY: 5.89 LOTS PER ACRE	
OPEN SPACE: 0.94 ACRES	
GUEST PARKING: 30 SPACES	
LOT PARKING: 132 SPACES (4 PER LOT)	
PARKING AND L5 TABLE	
LOT 34:	
CURRENT LS: 1278 SF/ PROP LS: 3443 SF	
+2165 SF DIFFERENCE	
19 PROPOSED PARKING STALLS	
ACE HARDWARE:	
CURRENT AND PROP LS: 2091 SF	
+0 SF DIFFERENCE	
1128 PROPOSED PARKING STALLS	
NEW SUBDIVISION:	
CURRENT LS: 334 SF/ PROP LS: 40,946 SF	
+40,612 SF DIFFERENCE	
30 PROPOSED PARKING STALLS	

[illegible]

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700 Calceolus Pl



181 North 200 West, Suite #4
Bountiful, UT 84010
Phone: 801.398.2236
www.entellus.com



PAGES LANE TOWNHOMES
100 EAST PAGES LANE
LOCATED IN THE SE 1/4 OF SECTION 19, T4N, R1E, S12, E&W
CENTREVILLE CITY, DAVIS COUNTY, UTAH

PROJECT: PAGES LANE TOWNHOMES
APPROVED: 06/15/2018
X900
REZONE PLAT

TOTAL AREA TO BE REZONED: 6.22 ACRES

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY
- ROAD CENTERLINE
- SECTION LINE
- TOWNSHIP LINE
- RANGE LINE
- EDGE OF PARCELS
- CURB, GUTTER, SIDEWALK
- CHAIN LINK FENCE LINE
- TALL
- RECORD GAINS ()
- SET BACK WITH DATA ENTIRELY
- CDP, LOT, OR PARCEL
- LOT 2
- FOUND PROPERTY MARKERS
- PO NOTED

**CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801) 292-8232**

**STAFF REPORT
AGENDA: ITEM 2**

PROPERTY OWNER: **DIKA PROPERTIES LLC
MARV BLOSCH
517 SOUTH 100 EAST
BOUNTIFUL, UT 84010
(mbaproproperties@gmail.com)**

APPLICANT: **BRIGHTON DEVELOPMENT
TAYLOR SPENDLOVE
215 NORTH REDWOOD RD. SUITE #8
NORTH SALT LAKE, UT 84054
(taylor@buildwithbrighton.com)**

PROPERTY: **274 EAST PAGES LANE**
 ○ **PARCEL 03-004-0150**
 ○ **PARCEL 03-004-0099**
 ○ **PARCEL 03-004-0139**

ACREAGE: **6.22 ACRES**

CURRENT ZONING: **C-H (COMMERCIAL - HIGH)**

APPLICATIONS: **ZONE MAP AMENDMENT PETITION**
 ○ **C-H (COMMERCIAL) TO R-M (RESIDENTIAL
MEDIUM)**
 ○ **PDO APPROVAL – CONCEPT PLAN**
 ○ **CONCEPTUAL SUBDIVISION**

BACKGROUND

The proposed redevelopment project is to rezone a significant eastern portion of the Pages Lane Commercial Area (*aka: Old Dick's Market*) and reuse the property for a single-family dwelling subdivision of 33 homes. The project would be developed as a “planned develop” having a private roadway system and a park area as common open space for use by the residents of the new community.

This report will cover the zone map amendment with a Planned Development Overlay (PDO) approval, which is a requirement of the Southeast Community Plan when a residential re-

development is being sought. However, the applicant is **NOT seeking a “Density Bonus”** but will maintain the density at the six (6) dwellings per acre, which is the permitted use or base density of the R-M Zone. Additionally, the applicant desires to couple the PDO rezone request with a conceptual subdivision acceptance to begin the process for a future division of the redevelopment project to allow the homes to be purchased in the private sales market.

SOUTHEAST NEIGHBORHOOD PLAN POLICY REVIEW 12-41

Page Lane/Eastern Block Segment (approximately from 200 East to 400 East)

This eastern block is the primary target area that is in decline. This half of block area is located deep off of Main Street and any redevelopment will have a greater effect on the residential character of this neighborhood than the western half. Future land use allowances must balance the redevelopment needs of the block with protecting and buffering the residential neighborhood areas to the east and north. Despite substantial use and building vacancies over the past few years, it remains the intent of the City to encourage existing uses to continue or redevelop in the same manner. Nonetheless, the City believes that, due to changes in retail shopping preferences, the decline of commercial viability may continue and the ability of encouraging a transition to other redevelopment opportunities needs to be considered for the future of this area. The following goals and objectives outline these opportunities:

- ✓ Goal #1 - Consider various options to promote the block area's redevelopment that balances the need to reverse the decline, while respecting the remaining viable commercial uses.
 - Objective A — Existing commercial uses are encouraged to be continued for the future until such time the commercial market demands prove to be unsustainable. If and when commercial viability is deemed unsuccessful, future zoning map or text amendments are to be predominately oriented towards encouraging residential redevelopment.

Staff Comment: [NEEDS TO BE DETERMINED] The applicant has not addressed the matter of the current market demands and the commercial viability of the area. Is the commercial still viable? Is the vacancy status a sufficient argument?

- Objective B As residential uses are established, the use intensity of such development is to utilize a transitional design pattern from west to east, with higher intensities located nearer to the commercial uses and lower intensities moving eastward that are more compatible with the single-family area east of 400 East.

Staff Comment: [CONFORMS] The project is proposing single family homes at the permitted R-M density of 6 units per acre. Consequently, if this project is developed, then the policy expectation will limit the future transition of the remaining commercial to single-family also.

- Objective C — Consider allowing residential redevelopment, provided that the area to be redeveloped is of sufficient size and area to begin transitioning the existing commercial to becoming a new residential neighborhood with a minimum of five (5) acres in development size.

Staff Comment: [PARTIALLY CONFORMS] The project is over the five (5) acre minimum. However, it is staff's opinion that the plans are not specific enough to meet the PDO approval expectations.

- Objective D — Consider allowing up to a medium density consisting of small lot single-family uses, twin home lots, or townhomes fronting local roadways either public or private. Roadways are to be of sufficient width to allow for vehicular flow, parking, sidewalks, or other alternative walking paths. Development layout should allow for future project connectivity as the area redevelops. Dwellings are to be designed with elements and materials that are weather resilient and have design elements with a robust architectural character.

Staff Comment: [PARTIALLY CONFORMS] The proposed homes are located on a private roadway system, which likely meets the expected R-M Zone Development Standards. However, the submittal depicts the typical use and style of single-family homes on the market today, which in staff's opinion lacks the expected “robust” architecture of the policy. Additionally, the submitted plans are not site specific enough and only contains examples from other places. The petitioner needs to develop a project specific architectural and landscaping plan for the development. Staff would recommend the following:

- Greater use of the heavier architectural elements. Brick and stone improve the durability of the home exterior.
- Address the use of these architectural elements on all sides of the buildings.
- Submit an architectural style, material, and color story-board, with elevation percentages tabulations for the project. The Story-board must depict what is being built but allows for choice and flexibility for the future buyer.
- Use a more durable roof shingle design
- Upgrade the window design and improve the enhancing elements
- Improve the use of building and landscape lighting
- Create interesting home addressing elements, house entry walkways, street signs, and entry features for the project.
- Engage a landscape architect to enhance the “landscape theme,” with interesting plant materials, lighting, rock walls and other elements

- Re-design the open space predominantly turf (high-water use) and to set aside an area to create a garden court with passive activities with connecting walkways.
 - Better address the use and style of fencing, width and depth of driveways, and the parking of RV's.
- Objective E - Ensure that residential development establishes a buffer between the western commercial uses and residential housing through use of open space, landscaping, and if deemed appropriate, screening type features.

Staff Comment: [CONFORMS] The development layout places open space and buffer landscaping along the adjacent commercial edges.

- Objective F - If residential is developed, the layout and positioning of accesses, roadways and dwellings are to be designed in a manner to allow an integration of additional future conversion of commercial to residential uses.

Staff Comment: [CONFORMS w/ CAUTION] The internal roadway system allows for the opportunity for connecting future residential development. However, if a perpetual agreement to do so is not prepared and recorded, then it is unlikely such connections would be made available.

- Objective G — Any redevelopment that includes future residential uses is to be considered a "Residential Planned Development." subject to the Planned Development Overlay Zone approval process.

Staff Comment: [DOES NOT COMPLY] Generally, staff believes that the submittal is insufficient in its current form to recommend a PDO approval (see other comments in this report). Specifically, staff believes the project does not yet meet both General Plan and PDO expectations with regards to the desire to achieve a tool that creates a higher quality subdivision in regard to design standards.

PLANNED DEVELOPMENT OVERLAY REVIEW 12-41

The purpose of the Planned Development Overlay (PDO) is to allow a residential project to be developed in a manner that allows flexibility in design and layout that would not be accomplished through conventional zoning. In order for a project to receive flexibility from the standard requirements of the Zoning Ordinance and Subdivision Ordinance, the proposed project must meet certain goals standards of the PDO Zone found in Chapter 12-41 of the Zoning Ordinance. The PDO design must not be used as a tool for the developer to be exempt from zoning standards; it is a tool that creates a higher quality subdivision in regard to design standards. *Furthermore, as mentioned earlier, the PDO approval is a requirement of the Southeast Community Plan when a residential re-development is being sought.*

Planned Development Overlay Zone Approval

Approval Procedure. Land can be placed in a PDO Zone pursuant to a Zoning Map amendment as set forth in CZC 12.21.080 of the Zoning Ordinance. The following shall be submitted in conjunction with an application for a Zoning Map amendment:

- An Existing Conditions Inventory as required by CZC 12.50; and
- A conceptual site plan as provided in CZC 12.21.110.

Staff Comment: [INCOMPLETE SUBMITTAL] The submittal does not address the following:

- Utility Lines, Dams and Canals. The ECI shall show any existing utility line, aqueduct, dam, ditch, or canal located within the area subject to the ECI.
- Location, height, and setbacks of existing and proposed buildings on the subject property and immediately adjoining property
- A development schedule indicating the approximate date when construction or its stages can be expected to begin and be completed.

Approval Criteria. Submittal of an application for a PDO Zone does not guarantee that the zone or a conceptual site plan will be approved. A Zoning Map amendment and conceptual site plan may be approved only if the City Council, after receiving a recommendation from the Planning Commission, finds that the proposed PDO Zone and associated conceptual site plan:

- Does not conflict with any applicable policy of the General Plan;
- Meets the purpose and intent of this Chapter as set forth in CZC 12.41.010;
- Allows integrated planning and design of the property and, on the whole, better development than would be possible under conventional zoning regulations;
- Meets the use and development limitations and other requirements of the zone with which the PDO Zone is combined, except as otherwise allowed by this Chapter;
- Meets the density limitations of the General Plan; and
- If a residential density bonus is authorized, provides superior site design and increased amenities, as provided in CZC 12.41.080(c), which ameliorate the potential impact of increased density; and

Staff Comment: [SEE STAFF COMMENTS WITHIN THIS REPORT] *NOTE* – The petitioner is NOT seeking a density bonus.

The petitioner has sufficient control over the property to be developed to ensure development will occur as approved;

- The financial capability to carry out the planned development project; and
- The capability to start construction within one year of final plan approval.

Staff Comment: [INCOMPLETE SUBMITTAL] The petitioner has not addressed the “financial capability or the capacity to start within one year of final approval.

12.41.100 (PDO) Development Standards

The development standards set forth in this Section are to apply to any planned development and are prevail over any contrary base zone standards established in the Zoning Ordinance.

Access. Access to a planned development should be from interior streets rather than directly from adjoining perimeter streets.

Staff Comment: [COMPLIES] The property fronts only Pages Lane. There are two access points from Pages Lane. However, all of the homes will be accessed from the private internal street system of the development.

Building Height. Building height shall be governed by the requirements of the underlying zone.

Staff Comment: [PARTIALLY CONFORMS] Typically, the single-family style design heights shown for the project are within the 35-foot height limitation. However, the submitted building designs are not project specific and are only examples from other places. The petitioner needs to submit an architectural style, material, and color story-board, with elevation percentages tabulations for the project. The story-board must depict what is being built but allows for choice and flexibility for the future buyer.

Common Areas. Areas intended for public use shall be freely accessible from streets and/or other common areas that have unrestricted entry. Areas intended for restricted use shall be interspersed within the planned development so as to convey a sense of openness.

Common areas shall include all jointly used recreation areas and related landscaping provided for the use and/or visual enjoyment of the residents of the project. Common recreation areas shall be located and improved so they may be readily accessed and used by residents of the dwelling units they are intended to serve. Where necessary, walls or landscaping may be required to protect the privacy of adjoining residents.

Common areas may include:

- Natural areas of undisturbed vegetation of areas replanted with vegetation after development.
- Use and maintenance shall be limited to removal of litter and accumulated plant material.
- Natural waterways shall be maintained as free flowing and devoid of debris.
- Stream channels shall conform to City storm water management requirements and be maintained so as not to alter flood plain levels.
- Agricultural uses where conditions are suitable for agricultural production. Minimum areas for agricultural use designation shall be five acres.
- Garden plots for use by residents.
- Greenways, including pedestrian ways, bike paths and equestrian trails linking residential areas with other open space uses.

- Recreation areas designed for specific recreational activities such as children's play areas, playing fields, tennis courts, and similar facilities.
- Storm water control and management areas used in conjunction with other allowed uses as described in this Section.

Staff Comment: [PARTIALLY CONFORMS] This is a re-development site from commercial to residential. There are no natural areas such a stream, wetlands, etc. This is a “planned development” that is providing a “open space feature” with visitor parking, playground, pavilion, and green expanse. Additionally, a landscape buffer is depicted along the eastern side to separate the development from the commercial parking lot adjacent to the development.

However, staff suggests a re-design of the open space of predominantly turf (high-water use) and to set aside an area to create a garden court with passive activities with connecting walkways.

Distance Between Buildings. No requirement, except as provided in the Construction Codes.

Staff Comment: [LIKELY CONFORMS]

Lot Area and Width. A planned development shall not be subject to the lot width and lot area requirements of the underlying zone in which the development is located. The area and widths of lots shall be shown on an approved subdivision plan.

Staff Comment: [CONFORMS] These dimensions are provided on the design plans, which are as follows:

- Front Yard = 19 feet
- Side Yards = 5 feet/total 10 feet
- Rear Yard = 15 feet

Required Improvements. All streets shall be dedicated public streets constructed as required by City Standards and Specifications.

- ✓ Sidewalks shall be installed along both sides of all streets except where alternate pedestrian ways are provided as part of an approved conceptual site plan.
- ✓ Storm water shall be controlled and managed according to a plan approved by the City.
- ✓ Water and sewer systems shall be provided in accordance with standards of CMC 15 (Subdivisions).
- ✓ Irrigation water, street signs, street lighting, fencing, and any other required improvements shall be provided in accordance with City Standards and Specifications.
- ✓ Other utilities and improvements shall be provided and installed in accordance with City Standards and Specifications and other applicable specifications.

Staff Comment: [LIKLEY CONFORMS] Although the site has been previously developed, the re-development will undertake a major demolition/ renovation of infrastructure. The submittal is limited to a preliminary schematic of utility services.

However, the plans are insufficient to determine compliance with City Specifications and Standards or whether other service providers have or conditions needed to provide their respective services.

Required Yards. The yard and setback requirements of the underlying zone shall not apply but shall be as shown on an approved site plan.

Staff Comment: [CONFORMS] These dimensions are provided on the design plans, which are as follows:

- Front Yard = 19 feet
- Side Yards = 5 feet/total 10 feet
- Rear Yard = 15 feet

Residential Use Types. Residential use types within a planned development shall be shown on an approved site plan and may include one or more of the following:

“Single-family detached dwelling located on a privately-owned lot which is not attached to another dwelling unit and has a private yard on all four sides of the dwelling.”

Staff Comment: [CONFORMS] The submitted plans depict single-family lots.

Tract Perimeter Setback and Buffer Requirements. Structures within any PDO shall be situated so as to maintain a minimum setback from any perimeter property line equivalent to the rear yard or side yard setback(s) of the underlying zone of the PDO depending upon the orientation of such structures (e.g. rear yard adjacent to rear yard, or side yard adjacent to side yard).

Staff Comment: [DOES NOT COMPLY] If the R-M rezone is approved, the underlying setback along the southern lots (lots 22-33) needs to be increased from 15 feet to 20 feet and Lot 22 needs to be increased from 5 feet to 8 feet in order to meet the track perimeter requirements.

Walls and Fences. Walls and fences may be required around the perimeter of a planned development where the development abuts an adjacent zone.

Staff Comment: [CONFORMS] The submitted plans depict the use of fencing along the exterior lines of the project.

Required Improvements and other Development Standards 12-41-100

The developer is required to dedicate and improve all City streets within the subdivision and provide a sidewalk on at least one side of the street. The Ordinance states that a sidewalk is required on both sides, except when alternative pedestrian ways have been provided as part of an approved plan [12-41-100(f)(2)].

Staff Comment: [LIKLEY CONFORMS] However, the submitted plans depict single-family lots along private street with sidewalks on both sides, except where the

landscape buffer is located on the east side. The private street must be built in compliance with the City specifications regarding roadway construction design. Additionally, the project will be establishing a homeowner's association that will maintain all private roadways, sidewalks, and common landscaping. Documentation on the homeowner's association along with proper CC&R's, must be prepared submitted as part of the subdivision process.

R-M ZONE STANDARDS & PDO ALTERATIONS PROPOSED

The following is a graphical description of the development standards of the R-M Zone and/or PDO alterations:

R-M Zoning Ordinance Standards & Proposed Alterations		
Standard	Required	Proposed/ Alteration
Road Way Width	27 Feet Pavement	27 Feet
Lot Width	60 feet/Corner lot 70 feet	Predominately 50 feet (45 to 80)
Density	6 Units an Acre (33 units)	6 Units an Acre (33 units)
Front Setback	25 Feet	19 Feet
Rear Setback	20 Feet/ 20 Feet Perimeter	15 Feet/ 15 Perimeter *
Side Yard Setback	5 Feet, Total Both Sides 18 Feet	5 Feet, Total Both Sides 10 Feet
Building Pad	2,000 Square Feet	3,548 – 8,247 sq. ft.
Hard Surfacing - Lot	60%	Undetermined

*Note: the Perimeter is required to be 20 feet

DESIGN DEVELOPMENT STANDARDS FOR R-M AND R-H ZONES

All residential development within the R-M and R-H Zones are to comply with the following development standards.

Architectural Design Standards. All primary buildings within the R-M and R-H Zones shall be designed by a licensed, professional architect and all drawings submitted for approval or permit shall bear the architect's stamp for the State of Utah.

Staff Comment: [DOES NOT COMPLY] As indicated earlier, the submittal depicts the typical use and style of single-family homes and are examples from other places. Staff believes the submittals are not site specific enough to obtain a project specific approval with this proposal. Below is a summary of the design expectations of the R-M Zone:

Exterior Design Standards. All sides of primary buildings within the R-M and R-H Zones shall receive design consideration with particular attention given to areas exposed to public view. All primary buildings within a development project shall possess an overall building architectural theme, including, but not limited to, exterior building materials, textures, colors and signage.

The apparent mass of primary buildings or structures shall be minimized through design, articulation, and use of materials. An open design is desired that visually and physically breaks up the mass and footprint of buildings. Approaches such as the use of vertical and horizontal planes, roof pitches, roof lines, windows, reveals, and alcoves shall be used to create façade variation, shadows, corners, and architectural interest. Articulation approaches should not appear to be applied randomly or merely a surface treatment. In addition, the use of any multiple articulation approaches shall be coordinated to affect a complementary building design.

Natural or natural-appearing materials, such as stone, cultured stone, brick, and wood, shall be the design gestures used in the architectural design of all primary buildings. Wood siding, cement fiber board siding, and other similar appearing materials shall be the other main materials used in the design of all residential buildings. Substantial or prominent use of synthetic stucco, and unnatural appearing materials, such as metal, vinyl, and plastics are to be used sparingly. Use of such secondary and/or accent materials shall not exceed 20% of the building or structure's exterior.

Staff Comment: [DOES NOT COMPLY] As indicated earlier, it is staff's opinion the project lacks the expected **"robust"** architecture of the General Plan policy and the design expectations of the R-M Zone. The petitioner needs to review both the General Plan and R-M expectations and develop a project specific architectural and landscaping plan for the development. Staff would again recommend the following:

- Greater use of the heavier architectural elements. Brick and stone improve the durability of the home exterior.
- Address the use of these architectural elements on all sides of the buildings.
- Submit an architectural style, material, and color story-board, with elevation percentage tabulations for the project. The story-board must depict what is being built but allows for choice and flexibility for the future buyer.
- Use a more durable roof shingle design
- Upgrade the window design and improve the enhancing elements
- Improve the use of building and landscape lighting
- Create interesting home addressing elements, house entry walkways, street signs, and entry and park features for the project.
- Engage a landscape architect to enhance the "landscape theme," with interesting plant materials, lighting, rock walls and other elements
- Re-design the open space predominantly turf (high-water use) and to set aside an area to create a garden court with passive activities with connecting walkways.
- Better address the use and style of fencing, width and depth of driveways, and the parking of RV's.

Landscaping and Open Space. All residential developments within the R-M and R-H Zones, except for single-family developments, shall comply with the landscaping regulations of CZC 12.51 (Landscaping and Screening), and more specifically, the regulations of CZC 12.51.070(g) regarding multi-family developments.

Additionally, landscaping and open spaces shall be designed in a manner to meet the residential needs for active and passive spaces for residents and visitors, such as private spaces, entry features, small centralized gathering areas, and buffering adjacent land uses.

Furthermore, such areas shall be designed with the amenities or features that complement the various expected residents, both day and evening hours, and beyond the default design of a tot lot, playground, or clubhouse.

Staff Comment: [DOES NOT COMPLY] As similarly mentioned earlier, landscaping and open spaces shall be designed in a manner to meet the residential needs for active and passive spaces for residents and visitors. Such areas are to be designed with the amenities or features that complement the various expected residents, both day and evening hours, and beyond the default design of a tot lot, playground, or clubhouse.

Use of Public and Private Roadways. All dwellings within residential developments in R-M and R-H Zones shall be accessed from a public roadway, unless otherwise approved as part of a planned development or condominium (See, CZC 12.55.150). Approved access from a private right-of-way shall meet the following standards:

- Access to and from a public street may be in the form of private right-of-way or a driveway, as defined or required by this Title.
- Two points of ingress/egress from a public right-of-way shall be established for any development greater than 20 dwellings, irrespective of the allowed gross density.
- When a private right-of-way is utilized, the private right-of-way pavement (i.e. travel lanes) shall be at least 27-feet and the constructed cross-section with curb and gutter of the roadway shall be built to City Specifications.
- Access using a private right-of-way shall be constructed with a sufficient width to provide on-street parking for visitors at a ratio of at least 0.5 stalls per dwelling. An exception may be provided to this ratio if visitor parking is provided by separate parking area or parking lot as part of a site plan approved by the City.
- A sidewalk system shall be provided on both sides of any private right-of-way. An exception may be provided to this requirement if an alternate integrated development pathway system connecting to the public right-of-way and serving the dwellings is provided to satisfy the requirement for sidewalks, as part of a site plan approved by the City.
- A private right-of-way shall be perpetually maintained by the developer or an owner's association. Such perpetual care and maintenance obligations shall be addressed with covenant, conditions, and restrictions, for the development approved by the City and recorded against the property.
- A private right-of-way design shall also comply with all applicable Fire Code regulations.

Staff Comment: [LIKLEY COMPLIES] The submitted plans appear to comply with the private roadway dimensions, and visitor parking (24 stalls/ .72 stalls per dwelling). As part of any subdivision or development approval, the construction drawings will need to be prepared and approved by the City to ensure compliance with applicable standards and specifications.

Residential Development Style Limitations for R-M Zone. The residential development style for residential development within the R-M Zone shall be limited to single-family dwellings, twin homes, duplexes, or townhomes in tri-plex, four-plex, and six-plex formats that mimic a typical neighborhood style street on public or private roadways. Higher density design formats such as stacked flats or apartment style buildings or buildings constructed with associated vehicular parking lot style facilities are prohibited in the R-M Zone.

Staff Comment: [CONFORMS] The submitted plans depict single-family lots located along private roadways. Visitor parking is provided as part of the design of the Open Space element rather than solely relying parking on the private street.

OTHER DEVELOPMENT MATTERS

The proposal to re-develop a portion of the existing commercial area poses potential problems with creating non-conformities, additional non-conformities, or applicable building and fire code issues. Staff suggests that the development plan address, at minimum the following:

- Current/existing landscaping percentages and any reduction or losses will occur.
- Remaining commercial use parking counts and circulation lanes compared to the Zoning Ordinance requirements of CZC 12.52.
- Demolition and rehabilitation of building walls in meeting application Building Code Regulations, specifically the west wall area of the Ace Hardware building.

PLANNING STAFF RECOMMENDATION

Suggested Motion for the Planned Development Overlay Request for the SHEFFIELD DOWNS DEVELOPMENT located at 224 East Pages Lane: I hereby make a motion for the Planning Commission **TABLE** the matter and direct the applicant to further address the following:

1. The petitioner shall address the Southeast Neighborhood Plan policy matter regarding the current market demands and the commercial viability of the area. Why is it time to consider allowing residential re-development?
2. The petitioner shall prepare a project specific Architectural Plan that includes a “materials and colors story-board re-addressing the Southeast Neighborhood and PDO expectations that *“dwellings are to be designed with elements and materials that are weather resilient and have design elements with a robust architectural character.”* The Architectural Plan shall consider the following:
 - a. Greater use of the heavier architectural elements. Brick and stone improve the durability of the home exterior.
 - b. Address the use of these architectural elements on all sides of the buildings.

- c. Provide design elevations that include material percentage tabulations for the project.
 - d. The Architectural Plan must depict what is being built but allow for choice and flexibility for the future buyer.
 - e. Use a more durable roof shingle design.
 - f. Upgrade the window design and improve the enhancing elements.
 - g. Improve the use of building and landscape lighting.
 - h. Create interesting home addressing elements, house entry walkways, street signs, and project and park entry features for the project.
- 3. The petitioner shall amend the Conceptual Site Plan Submittal to address the following:
 - a. Engage a landscape architect to enhance the “landscape theme,” with interesting plant materials, lighting, rock walls and other elements.
 - b. Re-design the open space predominantly turf (high-water use) and to set aside an area designed with the amenities or features that complement the various expected residents, both day and evening hours, and beyond the default design of a tot lot, playground, or clubhouse.
 - c. Adjust the setbacks along the southern lots (lots 22-33) from 15 feet to 20 feet and Lot 22 to be increased from 5 feet to 8 feet in order to meet the track perimeter requirements.
 - d. Better address the use and style of fencing, width and depth of driveways, and the parking of RV’s.
 - e. Address the manner in which to provide perpetual agreement to allow an integration of additional future conversion of commercial, as part of the development.
 - f. Show any existing utility line, aqueduct, dam, ditch, or canal located within the area.
 - g. Show the location, height, and setbacks of existing and proposed buildings on the subject property and immediately adjoining property.
- 4. The petitioner shall further address the following matters:
 - a. The financial capability to carry out the planned development project.
 - b. The capability to start construction within one year of final plan approval.
 - c. Provide development schedule indicating the approximate date when construction or its stages can be expected to begin and be completed.
- 5. The petitioner shall modify, as needed, the Conceptual Subdivision Layout to reflect the changes being proposed or suggested.
- 6. The petitioner shall address the remaining commercial area needs to prevent any further non-conformities or applicable building/fire code issues with regards to the following:
 - a. Current/existing landscaping percentages and any reduction or losses will occur.

- b. Remaining commercial use parking counts and circulation lanes compared to the Zoning Ordinance requirements of CZC 12.52.
- c. Demolition and rehabilitation of building walls in meeting application Building Code Regulations, specifically the west wall area of the Ace Hardware building.

CENTERVILLE

Staff Backup Report 9/4/2018

Item No. 5.

Short Title: Proposition 1 Grant Application re South Frontage Road Improvements

Initiated By: City Staff

Scheduled Time: 8:10

SUBJECT

- a. Public Hearing on Davis County Proposition 1 application for the South Frontage Road Bike Lane Project
- b. Direction re grant application

RECOMMENDATION

Allow staff to explain the proposed project for grant funding; conduct a public hearing on the proposal; and direct staff to submit an application to Davis County for the South Frontage Road bike lane project.

BACKGROUND

Davis County has initiated a grant program using Proposition 1 dollars for the construction of transportation infrastructure. Applications are due by September 14 and work must be completed within two years of award.

Centerville City staff have identified the South Frontage Road as a eligible project. The scope of work would include finishing the curb and gutter along the east side of the road, widening the road to the west and applying a slurry seal and restriping for 5' bike lanes on both sides of the road (see attached project documents).

The application is attached and will still need some refinement before submitting to the County. The total estimated cost is \$354,328. Funds requested from the County would be \$179,670. The City's match would be \$174,658. A substantial portion of the City's match would come from adjacent property owners on the east side--one subject to a deferred improvements agreement and another going through an approval process for development of the property. The City Manager is also seeking cooperation and support from Bountiful City since the south end of the Frontage Road--before it intersects with Pages Lane--is in Bountiful City Limits, as illustrated in the attached aerial photo overlaid with the common boundary line between the two communities.

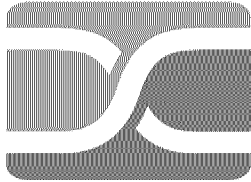
Staff is seeking approval from the Council to submit a final application to the County for this project.

ATTACHMENTS:

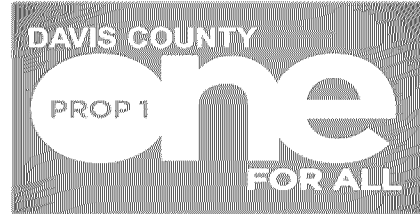
Description

- Davis Co Prop 1 Application
- S. Frontage Rd. Project Docs

▣ Aerial Photo with City Boundary



Davis
COUNTY



Davis County Prop One Funding Application

Notes: Signatures confirm the commitment of the Applicant to follow the Guidelines established by Davis County. The Applicant is responsible for the maintainance and upkeep of the project during implementation and after project completion.

Your signature below indicates your agency's willingness to enter into formal agreement to complete and maintain the project if selected for funding.

Signature:

Date:

APPLICATION INFORMATION

Project Sponsor: Centerville City

Contact Person: Steve Thacker **Title:** City Manager

Address: 250 N Main St **ZIP:** 84014

Phone: 801-295-3477 **Mobile:**

Email: stevet@centervilleut.com

PROJECT INFORMATION

Project Title: South Frontage Rd Bike Lanes

Project Location: S. Frontage Rd. between approx. 100 N and Pages Ln (1000 S)

Facility Length: 0.7

Brief Project Description:

This project will continue a regional bike path running along the east side of I-15 connecting Parrish Ln with Pages Ln. Frontage Rd will be widened, gutter and curb completed on the east side and restriped to accommodate 5' bike lanes on both sides of the road.

Have any public information or community meetings been held?

Yes

Yes / No

Describe public and private support for the project.

(Examples: petitions, written endorsements, resolutions, etc.):

Centerville City Council and Centerville's Trails Committee support this project.

Project Description

Project Name:

South Frontage Rd Bike Lanes

*(A location map with aerial view must be attached)***Project Termini-****Begin:**

Approx. 350 S Frontage Rd

End:

Pages Ln

Functional Classification

Collector

Local Roadway

State / Local Roadway or Other

Average Daily Users

Existing

na

2040 Forecast

Scope of Work*(Attach conceptual plans if available):**Projected 2040 Average Weekday Traffic Link*

The project will involve widening the west side of S. Frontage Rd. from about 350 S to Pages Ln. On the east side, curb and gutter will be completed. Restriping and slurry seal will be done on the entire length.

Summarize any special characteristics of the project:*(Provide Typical Section drawings and describe the typical section here.):*

Prop One funding is requested for the widening of the road. Centerville, through funds and agreements with property owners, will fund the completion of curb and gutter on the east side and striping and slurry seal from 200 N to Pages Lane.

Describe any project work phases that are currently underway or have been completed.

NA

Describe existing right of way ownerships along the project*(Describe when the right-of-way was obtained and how ownership is documented, i.e., plats, deeds, prescriptions, easements):*

Centerville City owns the right-of-ways except the connection with Pages Ln. This is owned by Bountiful City.

Is right-of-way acquisition proposed as part of the larger project? (If Yes, describe proposed acquisition including expected fund source, limitations on fund use or availability, and who will acquire and retain ownership of proposed right-of-way)

No

Yes/ No**Efforts to Preserve the Corridor**

((How much Right-of-Way has been acquired) divided by the (Total Amount of Right-of-Way necessary for the Project)) = (Percent of Corridor Preserved)

NA

Project Details

Does the project accommodate Transit
(Turning Radii, Bus Stop, etc.)

No

(Provide details of the transit accommodations.):

Does the project accommodate Pedestrian Traffic
(Cross Walks, Side Walks, Lighting, etc.)

No

(Provide details of the pedestrian accommodations.):

Does the project accommodate Bike Traffic
(with Signing, Striping, or Separate lane)

Yes

(Provide details of the bike traffic accommodations.):

This is the primary purpose of the project - widening and striping to accommodate bike traffic

Does the project help implement one of the Corridors,
Communities or Centers identified in the WC2040
Vision?

Yes

(Provide details as to what is being implemented.):

Active transportation line along the entire length of Frontage Rd through Centerville

[Click Here to Access the WC 2050 Vision Map](#)

Project Provides Access to: (Select All that Apply)	Elementary Schools		Transit Stations	Yes	Work	Yes
	Trails/ Parks	Yes	High Schools		Shopping	Yes
	Junior High Schools		Community Centers	Yes	Other: __	
	List other Destinations here					

To what extent does the
project fill a gap or
complete a connection?

Completes the planned bike lane along the east side of I-15 connecting Farmington through Centerville to Bountiful. Existing road is too narrow to accommodate bicycles effectively or safely.

Project Proximity to (Existing Distance in Miles): Enter All that Apply	Elementary Schools		Transit Stations	2.700	Work	0.100
	Trails/ Parks	1.000	High Schools		Shopping	0.100
	Junior High Schools		Community Centers	0.100	Other: __	
	List other Destinations here					

How does the project
improve access to an
employment center?

Provides an active/alternative bicycling option to Centerville's main commercial area.

Desired Upgrades to Traffic Control Devices Enter All that Apply	School Signs		Bike Lane Markings	Yes	Pedestrian Signals	
	Traffic Signals		Wayfinding Signs		Other: __	
List other Traffic Devices here						

Discuss what safety
improvements are
included in this project.

Widening and striping of the road specifically for 5' bike lanes.

Is the Project on the RTP as a
highway or transit project?

Not on RTP

Estimated delay
reduction
(Provide documentation)

How many signal phasing, timing,
and other improvements are
included
(Provide documentation)

Number of Intelligent
Transportation System (ITS)
elements included
(Provide documentation)

[Click Here to Access the WFRC
RTP Interactive Map](#)

Percent of
Freight Traffic

[Annual Average Daily Traffic &
Truck Traffic Map/ Information](#)

Number of Intersection
Improvements?
(Provide documentation)

Bike/ Pedestrian Facility is
Identified on which

Existing Bike
Route

Does the project meet the
needs of a broad range of
users?

Advanced
and Basic
Cyclists

Estimated reduction in vehicle
miles traveled.
(Provide documentation)

How many access management
improvements are included?
(Provide documentation)

Other Project Benefits not
yet listed?

Total number of crashes on this
facility or parallel roadway during
the previous three years

[Click Here for UDOT Traffic
and Safety Data](#)

Project Implementation Information

Project phases included in funding request:

	Planning Activities
	Project Development & Environment Study
	Preliminary Engineering/ Final Design Plans
	Construction
	Construction Engineering & Inspection

Project Cost and Contributions:

\$ 354,328.25	Total Estimated Project Cost
\$ 179,669.50	Davis County Prop One Funding Request
\$ 174,658.75	Local Funds
	In-Kind Donations (Dollar Value)
	Other Funding Contributions

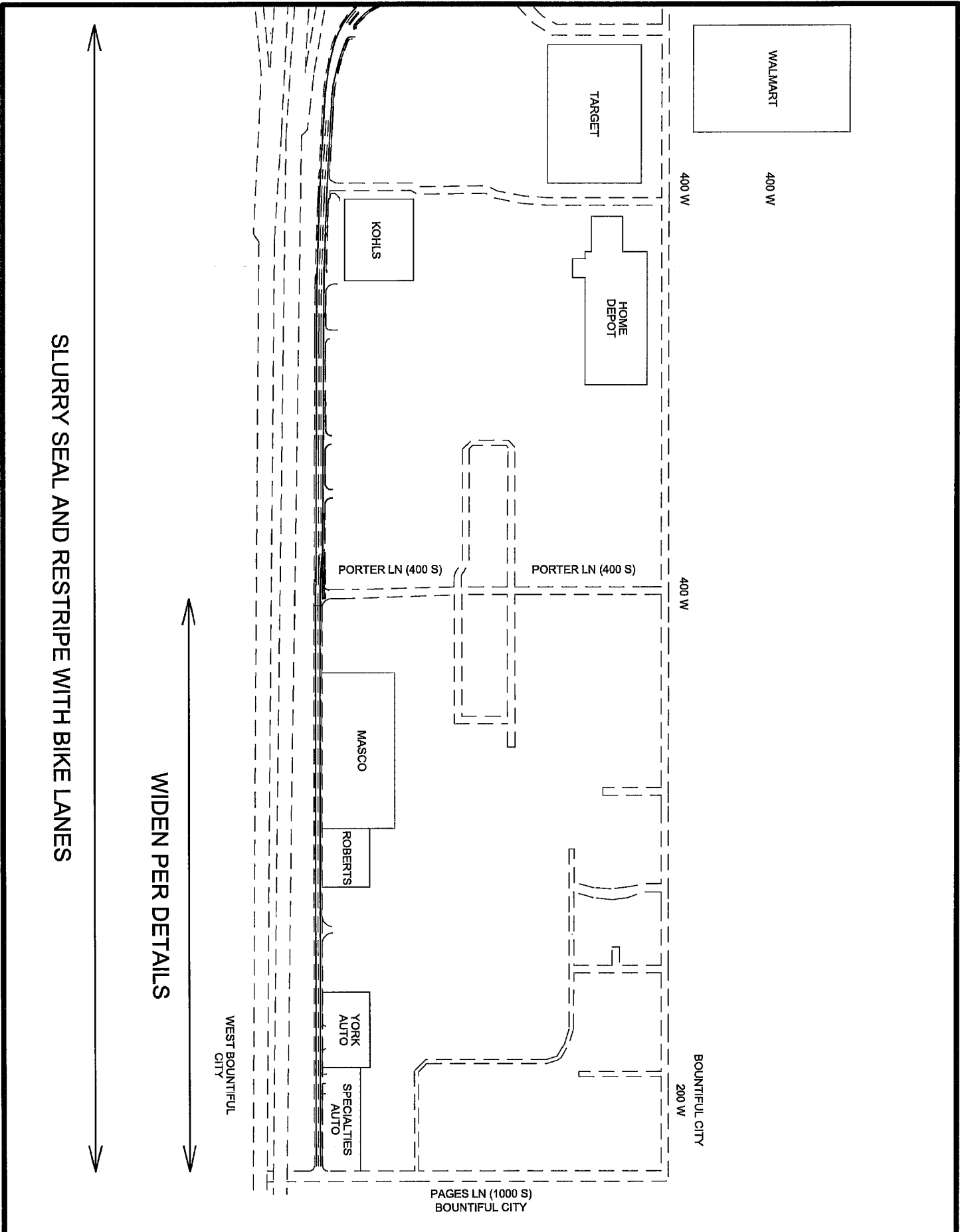
**Eligible
Match****** NOTE **** A minimum of 30% match is required

Project Cost Summary

Below, provide a summary of the estimated cost for the work being proposed. (A detailed project cost estimate must be attached to this application.)

<u>Planning Activities</u>	\$	-	(enter estimate)
<u>Project Development & Environment Study</u>			(enter estimate)
<u>Preliminary Engineering/ Final Design Plans</u>	\$	-	(enter estimate)
<u>Right of Way</u>	\$	-	(enter estimate)
<u>Construction</u>	\$	-	(enter estimate)
<u>Maintenance of Traffic (MOT)</u>	\$	-	(enter estimate)
<u>Mobilization</u>	\$	-	(enter estimate)
<u>Subtotal</u>	\$	-	
<u>Contingency (15 % of Subtotal)</u>	\$	-	
<u>Utilities</u>	\$	-	(enter estimate)
<u>Miscellaneous</u>	\$	-	(enter estimate)
<u>Total Construction Cost</u>	\$	-	
<u>Construction Engineering & Inspection (CEI) (13% of Total)</u>	\$	-	(enter estimate)
<u>Other (Describe)</u>			(enter estimate)
<u>Total Project Cost</u>	\$	-	

Project Notes



DESIGN	KLC
DRAWN	PSB
CHECKED	KLC
DATE	07/11/2018

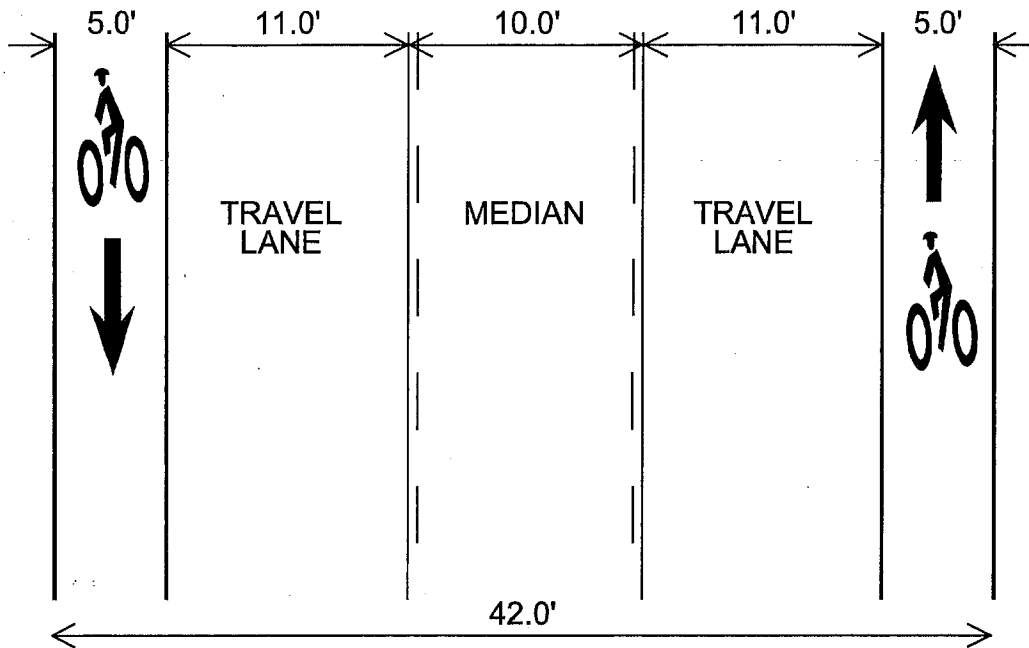
CENTERVILLE CITY
SOUTH FRONTAGE ROAD
VICINITY MAP



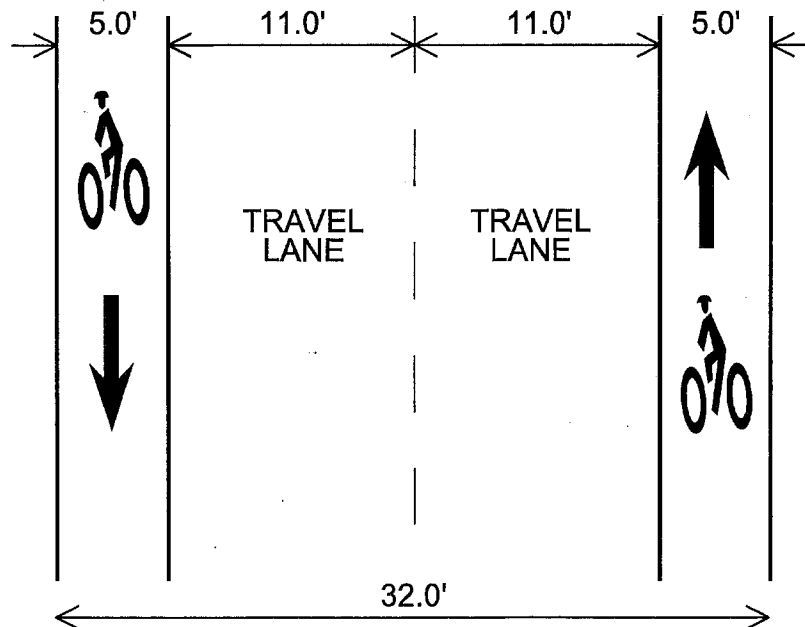
ESI ENGINEERING
CONSULTING ENGINEERS AND LAND SURVEYORS
3500 SOUTH MAIN STREET SUITE 206
SALT LAKE CITY, UTAH 84115
TEL: (801) 283-1752

SHEET	1
OF	1
PROJECT NO.	18-101

FRONTAGE RD.
200 N.TO 400 S.
PROPOSED STRIPING
FOR BIKING LANES



FRONTAGE RD.
400 S. TO PAGES LN.
PROPOSED STRIPING
FOR BIKING LANES



DESIGN KLC
DRAWN PSB
CHECKED KLC
DATE 07/08/2018

CENTERVILLE CITY
SOUTH FRONTAGE ROAD
BIKE LANES

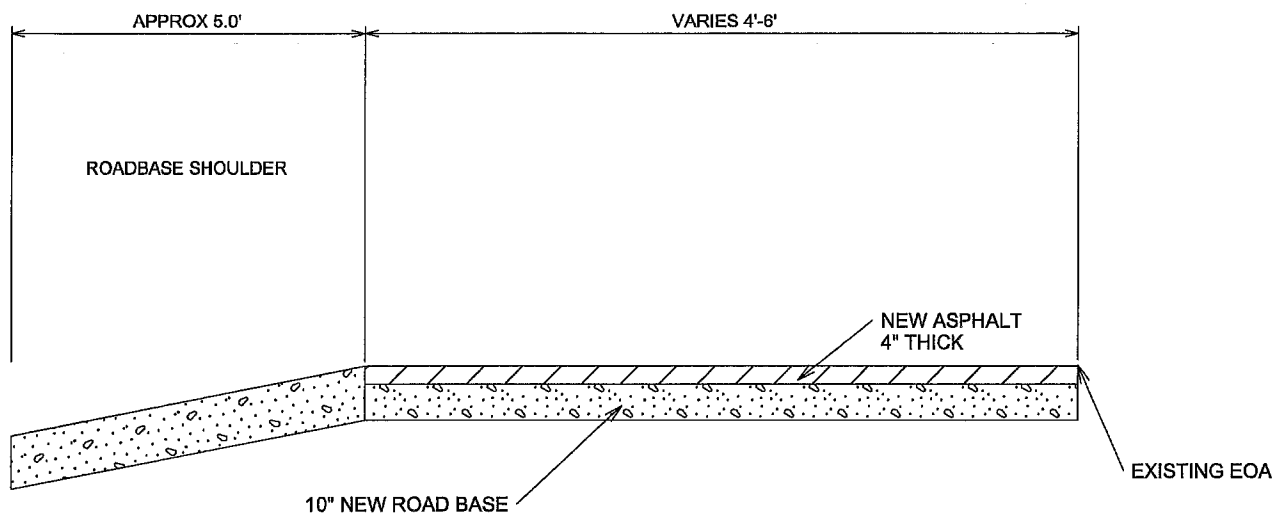


ESI ENGINEERING
CONSULTING ENGINEERS AND LAND SURVEYORS
3500 SOUTH MAIN STREET SUITE 206
SALT LAKE CITY, UTAH 84115
TEL: (801) 263-1752

SHEET 1
OF 2
PROJECT NO.
18-101

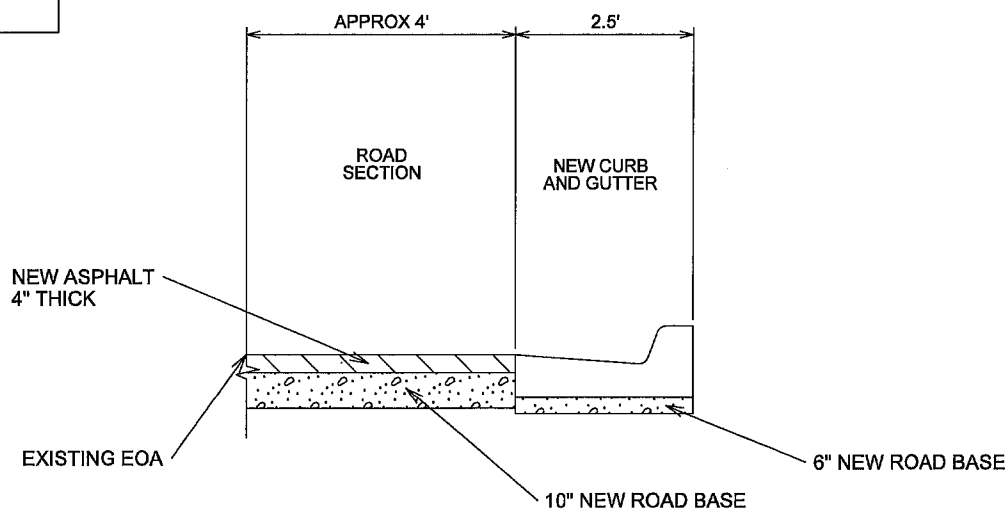
STREET	LENGTH (APPROX)	WIDTH (APPROX)
350 S TO 400 S	200'	1' TO 6'
400 S TO PAGES LN.	2332'	6'

WEST SIDE WIDENING 350 S TO PAGES LN.



PROPERTY NAME	LENGTH (APPROX)	SHOULDER WIDTH (APPROX)
MASCO	620'	4'
ROBERTS	140'	4'
YORK AUTO	95'	4'
SPECIALITIES AUTO	275'	6'

EAST SIDE WIDENING



DESIGN	KLC
DRAWN	PSB
CHECKED	KLC
DATE	07/08/2018

**CENTERVILLE CITY
SOUTH FRONTAGE ROAD
BIKE LANES**



ESI ENGINEERING
CONSULTING ENGINEERS AND LAND SURVEYORS
3500 SOUTH MAIN STREET SUITE 208
SALT LAKE CITY, UTAH 84115
TEL: (801) 263-1752

SHEET	2
OF	2
PROJECT NO.	18-101

**ESI Engineering, Inc.**

3500 South Main, Suite 206
Salt Lake City, Utah
Phone (801) 263-1752
Fax (801) 263-1780

Project: Centerville City
South Frontage Rd Bike Lanes
Owner: **Centerville City**

Sheet No.
1

Estimated by: PSB Date: 7/6/18
Checked by: KLC Date: 7/6/18

Project No.
18-101

Consulting Engineers & Land Surveyors**ENGINEER ESTIMATE**

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	AMOUNT
ROAD EXCAVATION AND ASPHALT ADDITION WEST SIDE					
1	Road Excavation	540	CY	\$16.00	\$8,640.00
2	Road Base	1,750	TN	\$45.00	\$78,750.00
3	HMA - 1/2 inch	380	TN	\$90.00	\$34,200.00
4	Traffic Control	1	Lump Sum	\$6,272.80	\$6,272.80
5	Mobilization	1	Lump Sum	\$6,272.80	\$6,272.80
6	Striping	240	GL	\$40.00	\$9,600.00
Subtotal (Items 1-6)					\$143,735.60
7	Contingency and Engineering	25%			\$35,933.90
Total Estimate (Items 1-7)					\$179,669.50

**ESI Engineering, Inc.**

3500 South Main, Suite 206
Salt Lake City, Utah
Phone (801) 263-1752
Fax (801) 263-1780

Project: Centerville City
South Frontage Rd Bike Lanes
Owner: **Centerville City**

Estimated by: PSB Date: 7/6/18
Checked by: KLC Date: 7/6/18

Sheet No.
1 of 2

Project No.
18-101

Consulting Engineers & Land Surveyors**ENGINEER ESTIMATE**

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	AMOUNT
WIDEN EAST SIDE MASCO					
1	Road Excavation	150	CY	\$16.00	\$2,400.00
2	Road Base	220	TN	\$45.00	\$9,900.00
3	HMA - 1/2 inch	70	TN	\$90.00	\$6,300.00
4	Curb and Gutter	620	LF	\$35.00	\$21,700.00
5	Traffic Control	1	Lump Sum	\$2,886.50	\$2,886.50
6	Mobilization	1	Lump Sum	\$2,886.50	\$2,886.50
Subtotal (Items 1-6)					\$46,073.00
WIDEN EAST SIDE ROBERTS					
7	Road Excavation	40	CY	\$16.00	\$640.00
8	Road Base	50	TN	\$45.00	\$2,250.00
9	HMA - 1/2 inch	15	TN	\$90.00	\$1,350.00
10	Curb and Gutter	140	LF	\$35.00	\$4,900.00
11	Traffic control	1	Lump Sum	\$724.60	\$724.60
12	Mobilization	1	Lump Sum	\$724.60	\$724.60
Subtotal (Items 7-12)					\$10,589.20
WIDEN EAST SIDE YORK AUTO					
13	Road Excavation	25	CY	\$16.00	\$400.00
14	Road Base	33	TN	\$45.00	\$1,485.00
15	HMA - 1/2 inch	10	TN	\$90.00	\$900.00
16	Curb and Gutter	95	LF	\$35.00	\$3,325.00
17	Traffic Control	1	Lump Sum	\$491.80	\$491.80

ENGINEER ESTIMATE					
ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	AMOUNT
18	Mobilization	1	Lump Sum	\$491.80	\$491.80
Subtotal (Items 13-18)					\$7,093.60
WIDEN EAST SIDE SPECIALTIES AUTO					
19	Road Excavation	60	CY	\$16.00	\$960.00
20	Road Base	100	TN	\$45.00	\$4,500.00
21	HMA - 1/2 inch	50	TN	\$90.00	\$4,500.00
22	Curb and Gutter	275	LF	\$35.00	\$9,625.00
23	Traffic Control	1	Lump Sum	\$1,193.10	\$1,193.10
24	Mobilization	1	Lump Sum	\$1,193.10	\$1,193.10
Subtotal (Items 19-24)					\$21,971.20
SLURRY SEAL FOR ENTIRE ROAD WIDTH (200 N. TO PAGES LN)					
25	Type III Slurry Seal	20,000	SY	\$1.50	\$30,000.00
26	Restripe	1	Lump Sum	\$15,000.00	\$15,000.00
27	Traffic Control	1	Lump Sum	\$4,500.00	\$4,500.00
28	Mobilization	1	Lump Sum	\$4,500.00	\$4,500.00
Subtotal (Items 25-28)					\$54,000.00
Subtotal (Items 1-28)					\$139,727.00
29	Contingency and Engineering	25%			\$34,931.75
Total Estimate (Items 1-29)					\$174,658.75



Date: 8/31/2018

South Frontage Rd Area Boundary

City Boundary



CENTERVILLE

Staff Backup Report 9/4/2018

Item No. 6.

Short Title: Request for Work Session re Westside Development Ideas

Initiated By: Chad Bessinger, JF Capital

Scheduled Time: 8:25

SUBJECT

RECOMMENDATION

Consider request for a work session to get reaction from City officials about potential development ideas for area between I-15 and 1250 West, south of 200 North.

BACKGROUND

Chad Bessinger of JF Capital contacted the City Manager recently to talk about the potential development of land between I-15 and 1250 West, south of 200 North. JF Capital owns two undeveloped lots (5 acres) south of the Miller Megaplex Theater that are part of the Legacy Crossing Development. He has also been discussing with other property owners south of these lots (including Trinity Industries) the possibility of acquiring their property and redeveloping the area. He would like to meet with the City Council to get their reaction to potential development scenarios. He would report what he learned from Trinity Industries reps about their desire to sale and site conditions that may limit the redevelopment of that property.

The City Manager has discussed this request with the Mayor, City Attorney and Community Development Director. All agree this would be a desirable work session for both the City Council and Planning Commission. Mr. Bessinger has indicated he would need 30 days to prepare a concept plan for discussion with City officials. This would not be a formal development application and the City Attorney cautions that it should be made clear that any reaction from the City Council and Planning Commission cannot be relied upon as a commitment regarding their reaction to future development applications. However, in light of the fact the City Council and Planning Commission have recognized the need to eventually restart the westside planning process, staff see this as an opportunity to understand what a developer sees as the potential for this area. Therefore, staff recommend the Council agree to hold a work session that includes the Planning Commission when Mr. Bessinger is ready to show them a concept plan for that area.

CENTERVILLE

Staff Backup Report 9/4/2018

Item No. 7.

Short Title: Staff Report re Columbarium and Mausoleum in City Cemetery

Initiated By: Bruce Cox, Parks & Recreation Director

Scheduled Time: 8:40

SUBJECT

RECOMMENDATION

Determine whether to accept proposal from Rocky Mountain Monument & Vault to construct a niche wall in the Centerville Cemetery for cremated remains.

BACKGROUND

The attached email from Bruce Cox reports on his contacts about niche walls, or columbariums for cremated remains. A proposal from Rocky Mountain Monument & Vault for construction of a niche wall is attached. The City Manager will recommend potential sources of upfront funding for this project, with the intent the funding source would be repaid from sales of niche spaces over time. Photos of the proposed location of the niche wall will be attached when available.

Bruce Cox will also report on his investigation of the feasibility and cost of constructing a mausoleum wall along the east side of the cemetery.

ATTACHMENTS:

Description

- Bruce Cox Email
- Niche Walls Photo
- Niche Wall Proposal
- Niche Wall Area 1
- Niche Wall Area 3
- Niche Wall Area 4
- Cemetery Aerial
- Cemetery - North Section Plat E
- Proposed Cemetery Uses

Steve Thacker

From: Bruce Cox
Sent: Wednesday, August 29, 2018 2:58 PM
To: Steve Thacker
Subject: Niche Wall proposal
Attachments: Niche Walls.jpg; Niche Wall Proposal.docx

Follow Up Flag: Follow up
Flag Status: Completed

Steve,

Attached is a proposal for a 48 niche wall, 24 on each side. There are a couple of different granite options that make a price range from just under \$25,000 to just under \$28,000

In the proposal there are pictures of some of the niche walls that this contractor has built and the second to the last picture in the proposal is of one built in the Brigham City Cemetery.

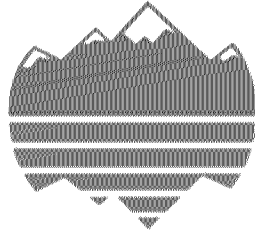
I talked with the Sexton from Brigham City, Ryan Abrams, and asked him about the niche walls. Ryan said their first niche wall was built by Rocky Mountain Monument & Vault and has been trouble free with a high quality of workmanship. After the first 48 niches sold out in the first year they bid out a second wall and went with another contractor that was slightly lower priced, about \$1,000 less. Ryan said the product was shipped from China to the contractor that just did the installation and it was very poorly constructed. Ryan told me it has been in his words "a nightmare" of problems as he has had face plates that don't fit and had to silicone gaps to keep the inside of niches from being exposed. The framework inside was very flimsy and poorly secured. Ryan strongly recommends not going with low bid but to use a company that will build the best quality structure and has experience in the best way to build what you want.

Also attached is a photo I took of some of the niche walls built by Rocky Mountain Monument & Vault at the Wasatch Gardens Cemetery in Sandy.

Thanks,
Bruce



Cemetery Cremation Niche Feature



Centerville City Cemetery

August 28, 2018

Rocky Mountain Monument & Vault



Pricing

Rocky Mountain Monument & Vault is pleased to propose the following pricing for Centerville City Cemetery on a (48 niche) niche feature unit:

This bid includes the preparation rough grade, sub-grade and the installation of the concrete pad and niche feature. It also includes all costs for the design, granite, sidewalk and labor and transportation to complete the project.

- A. Georgia Grey top & sides with Rustic Mahogany niche plates: **\$26,745**
- B. Rustic Mahogany with rock pitch top: **\$24,745**
- C. Gray Cloud top & sides with Ruby Red niche plates: **\$27,745**

Section 1 General Information Regarding the Firm

Rocky Mountain Monument & Vault

1810 East Dimple Dell Road (10600 South)

Sandy, UT 84092

801-571-2831: Office

801-553-2456: Fax

Rocky Mountain Monument & Vault is a corporation located in Sandy, Utah. Rocky Mountain Vault was founded in 1985 and is a wholly owned subsidiary of Larkin Mortuary. Our talented staff provides unmatched quality and craftsmanship in the manufacturing of burial vaults. Rocky Mountain is the exclusive dealer of Doric Burial Vaults in the Intermountain West.

The staff of Rocky Mountain Vault provide outer burial enclosures that will honor a loved one's memory while giving family members comfort and peace of mind.

Steven D. Kehl – COO/CFO can be reached at 801-664-3693.

Lane Larkin, Jr. – Manager can be reached at 801-419-3773.

Section 2 Project Team/Individual Resumes

Our primary personnel will consist of three individuals: Dan Terhaar, Kyle Memmott and Lane Larkin, Jr.

Dan Terhaar is a project manager and designer in the construction division of Wilbert Precast, Inc. out of Spokane, WA. Dan has created the drawings and spec sheets for all our niche features and acts as a consultant on granite.

Kyle Memmott is the general contractor that has erected all our niche features. He has personally been involved in all of the niche feature walls in regards to oversight, construction and installation.

Lane Larkin, Jr. is our manager of Rocky Mountain Monument & Vault and will be assisting throughout the installation. He oversees the manufacturing of the niche wall combs and forms.

Section 3

Firm Qualifications

Rocky Mountain Monument & Vault has been manufacturing these columbarium niches since 2001. Rocky Mountain Monument & Vault has been a columbarium supplier to cemeteries throughout the State of Utah. Our columbarium niche features are beautiful, low cost and virtually maintenance free. Our columbarium niche features are ideal as freestanding memorials in a cremation garden or other applicable outdoor spaces within your cemetery. Since 2001, we have installed the following niche features:

2001: 2 (48 niche) niche feature units at Larkin Sunset Lawn Cemetery in Cremation Garden



2003: 3 (48 niche) niche feature units at Larkin Sunset Gardens Cemetery in Garden of Atonement



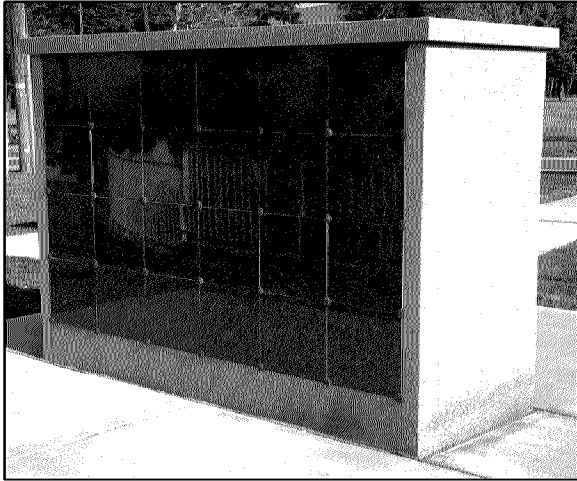
2014: 2 (48 niche) niche feature units at Larkin Sunset Lawn Cemetery in Cremation Garden



2017: 1 (96 niche) and 2 (48 niche) niche feature units at Larkin Sunset Gardens Cemetery in Garden of Prayer and Meditation



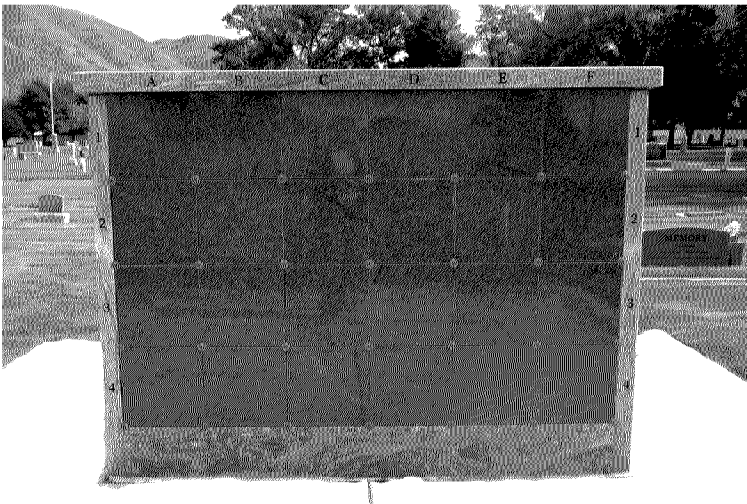
Brigham City Cemetery – Ryan Abraham



3 - Murray City Cemetery – Lane Paige

2014 - Springville City Cemetery – Paul

In 2014, a beautiful Cremation Niche Wall was constructed in Springville's Historic City Cemetery to provide additional options for the interment of cremains at the cemetery. The niche wall consists of four rows with six niches in each row for a total of 24 niches on each side of the wall. There are a total of 48 niches and each niche holds 2 urns. Families may have an engraved plaque on the front of the niche.



Project Schedule

The projected schedule timeline will be four months to completion upon receipt of the initial deposit of 50% of bid.

Section 5

Project Budget Estimate

[illegible]











Date: 9/4/2018

100 50 0 100 Feet

Proposed Cemetery Uses



CENTERVILLE

Staff Backup Report 9/4/2018

Item No. 8.

Short Title: Direction re Selection of Landscape Architect for Island View Park Renovation Project

Initiated By: City Manager

Scheduled Time: 8:55

SUBJECT

RECOMMENDATION

The City Manager and Parks Director recommend the City Council authorize them to negotiate an agreement for design and construction management services from MGB+A relating to the Island View Park Renovation Phase 1. If the City Council does not support this recommendation, they should direct staff on how to proceed with the selection of professional services for this project.

BACKGROUND

Dan Sonntag of MGB+A assisted the Parks Committee in 2017 with the preparation of a concept plan and cost estimate for renovation of Island View Park. That plan and cost estimate were subsequently used in a successful application for a Land & Water Conservation Fund (LWCF) grant from the National Park Service, administered through the Utah Division of Parks, for Phase 1 of this project. The grant contract, approved in March 2018, allows a two-year period to complete the project. This means the work needs to be done in the 2019 construction season. Grant guidelines require competitive processes be used for project design and construction.

The competitive process for design services can be satisfied by selecting a landscape architect from a list of pre-qualified professionals maintained by the State of Utah and negotiating acceptable/reasonable rates. This assumes the total contract for those services does not exceed \$100,000. Staff have obtained from the State of Utah their guidelines for negotiating reasonable fees for architectural/engineering services, depending on the complexity of the project and construction cost. Staff are currently reviewing those guidelines and would like the Council's approval to negotiate an agreement with MGB+A, presuming the value is below the threshold mentioned above.

ATTACHMENTS:

Description

- Island View Park Concept Plan & Phase 1 Budget
- State A/E Fee Policy



PLAN ELEMENTS

- A PAVILION RESTROOM
- B PAVILION
- C RELOCATED PAVILION
- D EXISTING RESTROOM
- E BASKETBALL (84' x 50')
- F TENNIS COURTS
- G OPEN LAWN
- H 3 TIERED PLAY FEATURE WITH IN-GRADE SLIDES
- I OPEN LAWN, UPPER LEVEL FACILITATES SOCCER PLAY UP TO 220' X 125'
- J PARKING LOT 20-24 STALLS
- K 6' WALKING PATH
- L 3' SOFT TRAIL

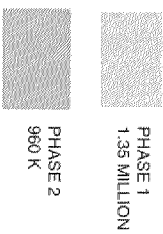


CONCEPT MASTERPLAN ISLAND VIEW PARK



PLAN ELEMENTS

- A PAVILION RESTROOM
- B PAVILION
- C RELOCATED PAVILION
- D EXISTING RESTROOM
- E BASKETBALL (84' x 50')
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- J PARKING LOT 20-24 STALLS
- K 6' WALKING PATH
- L 3' SOFT TRAIL



CONCEPT MASTERPLAN PHASING PLAN ISLAND VIEW PARK

Budget Narrative

Work Element	Estimated Cost
A. Professional Services	
Consultant Services (ex. Archaeological, Wetland, Environmental)	NA
Design and Engineering (Construction Plans and Specifications)	\$85,000
Contractor Mobilization/General Conditions/Profit	\$60,000
B. Construction (Facilities/Work Elements)	
Site Preparation (clearing, excavation, imported fill material, SWPPP)	\$112,000
Utilities (Water Service, Storm Water)	\$72,000
Roads and Parking	\$54,000
Restroom Facilities	NA
Recreation Facilities (be specific and list any additional facilities)	
Picnic Pavilion	\$84,000
Tennis Courts (post and tension design)	\$144,000
Concrete Path System and Stairs	\$102,000
Playground Equipment	\$284,000
Playground Surfacing (pour in place type)	\$100,000
Landscaping (trees, shrubs, sod, topsoil, rock walls, mow curb, mulch)	\$86,000
Irrigation System	\$43,000
Lighting (parking lot, tennis courts, and pedestrian lights)	\$90,000
Furnishings: Benches, trash receptacles, bike racks, bbq grills	\$38,000
Total Project Costs:	\$1,354,000
50% Federal Share (LWCF Grant Funds Requested)	\$650,000
50% Project Sponsor Match	\$650,000
10% Indirect to State <u>\$20,000.00</u> Remittance to Sponsor	\$64,000

Note: Itemize work elements and estimate the cost of your proposed project. If work elements/facilities are not included in the list, please feel free to change and/or add them to the list. "Contingency Funds" are not eligible work elements.

DIVISION OF FACILITIES AND CONSTRUCTION MANAGEMENT
ARCHITECTURAL/ENGINEER FEES
EFFECTIVE DATE: July 13, 2015

I. Purpose

To provide a standard for a reasonable A/E fee structure on State of Utah Projects

II. Background

The State Procurement Code requires that contract architects, engineers and surveyors be selected using one of the processes in the Procurement Code, but that the initial selection be based on qualifications and not be based on the lowest fee. Once the selection is made by a lawful process, the fee can be considered and negotiated. However, a standard is required to ensure that reasonable and consistent fees are paid for awarded work, and therefore, this document shall serve as the definitive guide for determining such fees. This policy updates earlier standards with additional clarity.

III. Policy

DFCM Project Managers shall employ this standard for the negotiation of Architectural/Engineering Fees. Any exception to this standard can only be obtained by written approval of the DFCM Director or the Director's designee.

IV. Procedures

- a. The fee should be established with the individual project size and complexities in mind.
- b. An individual project may have complexities due to the inherent nature of the project type, due to complexity of consultants services required and/or due to complexities of the scope of the project.
- c. The fee schedules represent the maximum allowable fee for basic services on a typical project type. Complexity of consultant is negotiated on a case by case basis and requires a separate fee proposal for each consultant. Complexity of scope is a reasonable fee negotiated on a case by case basis.
- d. Basic Services include the design work that is customary on a typical project to take an established building program, site, and budget, and then develop the architectural design, engineer the building systems, produce construction documents, and perform construction administration for a single phase project. Basic Services include the design services customary on every project such as architectural, structural, civil, mechanical, and electrical engineering services.
- e. Basic Services for Civil Engineering on an Architectural Project shall be limited to the following: site planning including layout of site features, building position, preliminary grading, location of paving for walkways, driveways and parking, and fencing locations. Also included are the normal connections required to service the building such as water, drainage, and sanitary systems, if applicable.

DIVISION OF FACILITIES AND CONSTRUCTION MANAGEMENT ARCHITECTURAL/ENGINEER FEES

EFFECTIVE DATE: July 13, 2015

- f. Not included in the Basic Services are amounts to cover Direct and Reimbursable costs such as printing and travel. These costs are reimbursed at 105% of cost; travel will be determined as per State Travel Guidelines.
- g. Instructions for determining fee: determine if the project is Architectural or Engineering; by use of building type determine which schedule to use; using the proper budget range and schedule type find the basic fee percentage. The basic fee is then determined by multiplying the construction budget by the scheduled percentage. The total fee is then determined by combining the basic services fee, with the complexity of consultant fee and complexity of scope fee.
- h. Basic Services will vary from project to project. The following is an example of a typical project distribution as a percentage of the fee. The distribution will be determined on a project by project basis by the Prime Firm:
 - Architectural 60%
 - Mechanical 15%
 - Structural 12%
 - Electrical 10%
 - Civil 3%

V. Incentive

The basic service fees are the guaranteed minimum an A/E can earn for a project. In addition to the basic service fee, a 10% incentive has been implemented that can be earned based on project performance. Project performance is measured by completion of an A-E Evaluation Form, and depending upon project size, from one (1) to five (5) A-E Evaluations will be completed for each project.

The incentive is an additional 10% of the basic service fee, and is not part of the base contract.

Example: Architectural Project Design Fee (Schedule E) with a construction budget of \$20,000,000 x 6.57% = \$1,314,000 basic fee

Total Eligible incentive = \$131,400

Each evaluation period as described below, the DFCM will assess the performance of the A/E based on the evaluation criteria. The evaluation criteria will be determined for each project independently by the DFCM, the Agency/Institution and the Project Team. DFCM reserves the right to request any additional information required to complete this evaluation. Each evaluation period, the A/E and the DFCM Management will meet with the Team and the Agency/Institution Representatives, to determine the amount of the A-E Evaluation score and resulting incentive earned.

Capital Development Projects will be divided into the following five evaluation periods: 1) Schematic Design, 2) Design Development, 3) Construction Documents and bidding, 4) 50% construction Complete and 5) Closeout.

DIVISION OF FACILITIES AND CONSTRUCTION MANAGEMENT

ARCHITECTURAL/ENGINEER FEES

EFFECTIVE DATE: July 13, 2015

Capital Improvement Projects with a construction budget over \$1,000,000 will be divided into two evaluation periods: 1) Completion of Design and 2) Completion of Construction.

Capital Improvement Projects with a construction budget under \$1,000,000 will have one evaluation at Completion of Construction.

Capital Development Example: \$131,400 Eligible incentive divided by five periods = \$32,850 per evaluation period

Each A-E Evaluation is based upon five general criteria. (1. Budget and Change Management, 2. Schedule Management and Timeliness of deliverables, 3. Quality of Plans and Documents, 4. Responsiveness & Collaboration, and 5. Innovation and Creativity) and each of these five criteria is divided into four parts, which are scored on a 0 to 100 point basis. A completed A-E Evaluation Form will calculate an average score for all of the various criteria, which becomes the A-E Evaluation score for the respective evaluation period. The final A-E Evaluation period score will range from 0 to 100 points, and will determine the respective percentage of available incentive to be awarded for the period.

Example: a score of 89 points will earn 89% of the fee for that period
Scores below 80 will result in no incentive earned for that period.

“Re-earning” of lost incentive amounts: The A/E may “re-earn” any incentive amount lost should his next evaluation score exceed his immediate past score, as follows: “Re-earning” of any lost incentive amount occurs when the next subsequent A-E Evaluation score surpasses the previous A-E Evaluation score. The amount of incentive “re-earned” will be equal to the difference between the incentive earned in the current period and the incentive earned in the previous period. Lost incentive amounts may only be re-earned for one subsequent evaluation period, and a loss of incentive in the last period cannot be “re-earned.”

Performance Rating

An A-E Performance rating for a project shall be determined by an average of all the evaluation period scores and will then be converted to a 1-5 point rating scale.

Example: 90 point average for all evaluation periods would receive a past performance rating of 4.5
The re-earning of a period incentive shall have no effect on the past performance ratings.

DIVISION OF FACILITIES AND CONSTRUCTION MANAGEMENT
ARCHITECTURAL/ENGINEER FEES
EFFECTIVE DATE: July 13, 2015

SCHEDULE OF ARCHITECTURAL PROJECT COMPLEXITY

Schedule - A	Schedule - B	Schedule - C	Schedule - D	Schedule - E
Considerably less than average Complexity	Less than Average Complexity	Average Complexity	More than average Complexity	Considerably more than average Complexity
1. Farm Structures, 2. Garages, 3. Parking Structures, 4. Residential Housing, 5. Warehouses	1. Complex Parking Structures, 2. Liquor Stores, 3. Office Buildings, 4. Shop & Maintenance Facility, 5. Student Housing, 6. Visitor Centers	1. Armories, 2. Care Facilities, 3. Classroom Buildings, 4. Clinics, 5. General Teaching Spaces, 6. Gymnasias, 7. Laundry, 8. Medical Offices, 9. Mixed-Use Housing, 10. Nursing Homes, 11. Public Safety Admin., 12. Strength/Fitness Ctr.	1. Adult or Youth Detention, 2. Arenas, 3. Auditoriums - no stage, 4. Complex Classroom Bldgs., 5. Computer Facilities, 6. Court Facilities, 7. Dining Facilities, 8. Libraries, 9. Medical Clinics, 10. Medical Schools, 11. Performing Arts, 12. Physically Disadvantaged, 13. Recreation Facilities, 14. Skilled Nursing, 15. Specialty Schools, 16. Theaters - no stage	1. Auditorium - w/Stage, 2. Emergency Ops Center, 3. Engineering Research, 4. Fish Hatcheries, 5. Hospitals, 6. Medical Research, 7. Mental Health Facilities, 8. Museums, 9. Prison Facilities, 10. Scientific Research, 11. Stadiums, 12. Teaching Labs, 13. Theater - w/Stage, 14. Veterinarian Facilities, 15. Vivarium's
Complexity of Scope	Complexity of Consultant			
Additional Energy Measures Complex Engineering Complex Site Conditions Historical Renovation LEED Certification Multiple Bid Packages Photo-realistic Rendering Schedule Acceleration Seismic Upgrade	Acoustical Branding Cost Consultant Elevator Feasibility Studies	FF&E Design Geotechnical Surveys Haz Mat Kitchen Lab Consultants	Landscape Master Planning Programming Scheduling Consultant Security	Site Surveys Specialty Consultants Traffic Consultant

DIVISION OF FACILITIES AND CONSTRUCTION MANAGEMENT
ARCHITECTURAL/ENGINEER FEES
EFFECTIVE DATE: July 13, 2015

Architectural Project Design Fee Schedule

Budget is Above	Complexity Classification				
	A	B	C	D	E
\$0	9.00%	9.54%	10.08%	10.62%	11.25%
\$50,000	8.55%	9.09%	9.63%	10.17%	10.80%
\$100,000	8.28%	8.82%	9.36%	9.90%	10.53%
\$150,000	8.01%	8.55%	9.09%	9.63%	10.26%
\$200,000	7.74%	8.28%	8.82%	9.36%	9.99%
\$300,000	7.47%	8.01%	8.55%	9.09%	9.72%
\$500,000	7.20%	7.74%	8.28%	8.82%	9.45%
\$750,000	6.93%	7.47%	8.01%	8.55%	9.18%
\$1,000,000	6.66%	7.20%	7.74%	8.28%	8.91%
\$1,500,000	6.39%	6.93%	7.47%	8.01%	8.64%
\$2,000,000	6.12%	6.66%	7.20%	7.74%	8.37%
\$3,000,000	5.94%	6.48%	7.02%	7.56%	8.19%
\$4,000,000	5.76%	6.30%	6.84%	7.38%	8.01%
\$5,000,000	5.58%	6.12%	6.66%	7.20%	7.83%
\$8,000,000	5.40%	5.94%	6.48%	7.02%	7.65%
\$12,000,000	5.13%	5.58%	6.03%	6.48%	6.93%
\$15,000,000	4.95%	5.40%	5.85%	6.30%	6.75%
\$20,000,000	4.77%	5.22%	5.67%	6.12%	6.57%
\$25,000,000	4.68%	5.13%	5.58%	6.03%	6.48%
\$30,000,000	4.59%	5.04%	5.49%	5.94%	6.39%
\$35,000,000	4.50%	4.95%	5.40%	5.85%	6.30%
\$40,000,000	4.41%	4.86%	5.31%	5.76%	6.21%
\$50,000,000	4.32%	4.77%	5.22%	5.67%	6.12%
Renovation	0.50%	0.65%	0.75%	0.85%	1.0%

DIVISION OF FACILITIES AND CONSTRUCTION MANAGEMENT
ARCHITECTURAL/ENGINEER FEES
EFFECTIVE DATE: July 13, 2015

SCHEDULE OF ENGINEERING PROJECT COMPLEXITY

Schedule -A	Schedule - B	Schedule - C
Average Complexity	Complex	Unusual Complexity
1. Average Retaining Walls and Foundations, 2. Airport with Simple Terminal Facilities, 3. Average Parks/Marinas and Rec Areas, 4. Average Roads and Streets, 5. Average Roofs, 6. Average Storm Drain & Sewage Collection, 7. Small Bridges, 8. Small Dams, 9. Water Wells, Water Tanks, Pump Station Lift Station	1. Air Pollution Abatement, 2. Airport with Complex Terminal Facilities, 3. Asymmetric Bridges, 4. Average Acoustical Design, 5. Average Telecom Facilities, 6. Complex Parks/Marinas and Rec Areas, 7. Complex Retaining Walls and Foundations, 8. Complex Roads and Streets, 9. Complex Roofs, 10. Complex Storm Drain & Sewage Collection, 11. Control and Testing Water Reservoirs, 12. Electrical & Data Transmission, 13. Large or Complex Small Dams, 14. Sewage & Water Treatment Facilities, 15. Solid Waste Disposal, 16. Utility Tunnel	1. Complex Acoustical Design, 2. Complex Large Dams, 3. Complex Mechanical and Electrical Controls, 4. Complex Sewage & Water Treatment Facilities, 5. Complex Telecom Facilities, 6. Complex Utility Tunnels, 7. Extremely Complex Bridges, 8. Storm Drain & Sewers - Heavily Urbanized Area, 9. Unusual Foundations with Complex Soils

Complexity of Scope	Complexity of Consultant	
Commissioning Complex Site Conditions Multiple Bid Packages Observation and Inspection Schedule Acceleration Seismic Upgrade	Arc/Fault Current Study Feasibility Studies Geotechnical Surveys Master Planning	Programming Site Surveys Specialty Consultants

These are examples of additional services that are not included in the complexity of schedules A-C. These services will be negotiated singularly and shall require a separate fee proposal.

DIVISION OF FACILITIES AND CONSTRUCTION MANAGEMENT
ARCHITECTURAL/ENGINEER FEES
EFFECTIVE DATE: July 13, 2015

Engineering Project Design Fee Schedule

Budget is Above	Complexity Classification		
	A	B	C
\$0	10.8%	11.7%	12.6%
\$50,000	9.9%	10.8%	11.7%
\$100,000	9.5%	10.4%	11.3%
\$150,000	9.0%	9.9%	10.8%
\$200,000	8.6%	9.5%	10.4%
\$300,000	8.1%	9.0%	9.9%
\$500,000	7.7%	8.1%	8.7%
\$750,000	7.2%	7.7%	8.3%
\$1,000,000	6.8%	7.3%	7.9%
\$1,500,000	6.5%	6.9%	7.6%
\$2,000,000	6.3%	6.8%	7.4%
\$3,000,000	6.1%	6.6%	7.2%
\$4,000,000	5.9%	6.4%	7.0%
\$5,000,000	5.8%	6.2%	6.8%
\$7,000,000	5.6%	6.0%	6.7%
\$12,000,000	5.4%	5.9%	6.5%
\$20,000,000	5.3%	5.8%	6.4%
\$30,000,000	5.2%	5.7%	6.3%
\$50,000,000	5.1%	5.6%	6.2%
Renovation	0.50%	0.75%	1.0%

CENTERVILLE

Staff Backup Report 9/4/2018

Item No. 9.

Short Title: Approve Change Order No. 2 for Misc. Water Lateral Replacements Project

Initiated By: Steve Thacker, City Manager

Scheduled Time: 9:10

SUBJECT

Change Order #2 for Misc. Water Lateral Replacements Project with Crescent Excavation in the amount of \$35,064.50

RECOMMENDATION

Approve Change Order No. 2 for the Miscellaneous Water Lateral Replacements 2018 Project contract with Crescent Excavation in the amount of \$35,064.50.

BACKGROUND

Earlier this year the City Council awarded a contract to Crescent Excavation for the Miscellaneous Water Lateral Replacements 2018 Project. The scope of work included not only a number of water lateral replacements--as is done every year--but also installation of several water/drainage lines across the Frontage Road for future use, in advance of the Frontage Road paving project. The City Council approved in a later meeting Change Order No.1 in the amount of \$39,647.50 for construction of a drainage by-pass along the Frontage Road in response to a failing drainage pipe under I-15. In their August 21 meeting the City Council also ratified Change Order No. 3 in the amount of \$37,950 to construct the extension of a subdrain on Bridge Drive, to cross under the Frontage Road and tie into an existing subdrain on the west side of the Frontage Road.

In August the PWs Director also recommended Change Order No. 2 to fund the replacement of an additional 11 water service laterals on 400 West Street in an area where 4 or 5 leaks have occurred on similar water laterals in the past year or so. These laterals are made of plastic material and have been problematic (i.e. leaks). In light of the good prices from Crescent Excavation in their original contract, the PWs Director wanted to take preemptive action by replacing 11 of these laterals using those unit prices. 400 West is also scheduled for a slurry seal next year, so he wants to replace those laterals now. At the time this change order was recommended, the City Manager did not perceive this increase as requiring City Council approval because he viewed it as a change in the *quantity* of work authorized in the original contract--using primarily unit prices in the original bid--and not as a new activity as was represented by Change Order No. 1. That is why Change Order No. 2 was not included on the August 21 City Council agenda along with Change Order No. 3. However, since then he has reviewed the City's Procurement Policy and determined Change Order No. 2 (attached) also should be approved by the City Council because it totals \$35,064.50, exceeding the \$25,000 threshold that requires City Council approval. The contractor will not begin the work authorized by Change Order No. 2 until after City Council approval, despite the City Manager's earlier premature approval.

Change Order No. 2 is attached.

ATTACHMENTS:

Description

- ▣ Change Order #2

ion 00 63 63

Change Order

No. 2

Date of Issuance: 8-5-18 Effective Date: 8-5-18

Project: Misc. Water Lateral Replacements 2018	Owner: Centerville City	Owner's Contract No.: 17-197
Contract: Misc. Water Lateral Replacements 2018		Date of Contract: 5-21-18
Contractor: Crescent Excavation		Engineer's Project No.: 17-197

The Contract Documents are modified as follows upon execution of this Change Order:

Description:

Additional water lateral replacements on 400 West from 1378 N to 1473 N

Attachments (list documents supporting change):

Change Order #2 Breakdown

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price:	Original Contract Times:
<u>\$93,632.00</u>	☐ Working days ☒ Calendar days
[Increase] [Decrease] from previously approved Change Orders No. <u>0</u> to No. <u>1</u> :	Substantial completion (days or date): <u>August 3, 2018</u>
<u>\$39,647.50</u>	Ready for final payment (days or date): <u>August 17, 2018</u>
Contract Price prior to this Change Order:	[Increase] [Decrease] from previously approved Change Orders No. <u>0</u> to No. <u>1</u> :
<u>\$133,279.50</u>	Substantial completion (days): <u>14</u>
[Increase] [Decrease] of this Change Order:	Ready for final payment (days): <u>14</u>
<u>\$35,064.50</u>	Contract Times prior to this Change Order:
Contract Price incorporating this Change Order:	Substantial completion (days or date): <u>August 3, 2018</u>
<u>\$168,344.00</u>	Ready for final payment (days or date): <u>August 17, 2018</u>
	[Increase] [Decrease] of this Change Order:
	Substantial completion (days or date): <u>October 1, 2018</u>
	Ready for final payment (days or date): <u>October 15, 2018</u>
	Contract Times with all approved Change Orders:
	Substantial completion (days or date): <u>October 1, 2018</u>
	Ready for final payment (days or date): <u>October 15, 2018</u>

RECOMMENDED:

By: [Signature]
Engineer (Authorized Signature)

Date: 8-3-18

ACCEPTED:

By: [Signature]
Owner (Authorized Signature)

Date: 8/6/18

ACCEPTED:

By: _____
Contractor (Authorized Signature)

Date: _____

BID SCHEDULE

Miscellaneous Water Lateral Replacement 2018 - Project #17-197 - Change Order #2

NOTE: ALL CULINARY WATERLINE PARTS WILL BE SUPPLIED BY CENTERVILLE CITY

Item No.	Description	Quantity	Unit	Unit Price	Amount
400 West - 1378 North to 1473 North					
1	Sawcut, remove and replace asphalt (4' thick)	539	SF	\$11.00	\$5,929.00
2	Install 3/4" copper water service including tunneling under existing storm drain — <i>bore across entire road</i>	400	LF	\$30.00	\$12,000.00
3	Install 3/4" meter box and yoke assembly	11	EA	\$350.00	\$3,850.00
4	Connect new 3/4" copper lateral to existing lateral with 3/4" coupling	11	EA	\$100.00	\$1,100.00
5	Excavate and haul away native material	90	CY	\$13.00	\$1,170.00
6	Import sand bedding including compaction	123	TN	\$13.50	\$1,660.50
7	Import roadbase including compaction	41	TN	\$30.00	\$1,230.00
8	Tunnel new lateral under curb and gutter and sidewalk	11	EA	\$225.00	\$2,475.00
9	Restore landscaping including new sod and sprinkler repair	1	Lump Sum	\$3,850.00	\$3,850.00
10	Remove and replace existing curb / gutter	20	LF	\$90.00	\$1,800.00
Total (Items 1-10)					\$35,064.50

Plan to slurry seal 400 West next year

CENTERVILLE

**Staff Backup Report
9/4/2018**

Item No. 10.

Short Title: Mayor's Report

Initiated By: Mayor Wilkinson

Scheduled Time: 9:15

SUBJECT

RECOMMENDATION

Mayor Wilkinson will report on matters of City interest.

BACKGROUND

ATTACHMENTS:

Description

- ▣ Fire Service Area Monthly Financial Report

SOUTH DAVIS METRO FIRE SERVICE AREA

JULY 2018

FINANCIAL REPORT

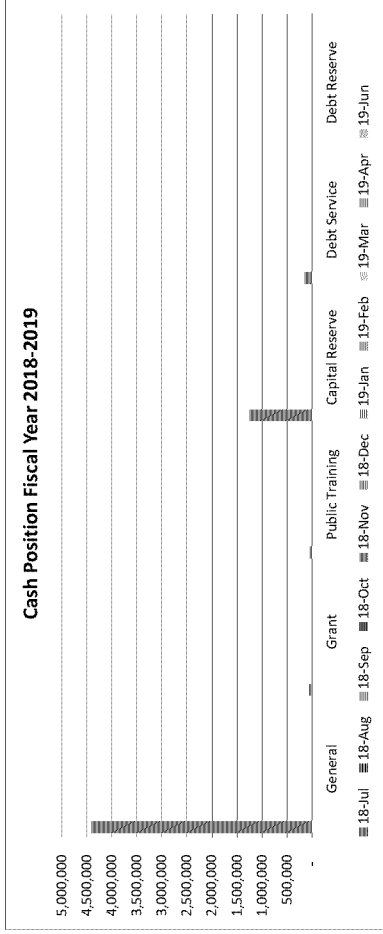
	<u>Contents</u>	<u>Page Number</u>
1.	Board Report Financial Summary Graphs	1
2.	Cash Position	2
3.	Impact Fees Collected	3
4.	Board of Directors Financial Summary	4
5.	Financial Statements Detail	5

South Davis Metro Fire Service Area
For Month Ending: July 2018

Cash Position

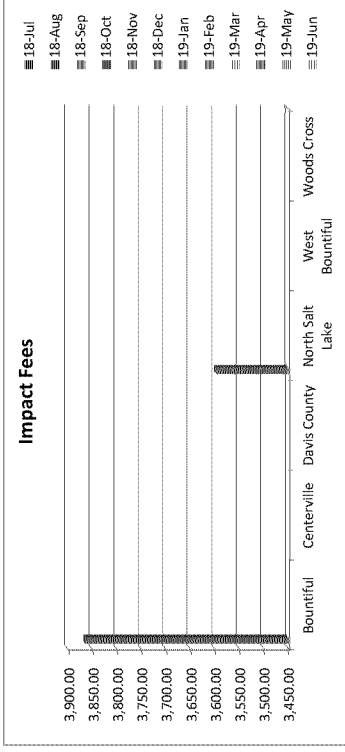
	General	Grant	Public Training	Capital Reserve	Debt Service Reserve	Debt Reserve	Total	State Treasurer Int. Rate
18-Jul	4,408,717	54,778	43,658	1,237,446	141,006	-	5,885,605	2.5801%
18-Aug							-	
18-Sep							-	
18-Oct							-	
18-Nov							-	
18-Dec							-	
19-Jan							-	
19-Feb							-	
19-Mar							-	
19-Apr							-	
19-May							-	
19-Jun							-	

Cash Position Fiscal Year 2018-2019



Impact Fees

	Bountiful	Centerville	Davis County	North Salt Lake	West Bountiful	Woods Cross	Total
18-Jul	3,864.00	-	-	-	-	-	3,864.00
18-Aug							-
18-Sep							-
18-Oct							-
18-Nov							-
18-Dec							-
19-Jan							-
19-Feb							-
19-Mar							-
19-Apr							-
19-May							-
19-Jun							-
FY Totals	3,864.00	-	-	-	-	-	3,864.00



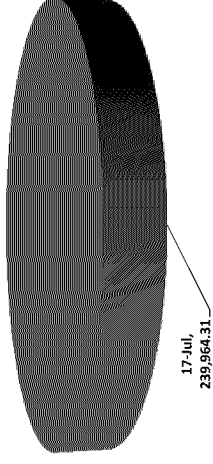
Cash Balance

	As of 6/30/18	As of 7/31/18	Inc/(Dec)	% Inc/(Dec)
10 - General Fund	\$ 4,287,080	\$ 4,408,717	\$ 121,636	3%
21 - Grant Fund	\$ 35,149	\$ 54,778	\$ 19,630	56%
22 - Public Training Fund	\$ 43,015	\$ 43,658	\$ 642	1%
45 - Capital Reserve Fund	\$ 672,370	\$ 1,237,446	\$ 565,076	84%
73 - Debt Service Fund	\$ 130,869	\$ 141,006	\$ 10,137	8%
74 - Debt Reserve	\$ -	\$ -	\$ -	0%
Total Cash	\$ 5,168,483	\$ 5,885,605	\$ 717,122	152%

St. Treasurer PTIF Int. Rate 2.5007% 0.0794% 3.18%

Property Tax FY 2018-2019

	Property Tax
18-Jul	239,964.31
18-Aug	
18-Sep	
18-Oct	
18-Nov	
18-Dec	
19-Jan	
19-Feb	
19-Mar	
19-Apr	
19-May	
19-Jun	
FY Totals	239,964.31



South Davis Metro Fire Service Area								
Cash Position by Fund and in Total								
Balances prior to July 2016 are for South Davis Metro Fire Agency								
	Funds							
Month	General	Grant	Public Training	Capital Reserve	Debt Service	Debt Reserve	Total	St Treas Int. Rate
July	4,408,717	54,778	43,658	1,237,446	141,006	-	5,885,605	2.5801%
June	3,726,187	51,843	43,015	1,216,568	130,869	-	5,168,483	2.5007%
May	4,884,343	35,149	41,529	654,378	126,971	-	5,742,369	2.3517%
Apr	5,229,824	28,531	40,752	642,345	210,538	-	6,151,989	2.2008%
Mar	5,664,654	28,531	39,876	622,797	223,112	-	6,578,969	2.0302%
Feb	3,754,361	31,576	37,955	588,252	165,893	-	4,578,037	1.8649%
18-Jan	4,137,245	31,576	39,525	505,048	255,514	-	4,968,907	1.7291%
Dec	2,406,126	47,636	37,769	456,894	186,612	-	3,135,037	1.6340%
Nov	1,869,310	31,946	35,992	134,659	(234,429)	269,000	2,106,479	1.6053%
Oct	2,174,812	31,946	34,321	158,797	(234,799)	269,000	2,434,078	1.5621%
Sep	1,228,550	31,946	34,864	158,584	(260,105)	269,000	1,462,840	1.5281%
Aug	478,331	31,946	33,753	158,405	8,711	269,000	980,146	1.4782%
July	1,133,508	31,946	32,480	157,761	(7,564)	269,000	1,617,131	1.4084%
June	1,666,601	55,138	31,326	589,583	(16,309)	269,000	2,595,340	1.3431%
May	2,326,079	55,138	30,223	570,340	(18,029)	269,000	3,232,750	1.2858%
Apr	2,499,301	55,138	29,613	550,435	(39,134)	269,000	3,364,352	1.2651%
Mar	2,024,571	49,155	28,823	531,444	(39,664)	269,000	2,863,329	1.2217%
Feb	2,521,081	49,155	30,981	474,182	(50,931)	269,000	3,293,467	1.2007%
17-Jan	2,704,522	49,155	30,577	454,936	(58,185)	269,000	3,450,005	1.1806%
Dec	1,909,776	49,155	30,672	463,268	(61,640)	269,000	2,660,231	1.1457%
Nov	1,721,509	43,193	29,717	400,205	(64,999)	269,000	2,398,625	1.1231%
Oct	2,296,206	43,193	28,401	403,415	(70,532)	269,000	2,969,683	1.0982%
Sep	1,680,717	43,193	29,175	383,918	195,137	269,000	2,601,140	1.0597%
Aug	2,089,441	43,193	27,110	366,230	179,345	269,000	2,974,320	0.9968%
July	1,535,909	43,193	27,956	354,312	134,445	269,000	2,364,816	0.9429%
June	1,595,631	51,331	32,086	338,794	115,875	269,000	2,402,718	0.9093%
May	2,451,016	51,331	29,667	685,357	95,908	269,000	3,582,279	0.8997%
Apr	1,582,765	51,331	29,308	667,234	81,314	269,000	2,680,952	0.8517%
Mar	1,992,791	64,750	31,377	649,233	75,085	269,000	3,082,236	0.8224%
Feb	2,532,986	64,750	30,461	631,237	63,525	269,000	3,591,959	0.7796%
16-Jan	2,441,964	53,298	28,710	605,058	49,672	269,000	3,447,703	0.7460%
Dec	1,980,493	53,298	27,471	595,520	42,490	269,000	2,968,272	0.7244%
Nov	1,962,997	43,047	29,680	577,857	34,810	269,000	2,917,392	0.6824%
Oct	2,496,969	43,047	26,858	439,596	(14,891)	269,000	3,260,579	0.6593%
Sep	1,566,375	43,047	27,227	422,130	(33,496)	269,000	2,294,282	0.6369%
Aug	2,070,076	43,047	30,422	361,317	224,792	269,000	2,998,653	0.6098%
July	2,210,357	43,047	29,732	343,685	219,591	269,000	3,115,411	0.5791%
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	3,058,841	0.5558%
Apr	1,643,529	39,879	26,855	785,828	169,171	269,000	2,934,274	0.5475%
Mar	1,748,266	39,879	26,583	858,664	168,967	269,000	3,111,370	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	29,542	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	2,975,804	0.5071%
Oct	2,097,865	39,879	25,941	704,070	110,116	269,000	3,246,885	0.4850%
Sep	1,305,145	39,879	29,148	707,771	(36,465)	269,000	2,314,492	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	3,566,943	0.4879%
Apr	2,217,866	30,971	28,391	1,205,793	156,309	269,000	3,908,346	0.4992%
Mar	1,451,650	30,971	27,721	1,188,356	149,354	269,000	3,117,068	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	3,020,188	0.5150%
Oct	1,500,545	34,971	25,328	730,937	47,884	269,000	2,608,682	0.5143%
Sep	1,389,813	34,971	26,826	893,773	38,844	269,000	2,653,244	0.5125%
Aug	1,702,676	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	849,929	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	160,789	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%

SOUTH DAVIS METRO FIRE SERVICE AREA								
IMPACT FEES COLLECTED								
DATE BELOW								
Amounts prior to 2017 are for South Davis Metro Fire Agency								
DATE	BOUNTIFUL	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	
2015	-	60,189.64	-	89,746.71	9,197.20	10,165.38	169,298.93	
2016-6 Mos.	-	49,518.35	-	58,646.56	5,691.00	5,522.03	119,377.94	
2017	-	20,302.57	-	59,327.51	2,912.00	2,205.16	84,747.24	
2018	-	11,280.69	-	61,910.28	14,357.80	2,044.50	89,593.27	
2019								
07/31/18	3,864.00	-	-	3,597.14	-	-	7,461.14	
08/31/18	-	-	-	-	-	-	-	
09/30/18	-	-	-	-	-	-	-	
10/31/18	-	-	-	-	-	-	-	
11/30/18	-	-	-	-	-	-	-	
12/31/18	-	-	-	-	-	-	-	
01/31/19	-	-	-	-	-	-	-	
02/28/19	-	-	-	-	-	-	-	
03/31/19	-	-	-	-	-	-	-	
04/30/19	-	-	-	-	-	-	-	
05/31/19	-	-	-	-	-	-	-	
06/30/19	-	-	-	-	-	-	-	7,461.14
							-	
TOTAL	3,864.00	480,669.00	14,253.47	1,471,666.21	213,413.52	336,897.22	2,520,763.42	Down
							2,520,763.42	Across

South Davis Metro Fire Service Area
Board of Directors Financial Summary Fiscal Year 2018
July 31, 2018

		8% of the year expired		
Line No.	Fund	YTD FY 2019	Annual Budget	Page Budget No.
***** General Fund 10 *****				
Revenue				
1	Property Taxes	-	3,863,779	0%
2	Intergovernmental Revenue-Cities & Co.	491,119	5,893,426	8%
3	Ambulance & PM Fees-Net	209,831	2,409,750	9%
4	All Other General Fund Revenue	365	11,236	3%
5	Contribution- Private Sources	-	-	0%
	Total Revenue	701,315	12,178,191	6%
	Use of Fund Balance (Comp. Abs.)	-	24,999	
	Use of Fund Balance (Equipment)	-	203,000	
6	Use of Fund Balance (Depreciation)	-	675,000	
7	Total Revenue & Use of fund Balance	701,315	13,081,190	
Expenditures by Division				
8	Operations	804,594	9,439,778	9%
9	Logistics	11,774	612,279	2%
10	Communications	62,960	399,256	16%
11	Fire Prevention	0	13,800	0%
12	Training	9,924	83,270	12%
13	Emergency Medical Services	11,779	205,958	6%
14	Transfer to Debt Service Fund	64,737	776,849	8%
15	Transfer to Capital Reserve Fund	72,917	875,000	8%
16	Total Expenditures	1,038,685	12,406,190	8%
17	Revenues Over/(Under) Expndtrs Before	(337,370)	675,000	-50%
18	Transfer to Capital From Fund Balance	-	-	0%
19	Deferred Inflows/Outflows for Pensions	-	642,923	0%
20	Depreciation & Loss on Fixed Assets Sold	63,298	675,000	9%
21	Total Fund Expenditures	1,101,984	13,724,113	
22	Net Revenues Over/(Under) Expndtrs	(400,669)	(642,923)	62%
***** Other Funds *****				
Grant Fund 21				
1	Revenues	2,935	16,000.00	18%
2	Fund Balance Appropriation/(Addition)	-	-	0%
3	Expenditures	-	16,000.00	0%
4	Revenues Over/(Under) Expndtrs	2,935	-	0%
Public Training Fund 22				
5	Revenues	1,141	12,800	9%
6	Fund Balance Appropriation/(Addition)	-	-	0%
7	Expenditures	-	12,800	0%
8	Revenues Over/(Under) Expndtrs	1,141	-	0%
Capital Reserve Fund 45				
9	Revenues and Transfers	79,729	8,539,500	1%
10	Fund Balance Appropriation/(Addition)	-	-	0%
11	Expenditures	1,590	8,525,000	0%
12	Revenues Over/(Under) Expndtrs	78,139	14,500	0%
SDFD Equity Fund 70				
13	Revenues	-	-	0%
14	Fund Balance Appropriation/(Addition)	0	280,000	0%
15	Expenditures	0	280,000	0%
16	Revenues Over/(Under) Expndtrs	0	-	0%
Debt Service Fund 73				
17	Revenues and Transfers	81,954	8,528,349	1%
18	Fund Balance Appropriation/(Addition)	-	-	0%
19	Expenditures	63,417	8,426,849	1%
20	Revenues Over/(Under) Expndtrs	18,537	101,500	18%

CENTERVILLE

Staff Backup Report

9/4/2018

Item No. 11.

Short Title: City Manager's Report

Initiated By: City Manager

Scheduled Time: 9:25

SUBJECT

- a. Sidewalks and trees update
- b. Community Park wetlands issue
- c. Futsal Court
- d. Update re Foothills planning process

RECOMMENDATION

The City Manager will report on a number of issues/projects, including those identified on the agenda.

BACKGROUND

CENTERVILLE

Staff Backup Report

9/4/2018

Item No. 12.

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:

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

**Staff Backup Report
9/4/2018**

Item No. 13.

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

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

Mayor Wilkinson may recommend appointments to City boards/committees.

BACKGROUND