



CENTERVILLE CITY

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

Incorporated in 1915

Mayor

Clark Wilkinson

City Council

Tamilyn 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 February 6, 2018 Council Meeting
date: February 2, 2018

5:45 **Work Session** – The City Council will meet in a work session at 5:45 p.m. to continue discussion of the proposed General Plan amendments for the Pages Lane corridor. The Council discussed this matter in their November 8, 2017 meeting, but tabled further discussion to a work session. Cory Snyder, Community Development Director, will provide a briefing at the beginning of the work session as a foundation for this discussion.

7:00 **Regular City Council Meeting**

E.1. Minutes Review – The minutes to be reviewed can be accessed online via NovusAgenda.

E.2. Summary Action Calendar

- a. **Police Vehicles** - The current City budget has funding for the purchase of these three new vehicles for the Police Department.
- b. **Schultz Subdivision Warranty Period** – The Ron Schultz Subdivision is ready to end its warranty period.
- c. **Parrish Creek Waterline** - This waterline—paid for by the developer--will serve the Parrish Creek commercial subdivision immediately north of Hogan Construction

E.3. Public Hearing—Rigby Court Final Subdivision—The Planning Commission unanimously recommended approval of this final subdivision plat for a 4-lot residential development on the north side of Jennings Lane, east of Main Street. Applicant is Fred Hale.

E.4. Municipal Code Amendments – Fire Code Appendices – The City Attorney recommends this action to bring the City Code into harmony with 2017 State legislation pertaining to Appendices A-D of the 2015 International Fire Code.

E.5. Funding for Museum Projects – The Museum Board is requesting about \$35,000 for building and grounds improvements. Some of this funding will come from the Museum's normal RAP Tax allocation, and possibly a State CLG grant; however, they are asking for additional funding to be able to complete all these projects in 2018.



- E.6. **Bulk Green Waste Alternative Program** – In January 2017 the City Council agreed with staff's recommendation to discontinue the spring bulk green waste curbside collection program in 2018. The traditional program impacted the drainage system and storm water quality and was a substantial cost (\$35,000 in 2017). It will be replaced with a program that allows residents to transport their bulk green waste to designated sites within the City on designated days. Staff will review the operational details of the alternative program and seek the Council's approval of public information explaining the changes to residents.
- E.7. **Mayor's Report** – Mayor Wilkinson will report on the recent Davis County Council of Governments meeting, as well as his "get-acquainted" meetings with groups of City employees.
- E.8. **City Manager's Report** – I will report on bus stop improvements to be made at three locations on Main Street; a joint street project with West Bountiful affecting 1250/640 West; a joint CC/PC work session proposed for February 21 regarding South Main Street Corridor; and the draft RFP for curbside waste collection services.
- E.9. **Community Park Expansion Project** – We received very favorable bids for Phase 3 (landscaping) and a pavilion in the Community Park expansion area. I will review an updated financial analysis based on this bid information. The Council is also being asked to review the proposed Lease Agreement with the South Davis Recreation District, which will provide up to \$500,000 as a loan for completion of the Community Park Expansion Project in exchange for priority use of the new sports fields.
- E.10. **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.11. **Appointments to Boards/Committees** – Mayor Wilkinson will recommend appointments to the Centerville Community Foundation Board and possibly other boards/committees.

Potential Agenda Items for February 20, 2018 meetings (subject to change):

- *Public hearing--Zoning Code amendment re home occupation licensing*
- *Public hearing--Zoning Code amendment re "catering" as a use in commercial zones*
- *Public hearing--Zoning Code amendment re chicken and rabbit permits*
- *Police dispatching services agreement with Bountiful City*
- *Monthly financial report*
- *Continuing discussion re new cemetery burial space*
- *Work session with Trails Committee re mountain bike trails*
- *RDA meeting re request for tax increment assistance*

ST/mw

CENTERVILLE CITY COUNCIL AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY COUNCIL WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 PM ON FEBRUARY 6, 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:

5:45 Work Session: Discuss General Plan amendment for Pages Lane Corridor

7:00 A. **ROLL CALL**

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

B. PRAYER OR THOUGHT

Robyn Mecham

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

- | | | |
|------|-----|--|
| 7:10 | 1. | Minutes Review and Acceptance
January 16, 2018 Work Session and Council meeting minutes |
| 7:10 | 2. | Summary Action Calendar <ul style="list-style-type: none"> a. Purchase of two Ford Police Interceptor SUVs and one Ford Explorer SUV from Performance Ford in the total amount of \$90,032 for the Police Department. b. Terminate warranty for Schultz Subdivision c. Parrish Creek Subdivision Waterline Bid Awards |
| 7:15 | 3. | Public Hearing - Final Subdivision - Rigby Court
Consider the Final Subdivision Plat for Rigby Court Subdivision located at approximately 150 East Jennings Lane - Fred Hale, Applicant |
| 7:25 | 4. | Municipal Code Amendments - CMC 10.03.120 - Fire Code Appendices
Consider Municipal Code Amendments to CMC 10.03.120 regarding the International Fire Code (Appendices A-D) - Ordinance No. 2018-07 |
| 7:35 | 5. | Approve funding for Whitaker Museum projects, including match for CLG Grant application |
| 7:45 | 6. | Review Bulk Green Waste Alternative Program |
| 8:10 | 7. | Mayor's Report <ul style="list-style-type: none"> a. COG Meeting b. Employee Meetings |
| 8:20 | 8. | City Manager's Report <ul style="list-style-type: none"> a. Bus stops b. 1250 West Street Improvement Project c. City Council Planning Commission joint work session - set date d. Solid Waste Collection Services RFP e. Designate Local Project Manager for Frontage Road Bike Lane Project including authority to approve contracts recommended by UDOT |
| 8:30 | 9. | Community Park Expansion Project <ul style="list-style-type: none"> a. Review bid results for Phase 3 b. Review updated funding analysis c. Award bid for Tingey Pavilion construction d. Review lease agreement for financial assistance from South Davis Recreation District e. Award construction bid to Landscape Specialties Inc. in the amount of \$459,350.30 for Phase 3 f. Award materials bid to Mountainland Supply in the amount of \$15,756.41 plus taxes for Phase 3 |
| 8:55 | 10. | 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 |
| | 11. | Possible action following closed meeting, including appointments to boards and committees <ul style="list-style-type: none"> a. Centerville Community Foundation Board |

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
2/6/2018**

Item No.

Short Title: Work Session: Discuss General Plan amendment for Pages Lane Corridor

Initiated By:

Scheduled Time: 5:45

SUBJECT

RECOMMENDATION

Allow staff to brief the Council again on the General Plan amendments recommended by the Planning Commission for the Pages Lane corridor, then continue the discussion that was tabled in the November 8, 2017 Council meeting.

BACKGROUND

On November 8, 2017 the City Council tabled discussion on the General Plan amendments recommended by the Planning Commission for the Pages Lane corridor. The Council agreed at that time to meet in a work session to continue this discussion.

All of the documents provided for the November 8, 2017 meeting are attached again. In addition, the November 8 meeting minutes are attached to refresh the Council's memory of the discussion that has already occurred.

Cory Snyder, Community Development Director, recommends the Council allow him to begin the work session with a briefing that would serve as a foundation to continue the discussion.

ATTACHMENTS:

Description

- ☐ 11-08-2017 CC Minutes
- ☐ 11-08-2017 Staff Report re PC's recommendation
- ☐ DIKA Properties Proposal
- ☐ Email Chain re Property Owners Proposal
- ☐ Ordinance No. 2017-26 - Pages Lane GP Amendments
- ☐ 10-3-17 CC Transmittal Report - Pages Lane GP Amendments
- ☐ 10-3-2017 City Council meeting minutes - pgs 2-3
- ☐ 9-13-17 PC Staff Report Pages Lane Commercial Area General Plan Amendments
- ☐ 09-13-2017 PC minutes - pages 7-12
- ☐ PC Scenario Alternative "A" City Park Option
- ☐ PC Scenario Alternative "B" Public/Private Feature Option
- ☐ Letter from Linda Blosch and Winegar Brothers

1 anything. The job of the City Council is to respond to applications that are brought to the
2 Council.
3

4 Councilwoman Ivie made a motion to approve Ordinance No. 2017-27 with the City
5 Attorney's additional language regarding restrictions on odors. Councilman McEwan seconded
6 the motion. The motion passed unanimously (5-0). Councilwoman Fillmore arrived at the
7 meeting during the end of the discussion prior to the motion.
8

9 **PUBLIC HEARING - GENERAL PLAN AMENDMENTS - NEIGHBORHOOD 1,**
10 **SOUTHEAST CENTERVILLE, PAGES LANE COMMERCIAL AREA**
11

12 This item was tabled from the October 17 meeting. Mayor Cutler said this is to consider
13 General Plan amendments regarding Section 12-480-2 Neighborhood 1, Southeast Centerville,
14 providing future development scenarios that include potential for residential uses and park
15 space for the Pages Lane Commercial Area.
16

17 Cory Snyder, Community Development Director, explained the Planning Commission
18 made a recommendation to the City Council and part of that proposal was looking particularly at
19 the east side, including a couple of alternatives such as a meaningful park. If the park doesn't
20 take place then convert it to residential and see if a partnership of some kind for green space
21 buffering the east residential from the west commercial. Mr. Snyder said he would like the
22 property owner to explain their latest proposal.
23

24 Mayor Cutler asked Mr. Snyder to explain his modified recommendation. Mr. Snyder
25 said the Planning Commission bifurcated the property. The west is mainly commercial and in
26 the future, if that changes, to consider the option of mixed uses. The eastern half the
27 Commission holistically recommended a residential redevelopment pattern at 8 units per acre.
28 They had two scenarios tucked inside that conversion. The first being to explore a park which is
29 the A Scenario option. The B Scenario option would use open space to buffer the commercial to
30 the west from residential on the east. Mr. Snyder said his recommendation at this point in time is
31 that a park is not feasible. If you eliminate the park then you are back to Scenario B to move
32 forward with the residential conversion and use the open space as a buffer. Mr. Snyder said the
33 feasibility of a park from the data doesn't seem to be there. He is uncomfortable with a land use
34 pattern tucking residential into the back next to an adaptive reuse. He feels that is a mistake and
35 if they want to move forward with conversion to residential it should be more significant than the
36 commitment he sees on the proposal.
37

38 Mayor Cutler opened the public hearing at 8:41 p.m.
39

40 Buck Swaney, representing Dika Properties, said he understands the basic concept that
41 was offered. The property owner put together an approach that would subsidize the cost of the
42 park, use a partial exchange of the park impact fees to help with that, but try to put that core
43 space in public ownership. He said they can do the adaptive reuse and the apartment complex
44 fairly quickly, but if the adaptive reuse is the core question, and staff would be more amenable
45 to this if it contained more residential in that space instead, that would be a conversation they
46 could still have. He said one of the big things they were trying to accomplish is having the 8
47 units per acre as a gross number. The property owners have no interest in promoting this land
48 use change. If the Mayor and Council are interested in pursuing a couple of adjusted details of
49 the proposal that would make it more palatable, then the landowners are interested in having
50 that conversation. Mr. Swaney explained some of the history of the property and the reasons
51 they have landed where they are.
52

53 Chad Morris, Centerville, said he didn't feel there is a lot that could be done with that
54 property, but this would be a great opportunity to not handcuff the property owner from

1 developing that property. He said he doesn't see a park as something that should go on this
2 property.
3

4 Dave Bell, Centerville, said he doesn't understand why there would be opposition to his
5 proposal. He doesn't see what else there would be that could go in that would be better than
6 what has been proposed by the property owner.
7

8 Mayor Cutler responded to Mr. Swaney's comment about downzoning the property. He
9 said there is no change in the zoning on this property. He said they could call it down planning.
10 The original purpose of looking at this plan was to give more options. Right now, there is
11 commercial and there is no effort of removing the commercial but to add a residential option in
12 going forward. He said the opposition is not to a well-planned development but the issue is we
13 should plan the whole area and not just a portion of it. They need to have a master plan that is
14 feasible for the whole area and not just a portion of it. The Mayor said his concern is he doesn't
15 see a road map to a long-term future. He sees kind of a spot development that only solves part
16 of the problem and not the whole area's problem. He would like to see all the property owners
17 go back to work and put together a road map that shows how we would get to the long-term
18 vision not just piecemeal.
19

20 Councilman McEwan said there has been more than one concept on this property. He
21 said he tends to agree with the Mayor that there is no down zone at this point. He feels he
22 doesn't see it as the Council removing tools but giving more options.
23

24 Councilwoman Mecham said she would like to make one point on the Scenario B,
25 everybody needs to understand that it talks about going back to our mixed-use concept, which
26 we all say isn't working. She is totally against form based zoning.
27

28 Councilman Ince pointed out with this proposal it would cost the City three quarters of a
29 million dollars over three years, which the City does not have. He tends to agree with what has
30 been said.
31

32 Councilwoman Ivie said she also agrees with the Mayor and likes the idea of a property
33 owner eager to do something with their property to go with what they have now and see if it
34 works. If it doesn't they can come back to the Council to relook at it.
35

36 Councilwoman Fillmore commented about the work session they had regarding this
37 area. She thought the directive was to let the market guide us in decisions and allow the market
38 to do what it wants to do, but write ordinance that will require design standards to ensure a
39 quality product that is both respectful to the surrounding neighborhoods and holistic for the
40 entire block, instead of hodgepodge. She went over the suggested language in the objectives
41 for the General Plan, and explained that the suggested language fits the criteria discussed at
42 the work session. Thus, she recommends adopting the language. She went over the objectives
43 in the General Plan for this area.
44

45 Councilman McEwan said he is not opposed to the language change for two reasons:
46 one it provides more tools in his opinion, and two it signals very loudly as a community that the
47 City wants something done to the property. He said it has been blighted for a very long time.
48 Mr. Snyder said as clarification that the mixed use is for the western half; it doesn't involve the
49 eastern half. The eastern half is the transition to residential. He wanted the Council to
50 understand the mixed use is not a component on the east side. Councilwoman Fillmore made a
51 clarification that form based does not equal unregulated density. She said form based code can
52 exist with density in multiple forms.
53

1 Councilwoman Fillmore made a **motion** that the City Council approve the language with
2 the amended recommendation from staff to remove Option A and just make it Option B
3 indicating the City is open to the open space element that benefits the area when it is
4 redeveloped but not saying it has to be a park. The motion failed for a lack of a second.

5
6 The Mayor allowed a comment from the audience.
7

8 Marvin Blosh, Dika Properties, said he realizes that these kinds of properties take time to
9 develop, but they are ready to move and take action. He explained they are willing to negotiate
10 further if it will help the project move forward, but they want the Council to give them feedback,
11 which would be helpful to them.
12

13 The Council took a five-minute break at 9:17 p.m.
14

15 Councilwoman Mecham made a **motion** to deny the General Plan Amendment for two
16 reasons: 1) the landowners are asking the City not to pass the amendment, and 2) the City
17 Council needs more time to study a broader area before making a decision. Councilwoman Ivie
18 seconded the motion.
19

20 Councilman Ince stated he is having a hard time keeping separate the specific proposal
21 from the motion that is on the table. He is opposed to some things in the motion. He said he did
22 not see an issue with the City Council being willing to consider residential in that area.
23 Councilman Ince asked for clarification on what was the suggested language for Ordinance No.
24 2017-26. Mr. Snyder said the portion on the east block does mention considering a park. City
25 Attorney Lisa Romney stated the two options on Page 5 of the Ordinance. Option A is for the
26 eastern block and includes a park; and Option B is being recommended by staff. Option A is the
27 option that Mr. Snyder is saying should be removed. Mr. Snyder clarified again that there is no
28 mixed use component for the east block. Councilwoman Mecham made **motion** to withdraw her
29 previous motion to deny and made a substitute motion to table this item and schedule a work
30 session with staff to discuss in more detail. Councilman Ince seconded the motion. The
31 motioned passed unanimously (5-0).
32

33 **ZONING CODE AMENDMENT - DENSITY GRADATION IN R-M ZONE** 34

35 Mayor Cutler introduced the next item to consider, Ordinance No. 2017-28 proposing
36 Zoning Code Amendments to CZC 12.30.020, 12.32.300, 12.36.020 and 12.32.055 creating
37 density gradations for the Residential-Medium (R-M) Zone and enacting additional development
38 standards for residential development within the Residential Medium (R-M) and Residential
39 High (R-H) Zones.
40

41 Community Development Director Cory Snyder apologized if he offended anyone on the
42 Council with this proposal because that was not his intention. What he is proposing does not
43 contain any new zoning districts. The proposal was to leave the zoning district R-M as is with
44 amendments. The amendments were only to the conditional use section of that zone. He said
45 that zone conditional use section is currently under the jurisdiction of the Planning Commission.
46 The CUP is a range (5-8). Conditional use is not the right place for denials. Therefore,
47 requesting a 5-8 range is almost always at or near the 8 range. He said he took the CUP and
48 divided into two distinct categories, a 6 or an 8. There has to be a reasonably debatable
49 standard associated with that decision. He said his fear is that density decisions are made
50 solely on public clamor and less upon what the General Plan guidance says. So, in his proposal
51 he is suggesting to leave the R-M in place as is, and then in the CUP (decision made by the
52 Planning Commission) provide guidelines to determine when the Commission applies a 6 and
53 when they apply an 8. He said it has to be clearly stated the reasons for applying a 6 or an 8
54 based on objective criteria. He then went in and added architectural and design standards

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

PLANNING STAFF TRANSMITTAL REPORT

APPLICANT: **CENTERVILLE CITY COUNCIL
C/O MAYOR PAUL CUTLER
250 NORTH MAIN STREET
CENTERVILLE CITY, UT 84014**

APPLICATION: **GENERAL PLAN TEXT AMENDMENT – PAGES LANE
COMMERCIAL AREA AMENDMENTS
(TABLED BY CITY COUNCIL)**

PROPERTY OWNER REQUEST: **ALTER THE PLANNING COMMISSION'S
RECOMMENDATION TO ALLOW A MIXED
COMMERCIAL, RESIDENTIAL AND CITY
PARK MASTER PLAN**

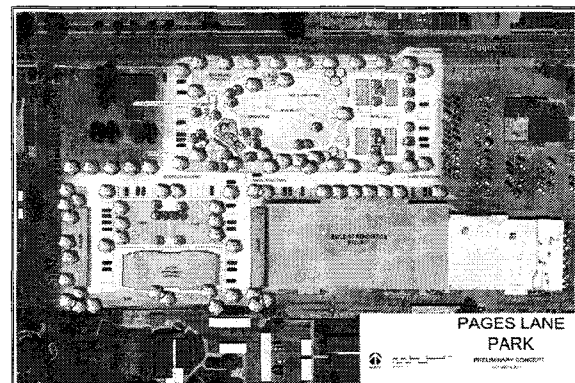
PLANNING STAFF RECOMMENDATION: **DISCARD THE PROPOSED MASTER
PLAN WITH A PARK AND ADOPT
THE PLANNING COMMISSION'S
ALTERNATIVE "B" SCENARIO**

BACKGROUND

At the request of an owner within the Pages Lane Commercial Area, the Centerville City Council tabled action regarding the Pages Lane Commercial Area Amendments of the Southeast Neighborhood Plan. The City Council then directed staff and the land owner to further explore a proposed Master Plan Development that included a potential City Park.

PROPOSED MASTER PLAN WITH A CITY PARK ALTERNATIVE

The master plan is comprised of mixing commercial, residential, and park uses, in a sector style arrangement. The residential density of that would have been developed on the park property would be transferred to the residential area west of the existing, but vacant, grocery store. The former grocery store would be converted into an "indoor storage use." The commercial uses east of the "indoor storage use" would remain. The large parking area along Pages Lane would be transformed into a City



Park. In summary the owner states, in their proposal, that “[they] think this offer can achieve the desires and serve the interests of the City’s citizens. This approach would allow us to invest immediately in renovation and redevelopment of the overall site. [They] can commit to completing the indoor storage redevelopment within a year. [They] can also complete the demolition and design/approval process for the residential complex in that same timeframe. [They] love the idea of collaborating and participating in the development of an excellent community park and feel sure its design will come to define the experience of driving up and down Pages Lane in the future.” The details of the proposed master plan may be explored in the attachments for this agenda item.

SUMMARY OF PLANNING STAFF’S EXAMINATION

Despite the issues and matters regarding the feasibility of actually developing the park (*see City Manager’s Report*), it is the position of the Planning Staff that the proposed residential sector, as proposed, is an isolated development wedged in-between two commercial sectors. Additionally, the proposed “indoor storage use” is a short term adaptive reuse facility awaiting the decline of the existing commercial to the east. The time period for the decline could be rather quickly or last more than a decade. Consequently, the proposed limited residential development does not provide an appropriate neighborhood or livable setting for its residents and is even more pronounced with the unlikely development of the park space.

If conversion to residential use is desirable, then additional acreage needs to be devoted to establish a sustainable residential redevelopment pattern for the present as well and into the future. Conversion of the entire eastern half of the block to residential ought be the goal or simply leave the area commercially zoned and await for future market demands to redevelop the site. An exception could be the corner area to remain commercial, particularly if a multi-family product is developed for the area.

PLANNING STAFF’S RECOMMENDATION

Given that an owner of property in the Page Lane Commercial Area and the City Council, have provided an option for the City to consider establishing a meaningful Park, as previously recommended in the amendments provided by the Planning Commission, the Planning Staff recommends **APPROVAL** of the General Plan Text Amendments that support the future residential redevelopment of the eastern half of the Pages Lane Commercial Area with a private/public feature space in lieu of a park (*Alternative Scenario “B”*), with the following reasons for action:

- a. *The City Council finds that a decision to amend the General Plan is a matter within the legislative discretion of the City as described in CZC 12.21.060(a).*
- b. *The City Council finds that there is a synergy distinction between the western and eastern halves of the Pages Lane area with viable commercial uses on the western half and long-term vacancies within the eastern half.*
- c. *The City Council finds there are still valuable opportunities along the collector and arterial streets to accommodate future housing needs of the City, such as the redevelopment of the eastern half of the Pages Lane Commercial area.*
- d. *The City Council finds that Centerville City has a strong desire to maintain a lower density single-family environment as described in the General Plan Element, “Residential Development” – Section 12-420.*

- e. The City Council finds that the residential areas of the Southeast Community are primarily single-family residential and should be afforded the general plan policies of maintaining, as much as reasonably possible, a compatible style of housing.*
- f. The City Council finds that a residential medium density is a more appropriate and compatible residential redevelopment scenario than is residential high.*
- g. The City Council finds that historical single-family development in the Community (e.g. R-1-8 Zoning) is also consistent with the lower end of Medium Density for residential development.*
- h. The City Council finds that consideration of a meaningful park was explored and discovered that it is not feasible for the City to fund and develop a City Park.*
- i. Therefore, given the findings above, the amendments, for Alternative Scenario "B," as recommended by the Planning Commission, are the appropriate future land use patterns for this neighborhood area.*

Linda Blossch
DIKA Properties
801.244.2400 mbaproperties@gmail.com

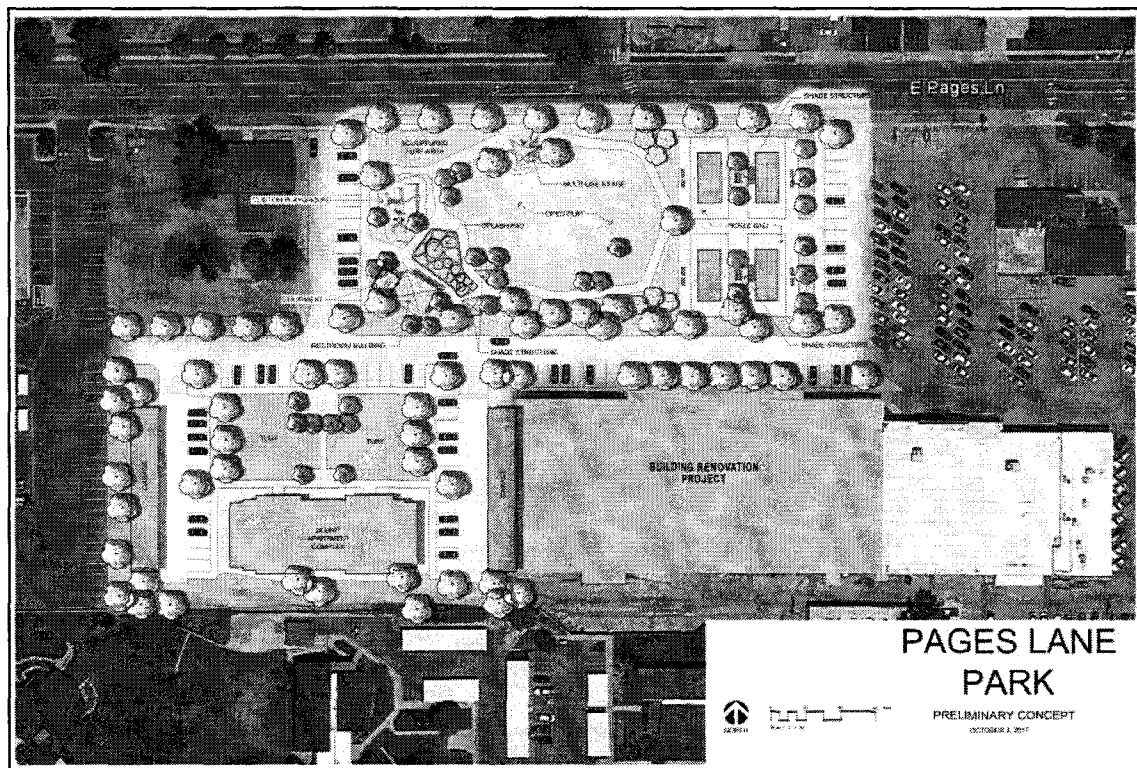
October 23, 2017

Mr. Cory Snyder and Mr. Steve Thacker
Planning Commission and Mayor and City Council Members, Centerville City

RE: DIKA Properties Development Concept and Offer

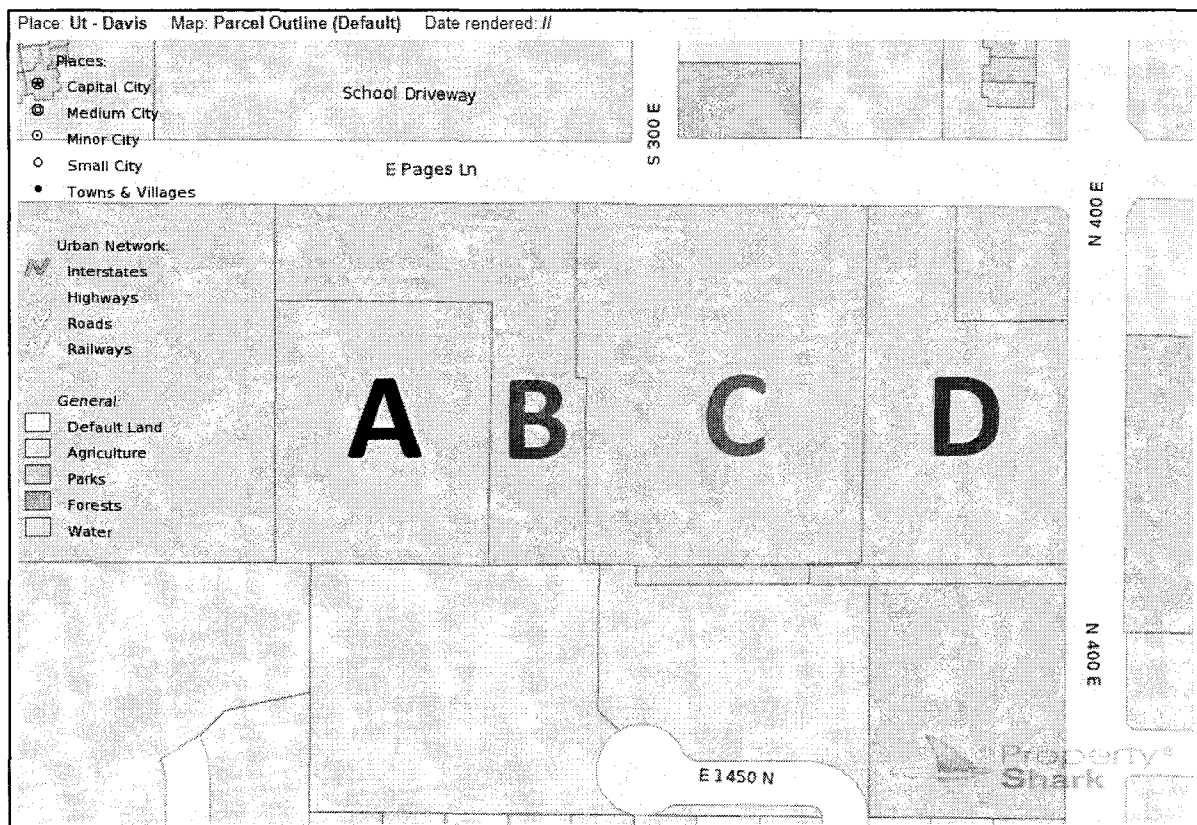
Dear Cory and Steve,

As a follow up to your meeting just over a week ago with Buck Swaney, here is the information you requested. As we understand it, you requested a concept for developing the property, which addresses the opportunity to provide park space, transfer density, and redevelop the existing Dick's building. It is our understanding that you wanted a "best foot forward" offer that would allow us to minimize the need to pursue complicated or time-consuming negotiations. After careful review and several conversations with residential builders, we provide you the following as a core approach and offer. We continue based on the concept below, as presented to the Council, and describe an offer that goes with it.



Concept Description and Offer:

1. DIKA will purchase the Winegar Brothers' property on the west side of the 8-acre Pages Lane commercial area. This purchase will entail purchasing all of Parcel A on the exhibit below, and all of Parcel B with the exception of the small bank building that was recently sold. The buildings on these purchased properties will be demolished.
2. DIKA will keep the existing buildings on Parcels C and D. Dick's Grocery Store (Parcel C) will be repurposed as an indoor storage building. Ace Hardware and the offices (Parcel D) will be kept, improved, and leased.
3. DIKA will sell an approximate 2-acre parcel to the City for a park as depicted in the concept rendering for \$300K an acre, payable over 3 years. This reflects a \$250K/acre discount from market value and purchase cost. In consideration of this discount, Centerville would do the following:
 - a. Return the overall zoning back to the prior multi-use zoning that allows residential and commercial uses, consistent with the zoning just to the west.
 - b. Develop a Dick's-parcel-specific overlay that allows the building to be developed as indoor storage.
 - c. Fix the gross density on the overall site at 8 units/acre, and transfer (send) the density from the discounted park site to the receiving site (purple), where we would anticipate being able to build between 28-32 units in a single complex.
 - d. Accept the park donation value in lieu of impact fees for the residential units.



We think this offer can achieve the desires and serve the interests of the City's citizens. This approach would allow us to invest immediately in renovation and redevelopment of the overall site. We can commit to completing the indoor storage redevelopment within a year. We can also complete the demolition and design/approval process for the residential complex in that same timeframe.

We love the idea of collaborating and participating in the development of an excellent community park and feel sure its design will come to define the experience of driving up and down Pages Lane in the future. Please let us know if you have any questions, and please let us know when we can take our next steps with this offer and discussion.

Sincerely,

Linda W. Blosch
Manager, DIKA Properties LLC

Steve Thacker

From: Buck Swaney <buckswaney@gmail.com>
Sent: Tuesday, October 31, 2017 5:39 PM
To: Steve Thacker
Cc: Marv Blosch; Cory Snyder; Bruce Cox; Jacob Smith; Lisa Romney; Marsha Morrow
Subject: Re: DIKA Properties concept offer

Thank you Steve. We will await the report. We know this was late coming and complex. For the record, DIKA and Winegar still want to see any zoning and general plan updates for the property paused, allowing us to respond thoughtfully and creatively to the concerns the commission/council/staff have.

Much appreciated,
Buck

On Oct 31, 2017, at 5:06 PM, Steve Thacker <stevet@centervilleut.com> wrote:

Hello Buck,

Thank you for submitting the proposed alternative development plan for the Pages Lane area. I have discussed it with pertinent staff, including the Community Development Director and Parks & Recreation Director. Despite the concession you made on the price for the park acreage, I cannot see how the Council would realistically come up with the funds necessary to buy and improve the park site, in light of the other park improvements for which they have already made financial commitments and their desire to minimize debt for these improvements. We have contacted both the Recreation District and Bountiful City to see if they were interested in a partnership for development and use of this potential park site; but their responses were not favorable.

The Community Development Director has also reviewed your proposal from a planner's perspective and is not supportive for reasons he will explain in a report to the City Council, which will be made available to you as soon as it is provided to the City Council this Friday. The City Recorder, Marsha Morrow, will notify you this Friday via email when the agenda and staff reports for the Nov. 8 meeting are available online and a link to those documents.

Your proposal has already been provided to the City Council and they will have opportunity to discuss it in their Nov. 8 meeting.

Regards,
Steve Thacker
Centerville City Manager

From: Buck Swaney [<mailto:buckswaney@gmail.com>]
Sent: Monday, October 23, 2017 7:53 PM
To: Cory Snyder; Steve Thacker; Bruce Cox; Jacob Smith; Marv Blosch
Subject: DIKA Properties concept offer

Good evening Gentlemen,

I am delivering this on behalf of Marv and Linda Blosch. I apologize for the slower-than-expected delivery. The process of vetting density economics took more time than

expected. Please take a look when you have a moment, and feel free to distribute as appropriate. We think that we can deliver palatable density number and park acquisition numbers and still make the project economics work.

Let me know when you have had a chance to review and when we can follow up. Is some version of this item back on the PC agenda for Wednesday? Should we plan on attending and participating? Advanced thanks,

Buck

ORDINANCE NO. 2017-26

AN ORDINANCE AMENDING SECTION 12-480-2 OF THE CENTERVILLE GENERAL PLAN REGARDING NEIGHBORHOOD 1, SOUTHEAST CENTERVILLE, TO ALLOW RESIDENTIAL DEVELOPMENT WITHIN THE PAGES LANE COMMERCIAL AREA AND TO PROVIDE FOR ADDITIONAL PARK SPACE AND AMENITIES WITHIN THIS AREA

WHEREAS, the City Council has previously enacted Section 12-480-2 of the Centerville City General Plan providing a comprehensive guide to future physical land use patterns and desired goals and objectives for residential and commercial development within Neighborhood 1, Southeast Centerville; and

WHEREAS, the City Council desires to amend Section 12-480-2 to allow residential development within the Pages Lane Commercial Area within Neighborhood 1, Southeast Centerville, and to provide for additional park space and amenities within this area, as more particularly provided herein; and

WHEREAS, the City Council has determined that the proposed amendments to Section 12-480-2 regarding Neighborhood 1, Southeast Centerville, are in the best interest of the public; and

WHEREAS, the City is authorized to enact and amend provisions of the Centerville General Plan pursuant to specific statutory authority, including, but not limited to Utah Code §§ 10-9a-401, et seq., as amended, and Utah Code § 10-8-84, as amended; and

WHEREAS, all required notice and public hearings have been held before the Planning Commission and City Council regarding the proposed amendments to the Centerville General Plan.

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

Section 1. Amendment. Subsection (2)(a) of Section 12-480-2 of the Centerville General Plan regarding Neighborhood 1, Southeast Centerville, is hereby amended to allow residential development within the Pages Lane Commercial Area and to provide for additional park space and amenities within this area, as more particularly set forth in **Exhibit A**, attached hereto and incorporated by reference.

Section 2. Findings. The amendments to Section 12-480-2 of the General Plan adopted herein are based on the following findings:

- a. The City Council finds that a decision to amend the General Plan is a matter within the legislative discretion of the City Council as described in CZC 12.21.060(a).
- b. The City Council finds that there is a synergy distinction between the western and eastern halves of the Pages Lane area with viable commercial uses on the western half and long-term vacancies of within the eastern half.

- c. The City Council finds there are still valuable opportunities along the collector and arterial streets to accommodate future housing needs of the City, such as the redevelopment of the eastern half of the Page Lane Commercial Area.
- d. The City Council finds that Centerville City has a strong desire to maintain a lower density single-family environment as described in the General Plan Element, "Residential Development" – Section 12-420.
- e. The City Council finds that the residential areas of the Southeast Community are primarily single-family residential and should be afforded the general plan policies of maintaining, as much as reasonably possible, a compatible style of housing.
- f. The City Council finds that a residential medium density is a more appropriate and compatible residential redevelopment scenario than is residential high.
- g. The City Council finds that historical single-family development in the Community (e.g. R-1-8 Zoning) is also consistent with the lower end of medium density for residential development.
- h. Therefore, given the findings above, the amendments recommended by the Planning Commission are the appropriate future land use patterns for this neighborhood area.

Section 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, 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 4. Effective Date. 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 3rd DAY OF OCTOBER, 2017.**

CENTERVILLE CITY

By: _____
Mayor Paul A. Cutler

ATTEST:

Marsha L. Morrow, City Recorder

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.

MARSHA L. MORROW, City Recorder

DATE: _____

RECORDED this ____ day of _____, 2017.

PUBLISHED OR POSTED this ____ of _____, 2017.

EXHIBIT A

Section 12-480-2 Neighborhood 1, Southeast Centerville

SECTION 12-480-2. NEIGHBORHOOD 1, SOUTHEAST CENTERVILLE.

* * *

2. Commercial Policies

The Southeast Centerville Neighborhood contains two separate and distinct commercial areas: the Pages Lane Commercial Area center, and the old Main Street Commercial Area. Each of these commercial areas has its own distinctive land use development patterns and its associated characteristics of the built environment and issues.

a. Pages Lane Commercial Area

Located on the south side of Pages Lane between Main Street and 400 East, this retail commercial center, in the past, is was a typical of suburban neighborhood shopping centers, with a large grocery store, variety of home improvement stores, and a number of small specialized businesses. This retail commercial The center formerly served serves a large part of Centerville and the surrounding area, and was is a major contributor to the economic base of Centerville City.

Presently, the Pages Lane Commercial Area is experiencing a notable decline, specifically the eastern half of the block. Of particular note, the former "Dick's Market" closed and was relocated to Parrish Lane Commercial Area. Several specialized businesses have either closed or also relocated to other retail areas, with a few remaining such as a hardware store, credit union and other small businesses. The predominate remaining uses of the area primarily consist of the retail and community services of The Church of Jesus Christ of Latter-day Saints located on the western half of this block area, and also include a gas station/fast food user and a pizza shop. The future land use planning for this large block area is being divided into two segments to address primarily the declining elements for the near term, but acknowledge that there will be potential ongoing changes for the longer term as well.

1. Pages Lane/Western Block Segment (from Main Street to approximately 200 East)

This western block currently remains commercially viable. This half of block area is located just off of Main Street and is currently zoned Commercial-High (C-H). For the foreseeable near future, it is expected that such commercial-style uses would likely remain

viable due to their proximity to Main Street and the mixed-use commercial/residential located just west into Bountiful City. Additionally, the South Main Street Corridor Plan labels this area as the "Pages Lane Mixed-Use Subdistrict," which provides long-range opportunities for redevelopment with mixed commercial/residential uses also.

Goal #1 - Maintain and support the near future (0-5 years) continuation of commercial uses currently located in this western area of the block.

Objective A – The zoning for this block area should be medium to high commercial intensities and uses should include offices, retail stores, restaurants, and institutional type uses.

Objective B – Any redevelopment that includes future residential uses should be considered a "Commercial Planned Development," subject to the Planned Development Overlay Zone approval process.

Goal #2 - For the long-range future (5-15 years), any redevelopment should incorporate the allowance of mixed uses of both residential and commercial.

Objective A – Consider the re-introduction of the use allowances and design standards of the Pages Lane Mixed-Use Subdistrict, as outlined in the South Main Street Corridor Plan and Overlay Zone OR other mixed-use type allowances.

Objective B – Any redevelopment that includes future residential uses should be considered a "Commercial Planned Development," subject to the Planned Development Overlay Zone approval process.

2. 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.

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 – 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 (e.g. 2 to 3 acres in development size).

Objective B – 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.

Objective C - 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.

Objective D - 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.

PC RECOMMENDED OPTION A FOR EASTERN
BLOCK SEGMENT GOAL #2 =

Goal #2 - Prior to any rezoning or redevelopment scenario, the City ought to reconsider the Southeast Neighborhood's available park acreage and determine if additional park space should be secured.

Objective A – The City, with the assistance of the Parks and Recreation Committee, should re-evaluate and consider whether the Southeast Neighborhood has sufficient park space and diversity of park types to serve local residents.

Objective B - As part of the reconsideration, any analysis needs to consider the difference between the amount of passive space located in the foothills and active or usable park space. Elements include accessibility, variety of activities, and other desirable open space needs of residents living in the area.

Objective C - The City should consider the means and resources to potentially acquire a sufficient amount of property to establish a meaningful neighborhood park at least two acres in size.

Objective D – If such park is deemed feasible the location of the park needs to be placed and used as a buffer between the eastern block and western block segments.

PC RECOMMENDED **OPTION B** FOR EASTERN
BLOCK SEGMENT GOAL #2 =

Goal #2 - As part of any rezoning or redevelopment scenario, the City ought to consider creating a public/private partnership to develop an open space or activity feature area for use by residents in the neighborhood.

Objective A – As part of the required open space for any multi-family development, the City should work with the developer to establish a common private/public park or active space feature, such as a splash pad, skate park, dog park, or public plaza feature to enhance the visual and aesthetic quality of Pages Lane.

Objective B – The City should consider the use of Park Impact Fees generated from a residential redevelopment scenario or other funding identified by the City.

Objective C – Ideally, the private/public feature ought to be 1 to 1.5 acres in size or larger if feasible.

Objective D – If such private/public space feature, is deemed feasible, the location of the feature needs to be placed and used as a buffer between the eastern block and western block segments.

1. ~~Some development within the existing commercial center is still occurring. Care should be taken in this new development to avoid overcrowding and parking problems. Also, as far as is practical, new development should be encouraged to be as attractive as possible by reviewing and considering building materials, designs, signs, and compliance with applicable landscaping ordinances and regulations.~~
2. ~~Much of the north side of Pages Lane between Main Street and 400 East remains undeveloped. Commercial development has been allowed on this side, however. The Taylor Elementary School is located on the north side of Pages Lane. Any further commercial development on this side of the street shall be designed and developed for minimal impact upon the school. Uses that may have detrimental impact upon the school should not be allowed. Any commercial development permitted should be required to buffer itself from the school and any adjacent residences. Commercial development on the north side of Pages Lane should avoid as much as possible strip development by requirements for wide frontages and preventing frequent curb cuts and high quality overall design.~~
3. ~~The northeast corner of the intersection of Pages Lane and Main Street has a high potential to develop commercially. This location can be regarded as one of the major entrances to Centerville City. To present an attractive image, care should be taken in any development proposal on this corner to consider appearance as an entry way into the city.~~

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

PLANNING COMMISSION TRANSMITTAL REPORT

APPLICANT: **CENTERVILLE CITY COUNCIL
C/O MAYOR PAUL CUTLER
250 NORTH MAIN STREET
CENTERVILLE CITY, UT 84014**

APPLICATION: **GENERAL PLAN TEXT AMENDMENT**

APPLICANT REQUEST: **AMEND THE SOUTHEAST NEIGHBORHOOD PLAN
(PART 2) REGARDING FUTURE PLANNING OF THE
PAGES LANE COMMERCIAL AREA**

RECOMMENDATION: **PLANNING COMMISSION IS RECOMENDING THE
PROPOSED CHANGES TO THE CITY COUNCIL IN THE
FORM OF TWO (2) ALTERNITIVES**

BACKGROUND

At the request of the Centerville City Council, the Planning Commission has evaluated potential ideas for redeveloping the Pages Lane. This effort began a few months ago with the Commission hosting a “public forum” inviting residents, business owners and property owners to share their ideas with the City. At several following Commission meetings, the Commission considered and discussed these ideas that ranged from keeping the commercial uses, to developing a park, and possibly allowing residential use redevelopment. The Commission then narrowed the potential redevelopment scenarios down to two (2) alternatives. The Commission then directed staff to prepare those alternatives for a public hearing on the September 13th Planning Commission Agenda. In addition to the required official noticing, the staff also sent a notice to all business and property owners along Pages Lane (*as was done in the past for previous public discussions*).

GENERAL PLAN AMENDMENT REVIEW PROCESS

Procedures for a General Plan Text Amendment, Section 12.21.070

A decision to amend the General Plan is a matter within the legislative discretion of the City Council as described in CZC 12.21.060(a). After the public hearing described in Subsection (d)(5), the City Council may make any modifications to the proposed General Plan amendment that it considers appropriate. The City Council may adopt or reject the proposed General Plan amendment either as proposed by the Planning Commission or after making any revision that the City Council considers appropriate. The City Council may also table the matter for further information, consideration or action.

SUMMARY OF PLANNING COMMISSION'S ACTIONS, MOTION, AND VOTE

On September 13, 2017, the Planning Commission reviewed the matter, held a public hearing and then voted to recommend **APPROVAL** by the City Council of the General Plan Text Amendments forwarding two (2) alternatives, one with a Public Park proposal and the other with a private/public feature space in lieu of a park. The Commission also expressed that the City Council should evaluate the park scenario (*Alternative Scenario "A"*) first and determine its merits. After the Council considers the park matter, the Council could choose, if desired, to remand that scenario back to the Commission for further exploration or could move forward with the second private/public feature option and decide its merits in lieu of a public park. Additionally, the Commission forwarded to the Council the following findings:

- a. *The Planning Commission finds that a decision to amend the General Plan is a matter within the legislative discretion of the City Council as described in CZC 12.21.060(a).*
- b. *The Planning Commission finds that there is a synergy distinction between the western and eastern halves of the Pages Lane area with viable commercial uses on the western half and long-term vacancies of within the eastern half.*
- c. *The Planning Commission finds there are still valuable opportunities along the collector and arterial streets to accommodate future housing needs of the City, such as the redevelopment of the eastern half of the Page Lane Commercial area.*
- d. *The Planning Commission finds that Centerville City has a strong desire to maintain a lower density single-family environment as described in the General Plan Element, "Residential Development" – Section 12-420.*
- e. *The Planning Commission finds that the residential areas of the Southeast Community are primarily single-family residential and should be afforded the general plan polices of maintaining, as much as reasonably possible, a compatible style of housing.*
- f. *The Planning Commission finds that a residential medium density is a more appropriate and compatible residential redevelopment scenario than is residential high.*
- g. *The Planning Commission finds that historical single-family development in the Community (e.g. R-1-8 Zoning) is also consistent with the lower end of Medium Density for residential development.*
- h. *Therefore, given the findings above, the amendments recommended by the Planning Commission are the appropriate future land use patterns for this neighborhood area.*

Planning Commission Vote (4-1):

Commissioner	Yes	No	Not Present
Hirschi (Chair)	X		
Hirst	X		
Johnson		X	
Daley			X
Hayman	X		
Wright			X
Helgesen	X		

PREVIOUS PLANNING COMMISSION MEETINGS HELD ON THIS MATTER

- ✓ May 10, 2017 – Hosted a Public Forum for Pages Lane Commercial Area
- ✓ May 24, 2017 – Received a Summary Analysis of the Public Forum
- ✓ June 14, 2017 – Commission Work Session about Pages Lane Commercial Area
- ✓ July 12, 2017 – Review of Pages Lane Commercial Values and Park Impact Fees
- ✓ August 09, 2017 – Commission Hosted Discussion with Business and Property Owners
- ✓ August 23, 2017 – Reviewed and Narrowed Scenarios for Pages Lane Commercial Area
- ✓ September 13, 2017 – Held a Public Hearing, Engaged in Discussion, and Made a Recommendation

SUMMARY ACTION CALENDAR

- a. Accept Public Utility and Sidewalk Easements for Quick Quack Car Wash
- b. Accept Storm Drain Easement for Moto United
- c. Accept Public Utility Easement for Terry and Selene Bleak

Councilman Ince made a **motion** to accept all three items on the Summary Action Calendar. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).

PUBLIC HEARING – GENERAL PLAN AMENDMENTS – NEIGHBORHOOD 1, SOUTHEAST CENTERVILLE, PAGES LANE COMMERCIAL AREA

On September 13, 2017, the Planning Commission reviewed and recommended approval of proposed General Plan amendments to Section 12-480-2, Neighborhood 1, Southeast Centerville, providing future development scenarios that include potential for residential uses and park space for the Pages Lane Commercial Area (south side of Pages Lane between Main Street and 400 East). The Planning Commission recommends the western portion of the Area remain Commercial-High (C-H). Cory Snyder, Community Development Director, presented two different scenarios recommended by the Planning Commission for the eastern portion of the Area, one with a public park proposal and the other with a private/public feature space in lieu of a park. Mr. Snyder said the Commission also expressed that the City Council should evaluate the park scenario first and determine its merits. After the Council considers the park matter, the Council could choose to remand that scenario back to the Commission for further exploration or could move forward with the second private/public feature option and decide its merits in lieu of a public park.

Councilman McEwan asked Mr. Snyder if he believes the proposed amendments would have any impact on property values. Mr. Snyder responded that commercially zoned property will usually appraise with a commercial value, regardless of future potential in the area. He said because of the word "ought" in the proposed amendments – "the City *ought* to reconsider the Southeast Neighborhood's available park acreage and determine if additional park space should be secured" – the property values would most likely not drastically be affected.

Mayor Cutler opened a public hearing at 7:58 p.m.

Buck Swaney – Representing property owners, Mr. Swaney stated it is the desire of the property owners for the mixed-use option available to the western portion of the Pages Lane Commercial Area to be continued across the entire area. He stated that, from a developer standpoint, nothing about the proposed amendments is desirable. Mr. Swaney expressed a desire to help transform the property, but said they do not want to do it with a toolkit that is narrowing. He showed a drawing of a suggested redevelopment scenario that includes public park space with a public/private partnership, and stated that the property owners ask the Council to table action on the proposed amendments to allow the development community and the property owners time to put together a proposal for public/private partnership.

Mr. Snyder stated that C-H is the only option in the Area as currently zoned. There are no planning tools available to achieve mixed-use in the C-H Zone. Responding to a question from Mayor Cutler, Mr. Swaney explained that a public/private partnership for park space would be economically feasible for the property owners. He said the property owners believe the former Dick's Market building could successfully be converted to high-quality indoor storage with an attractive front.

1 Marvin Blossch – Representing property owners, Mr. Blossch pointed out that the
2 suggested redevelopment scenario includes a 24-unit garden-type apartment building similar to
3 an apartment building located at 555 South 100 East in Bountiful.
4

5 Mayor Cutler asked why the property owners recently sold the former Zions Bank parcel
6 if they are interested in mixed-use development in the Area. Mr. Swaney responded that the
7 buildings have stood empty for a long time with high upkeep costs, and when the opportunity to
8 sell a portion at a proper commercial value came along, the property owners chose to accept.
9

10 Councilman McEwan stated he is uncomfortable with the direction taken during the
11 public hearing. Mr. Blossch commented that the opportunity is available to make a change now,
12 and he hopes the opportunity is not wasted.
13

14 Mayor Cutler closed the public hearing at 8:25 p.m. Mr. Snyder said he thinks staff
15 would need to move quickly working with the property owners to put something together in the
16 next month or month and a half if the Council tables Ordinance No. 2017-26. However, he said
17 he suspects the property owners' proposal would include capital improvement and other issues
18 that would take more time. Councilwoman Mecham said she would need time before she could
19 make a decision.
20

21 Councilman McEwan made a **motion** to table the vote on Ordinance No. 2017-26 to the
22 November 8, 2017 Council meeting. Councilman Ince seconded the motion, which passed by
23 unanimous vote (5-0).
24

25 **WILLIAM R. SMITH PARK SIGNAGE DESIGN SERVICES**

26
27 At their September 19 meeting the City Council directed the City Manager to meet with
28 Dan Sonntag, landscape architect, and bring back a scope of work and fee proposal for design
29 of a sign for the recently renamed Smith Park. Mr. Sonntag suggested that if this is to be the
30 subject of fundraising among the Smith descendants, the Council might want to consider a
31 process that involves those descendants so there will be a more successful response. If the
32 sign is to be similar to the signs in other parks (Porter-Walton and Freedom Hills), the design
33 process would be very simple; or the sign could be more customized based on feedback from
34 the descendants.
35

36 Councilwoman Mecham agreed at a previous Council meeting to contact Smith
37 descendants about fundraising for a new sign. She said she is concerned about the idea of
38 putting a large amount of money into a sign and plaza area on the west end of Smith Park, with
39 a plaza area already established on the east end of the Park, as well as plaza space around the
40 pioneer memorial statue in the southwest corner. Councilwoman Mecham said she would
41 prefer to have more direction from the Council before approaching the family about raising
42 funds.
43

44 Councilwoman Fillmore pointed out that Main Street is a major corridor, and the bus stop
45 at Smith Park is the busiest bus stop in the City. She explained the reasons the professional
46 designs were commissioned several years ago. Councilwoman Fillmore said she believes a
47 detailed design might help inspire donations.
48

49 Councilman McEwan asked if replacing the sign at this park would have any priority if
50 the name change had not occurred. Councilwoman Fillmore agreed it probably would not.
51 Councilwoman Mecham said she likes the idea of using a design similar to the signs at
52 Freedom Hills Park and Porter-Walton Park, with an estimated cost of \$4,000-\$6,000.
53 Councilwoman Ivie said she believes the existing rock pillars around the sign are "classic
54 Centerville". She stated that, considering the recent property tax increase, the City should only

**CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
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**STAFF REPORT
AGENDA: ITEM 3**

**APPLICANT: CENTERVILLE CITY COUNCIL
 C/O MAYOR PAUL CUTLER
 250 NORTH MAIN STREET
 CENTERVILLE CITY, UTAH 84014**

**APPLICATION: GENERAL PLAN TEXT AMENDMENTS FOR SECTION 12-480-2,
 SOUTHEAST NEIGHBORHOOD, PAGES LANE COMMERCIAL
 AREA SECTION REWRITE**

**RECOMMENDATION: CONSIDER THE NEIGHBORHOOD PLAN AMENDMENTS
 AND MAKE A RECOMMENDATION TO THE CITY
 COUNCIL**

BACKGROUND

At the request of the Centerville City Council, the Planning Commission has evaluated potential ideas for redeveloping the Pages Lane. This effort began a few months ago with the Commission hosting a “public forum” inviting residents, business owners and property owners to share their ideas with the City. At several following Commission meetings, the Commission considered and discussed these ideas that ranged from keeping the commercial uses, to developing a park, and possibly allowing residential use redevelopment. The Commission then narrowed the potential redevelopment scenarios down to two (2) alternatives (*see attachments for this report*). The Commission then directed staff to prepare those alternatives for a public hearing on the September 13th Planning Commission Agenda. In addition to the required official noticing, the staff has also sent a notice to all business and property owners along Pages Lane (*as was done in the past for previous public discussions*).

GENERAL PLAN AMENDMENT REVIEW PROCESS

Procedures for a General Plan Text Amendment, Section 12.21.070

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PLANNING STAFF RECOMMENDATION

Staff is of the opinion that the proposed redevelopment of the eastern half to residential use is compatible with surrounding uses of this neighborhood. Additionally, a transitional buffer is warranted between the existing commercial uses on the western half and the residential development of the eastern half. For various reasons, as was discussed in past meetings, staff believes it is very unlikely that such a buffer would or could become a public neighborhood park. However, creating a private/public partnership, as part a buffer area, in a residential redevelopment scenario could be a potential.

(PROPOSED ACTION) “I hereby make a motion for the Planning Commission to RECOMMEND the General Plan Amendments of the Southeast Neighborhood Plan (Commission to formulate a final scenario – see Attachments “A” and “B” scenarios for this report) for the following reasons:

(SUGGESTED REASONS FOR THE ACTION)

- a. The Planning Commission finds that a decision to amend the General Plan is a matter within the legislative discretion of the City Council as described in CZC 12.21.060(a).*
- b. The Planning Commission finds that there is a synergy distinction between the western and eastern halves of the Pages Lane area with viable commercial uses on the western half and long-term vacancies of within the eastern half.*
- c. The Planning Commission finds there are still valuable opportunities along the collector and arterial streets to accommodate future housing needs of the City, such as the redevelopment of the eastern half of the Page Lane Commercial area.*
- d. The Planning Commission finds that Centerville City has a strong desire to maintain a lower density single-family environment as described in the General Plan Element, “Residential Development” – Section 12-420.*
- e. The Planning Commission finds that the residential areas of the Southeast Community are primarily single-family residential and should be afforded the general plan polices of maintaining, as much as reasonably possible, a compatible style of housing.*
- f. The Planning Commission finds that a residential medium density is a more appropriate and compatible residential redevelopment scenario than is residential high.*
- g. The Planning Commission finds that historical single-family development in the Community (e.g. R-1-8 Zoning) is also consistent with the lower end of Medium Density for residential development.*
- h. Therefore, given the findings above, the amendments recommended by the Planning Commission are the appropriate future land use patterns for this neighborhood area.*

PREVIOUS PLANNING COMMISSION MEETINGS HELD ON THIS MATTER

- ✓ May 10, 2017 – Hosted a Public Forum for Pages Lane Commercial Area
- ✓ May 24, 2017 – Received a Summary Analysis of the Public Forum
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- ✓ August 09, 2017 – Commission Hosted Discussion with Business and Property Owners
- ✓ August 23, 2017 – Reviewed and Narrowed Scenarios for Pages Lane Commercial Area

2. Conditional Use Permit shall only apply to the property at 940 and 960 North 950 West.
3. The Conditional Use Permit is limited to the use of "Vehicle and Equipment Rental or Sale".
4. All unloading of vehicles and equipment shall be done on-site and not in the public right of way.
5. The test driving of vehicles shall be limited to driving on-site and shall be prohibited in the public right of way unless such vehicles are authorized on public streets by state or local laws.
6. All outdoor storage and display vehicles shall be kept on site and not in the public right of way.
7. All signs and promotional elements shall be in compliance with CZC 12.54.
8. Any washing and detailing operations for vehicles and related equipment shall be addressed in their drainage and constructions plans and meet the storm water management provisions of the City.
9. The use shall comply with the City's Noise ordinance as stated in CMC 7.09.010.

Reasons for the Action

- a) *The use does not appear to have any negative impacts to the existing property and the surrounding community that have not been mitigated by the conditions of approval [CZC 12.21.100(e)(3)(A-D), 12-21-100(e)(5)(A-K)].*
- b) *Meets the requirement listed in order to approve a Conditional Use Permit as listed in CZC 12.21.100(d)(1), which is required for "Vehicle and equipment rental or sale," in Table of Uses, Chapter 12.36.*

Mr. Bingham wished to clarify that the sample materials that were passed around to the Commission for examination are acceptable in the Final Site Plan as approved. Chair Hirschi, along with the Commissioners, indicated they are acceptable.

PUBLIC HEARING – GENERAL PLAN AMENDMENT – PAGES LANE COMMERCIAL DISTRICT

Cory Snyder, Community Development Director, provided a recap of the process over the past several months. The City Council tasked the Commission with looking at the Southeast Neighborhood General Plan. This process was segmented into residential areas and the Pages Lane Commercial Area, which includes a section about Main Street. Back in May of this year a public forum was held to invite residents, business owners and property owners to share their ideas with the Commission. In June, a joint work session with the Council and the Commission was held to discuss real property value and Park Impact Fees. In August, the Commission hosted a discussion with business and property owners, further narrowing down the ideas and establishing scenarios that carry the base framework of those ideas. Details of each scenario are included in the Staff Report. Mr. Snyder explained this area has been divided into the "eastern side" and the "western side." In general, the western side is maintaining some commercial and the eastern side is the portion of the General Plan that would be affected.

1 Mr. Snyder went on to explain Scenario "A" addresses the redevelopment of the
2 Pages Lane Commercial area and has added new language for both areas with
3 significant changes pertaining to the eastern half. In brief, residential redevelopment is
4 proposed for the eastern half with densities to be determined. Scenario "A" includes a
5 second goal that stipulates before the City moves forward on the eastern side for actual
6 rezone and redevelopment, that the City first initiates a study regarding the feasibility of
7 a park, with size to be discussed later.

8
9 Mr. Snyder then went on to explain Scenario "B" which makes no changes to the
10 western side commercial area and includes similar language to Scenario "A" for the
11 eastern half development. Where Scenario "A" differs from Scenario "B" is in language
12 that reflects a public/private partnership for an open space to buffer the area between
13 residential on the east and commercial on the west.

14
15 Mr. Snyder noted that regardless of which scenario is chosen, the western side
16 commercial will remain in its current status. Regarding the eastern commercial
17 properties, the General Plan would state that they may continue as zoned commercial
18 properties but they have an option to transition to residential areas when it is
19 appropriate and then have the discussion about the green space. The amendment does
20 not call out mixed uses but applies to future redevelopment only.

21
22 Mr. Snyder noted that the discussion regarding residential medium density was
23 Item #4 on the agenda this evening. Chair Hirschi agreed with Mr. Snyder that it would
24 not be useful to have the discussion of one without the other. Chair Hirschi thanked the
25 Staff for their work on this issue and proceeded to open the discussion for questions
26 from the commissioners.

27
28 Commissioner Johnson opened discussion regarding "densities" as they relate to
29 the General Plan and not Zoning Codes. Because this is an amendment to the General
30 Plan, Commissioner Johnson believes it would be useful to use exact terms and
31 numbers when referring to densities in the General Plan as guidelines and objectives
32 when establishing ordinances in the Zoning Code. Mr. Snyder discussed that the
33 General Plan might contain general terms and then let the cards fall where they may
34 when it comes to rezoning but that leaves all density categories up for debate when it
35 comes to the rezone process. If it is the desire of the Commission to have specific
36 limitations in certain areas, then the better option would be to set a specific number so
37 that during the rezoning process that number is reflected or has to be changed.

38
39 Attorney Lisa Romney commented that the General Plan is intended to be an
40 advisory document under Utah law and that most cities have moved away from making
41 the General Plan mandatory. However, Centerville has kept the "old school" way of
42 making some of the General Plan mandatory. For instance, when determining whether
43 to rezone a particular piece of property, the Zoning Code requires the Commission and
44 Council to determine whether the proposed rezone complies with the General Plan.
45 Typically, the General Plan provides guidelines for planning and the Zoning Code
46 implements such guidelines with more specific provisions. Given this framework, Ms.
47 Romney suggested it may be more appropriate to refer to "residential-medium" zoning
48 in the General Plan and then refer to the specific numbers for the various residential-
49 medium zones in the Zoning Code. From a legal standpoint, Ms. Romney noted that

1 the distinction between R4, R6, and R8 may be difficult to determine objectively.
2 However, the distinctions in the proposed Zoning Code amendments for R-M gradation
3 may help resolve the legal challenges. Ms. Romney would not recommend going with
4 specific density numbers in the General Plan at this time unless a property-specific
5 analysis is performed on each designation. She believes that the determination on a
6 specific number should be made at the time of the application is received and analyzed
7 as part of the rezone application review. Ms. Romney noted another benefit to leaving
8 the references more general such as "medium" and "high" in the General Plan is that
9 when the Zoning Code is amended, the General Plan does not need to be amended.

10
11 Mr. Snyder cautioned that by using a specific number in the General Plan and
12 then a gradation is adopted in the Zoning Code, the General Plan has capped the
13 density and there is not room for adjustments at a later date. Commissioner Johnson
14 noted that in the Staff Report, the language regarding "Medium Density," and "up to 8
15 units" is outlined covering both cases. Chair Hirschi agreed this was a good point to
16 make at this time.

17
18 Mr. Snyder noted that the reason they included both "Medium Density" and "up to
19 8 units per acre" in a private/public feature is something that's valuable. If another
20 measure of gradation is chosen then that decision is made later and may not facilitate
21 partnering for a feature or park.

22
23 Chair Hirschi recommended striking the language, "up to 8 units" and just leave it
24 at "Medium Density." Commissioner Johnson expressed concern about sending up the
25 recommendation to the Council without defining "Medium Density." Mr. Snyder
26 acknowledged Commissioner Johnson's concern but noted that he feels comfortable
27 with this because the Residential Section of the General Plan does define "Low Density
28 up to the 4, Medium Density up to 8, and High Density up to 12."

29
30 At 8:03 p.m., Chair Hirschi opened the public hearing.

31
32 Buck Swaney, representing Dika Properties – stated that he has been in the
33 planning and development business for 20 years. He has helped many communities
34 with their General Plans and writing action plans for economic development. Mr.
35 Swaney expressed the following concept points:

36
37 1. The property owners have a lot of time and money in this property. It is
38 important to them that the incentives for change are crystal clear and that
39 they are not in an accordion range somewhere between 4 and 8 units per
40 acre. He explained the difference between 6 units per acre and 8 units per
41 acre means the difference between seeing a transformation or not. The
42 economics of redeveloping this property are between 8 and 10 units per acre.
43 If 8 to 10 units is allowed, chances are within a year you would see
44 transformation on this site. Otherwise, the property owners will let the
45 economics play out as they may and the property will remain as it has since
46 Dick's moved to Parrish Lane.

47
48 2. The private/public partnership opportunities will increase with increased
49 density such as providing a clear cut density bonus for the dedication of park

space. For example, if you have your base line units set at 8 units per acre, and the developer comes in and says we'll give you two acres of this to park, you will be able to create a bonus of 50% density for each acre contributed to the park. The developer is able to cluster those units together and also serve the public interest by creating a decent park with little or no economic or fiscal resources on the City's part. It is a win-win partnership.

3. The way the property currently stands it is set up for blight. With Rogers Memorial and Dick's leaving, the commercial value of the property has significantly decreased. The Ace Hardware lease has a 17 year fuse. If something to engender change is not done, the other properties will slowly be added to the lease inventory and a 17 year fuse will turn into a 20, 30 or 40 year fuse because the land owners have to make economic use of that land.

4. The opportunity to look at this as a public acquisition for a park is realistic only if the City is willing to pay for the property. If Centerville City has the funds to make a viable offer for the property, then the City can make an offer to purchase the property for the development of a park.

5. Other than commercial use, the only viable economic alternative is indoor storage. This would be a high quality storage site and add to the visual quality of the community under the threat of blight. However, the City's Table of Uses does not allow for this alternative.

6. The property owners are interested in transformation opportunities that are realistic and economic. They want to beautify the property. If the City provides them the tools they will be motivated to make the change and it will be good for Centerville City and its citizens.

Chair Hirschi closed the public comment period at 8:12 p.m. Chair Hirschi expressed that if the Commission is looking at sending up Scenario B, the private/public partnership, it would be wise to consider the density bonus in order to obtain sufficient area to make a meaningful park. Commissioner Johnson questioned if that would be better addressed at the General Plan level or the Zoning Code level. Chair Hirschi said he doesn't believe that leaving the language in the General Plan as just "Medium Density" gives the City a lot of leeway. He suggested including some general language suggesting that higher density may be available.

Mr. Snyder noted that there is a density bonus program available in the Zoning Code. However, the difficulty with that system is how it would apply in this situation. Mr. Snyder briefly reviewed the density bonus provisions currently in the Code.

Commissioner Hayman stated that she has not previously considered the density bonus. In reviewing the two scenarios, she is struck by how small the parks are that are being considering. Her desire is to see the biggest park possible. The current language in both scenarios says "establish a neighborhood park, possibly two (2) to three (3) acres in size." Commissioner Hayman would like to see language in the plan that encourages as large a park that the City will support if there is such support for a park.

1 Mr. Snyder agreed with Commissioner Hayman with one exception and that is the
2 language regarding the conversion of residential and what is left and is that adequate
3 space left for what is expected for the design. Commissioner Hayman expressed
4 concern that much effort has gone into getting a park and then having it be "less than
5 meaningful" would be disappointing.

6
7 Regarding Alternative A, Objective 1, Commissioner Hayman would like the
8 Parks and Recreation Committee to not only look at the need for a park in this area but
9 also consider sufficient park types, i.e., dog park, skate-park, splash pad, etc.
10 Commissioner Hirst agrees and believes this is more likely to happen with the
11 private/public partnership with the density bonus. Commissioner Hirst would like the City
12 Council to consider the cost of this redevelopment park and if there may be some other
13 way to obtain a bigger return on investment. Chair Hirschi agrees that the City Council
14 needs to weigh in on this issue and give the Commission specific counsel on the
15 feasibility of the park. He recommends sending up both scenarios.

16
17 Commissioner Hayman proposed an amendment to the language in Alternative
18 A, Pages Lane/Eastern Block Segment, Goal 2, Objective 1, to include "...and diversity
19 of park types" following "park space." Chair Hirschi asked for other amendments to the
20 scenarios. Commissioner Johnson stated again that he is not comfortable sending the
21 scenarios to the City Council without a number regarding density (see Alternative A,
22 Pages Lane/Eastern Block Segment, Goal 1, Objective 2). Commissioner Hayman
23 disagrees and believes leaving "Medium Density" and striking out "up to 8 units per
24 acre" leaves flexibility for future planning.

25
26 Regarding Alternative A, Pages Lane/Eastern Block Segment, Goal 2, Objective
27 3, Commissioner Hayman proposes striking the language, "possibly two (2) to three (3)
28 acres in size" and replace it with "of meaningful size, e.g., at least two (2) acres in
29 size)." Commissioner Helgesen agrees in including a minimum amount of acreage.

30
31 Commissioner Hayman made a **motion** to amend the language in Alternative A,
32 Pages Lane/Eastern Block Segment, Goal 2, Objective 1, to include "...and diversity of
33 park types" following "park space." Commissioner Hirst seconded the motion, which
34 passed by unanimous vote (5-0).

35
36 Commissioner Hayman made a **motion** to amend the language in Alternative A,
37 Pages Lane/Eastern Block Segment, Goal 2, Objective 3, to read "...to establish a
38 meaningful neighborhood park (of at least two (2) acres of size)." Commissioner Hirst
39 seconded the motion, which passed by unanimous vote (5-0).

40
41 Commissioner Hirst made a **motion** to strike the language in Alternative A,
42 Pages Lane/Eastern Block Segment, Goal 1, Objective 2, that reads, "... (up to 8 units
43 per acre)." Commissioner Hayman seconded the motion. Commissioner Johnson went
44 on record stating that he is not inclined to vote for removal of the language so that the
45 guidelines have more clarity on intention and allow for the possibility of something other
46 than Medium Density. A roll call vote was taken with Commissioners Hayman,
47 Helgesen, Hirst and Chair Hirschi assenting and Commissioner Johnson dissenting (4-
48 1).

Commissioner Hayman made a **motion** to present Alternative Scenarios A and B, to the City Council with a request to receive guidance from them regarding the feasibility of some type of park, including Reasons for Action a) through h) as amended. Commissioner Helgesen seconded the motion which passed by majority vote (4-1), with Commissioner Johnson dissenting.

Reasons for Action:

- a) *The Planning Commission finds that a decision to amend the General Plan is a matter within the legislative discretion of the City Council as described in CZC 12.21.060(a).*
- b) *The Planning Commission finds that there is a synergy distinction between the western and eastern halves of the Pages Lane area with viable commercial uses on the western half and long-term vacancies of within the eastern half.*
- c) *The Planning Commission finds there are still valuable opportunities along the collector and arterial streets to accommodate future housing needs of the City, such as the redevelopment of the eastern half of the Page Lane Commercial area.*
- d) *The Planning Commission finds that Centerville City has a strong desire to maintain a lower density single-family environment as described in the General Plan Element, "Residential Development" – Section 12-420.*
- e) *The Planning Commission finds that the residential areas of the Southeast Community are primarily single-family residential and should be afforded the General Plan polices of maintaining, as much as reasonably possible, a compatible style of housing.*
- f) *The Planning Commission finds that a residential medium density is a more appropriate and compatible residential redevelopment scenario than is residential high.*
- g) *The Planning Commission finds that historical single-family development in the Community (e.g. R-1-8 Zoning) is also consistent with the lower end of Medium Density for residential development.*
- h) *Therefore, given the findings above, the amendments recommended by the Planning Commission are the appropriate future land use patterns for this neighborhood area.*

Commissioner Hayman expressed appreciation to Staff for work performed on the alternatives. Mr. Snyder wished to thank the Commission for their patience with Staff throughout this process. Commissioner Johnson wished to express that he doesn't disagree with everything in the Alternative Scenarios, he simply wanted to send a message.

PUBLIC HEARING – ZONING TEXT AMENDMENTS FOR RESIDENTIAL-MEDIUM ZONES

Cory Snyder, Community Development Director, reviewed the background and history of this request. The City Council requested that the Planning Commission provide more tools regarding Medium Density for them to work with. The City Council

ALTERNATIVE SCENARIO "A"

12-480-2 Neighborhood 1, Southeast Centerville

2. Commercial Policies

The Southeast Centerville Neighborhood contains two (2) separate and distinct commercial areas: the The Pages Lane eCommercial eCenter, and the eOld Main Street eCommercial aArea. Each of these commercial areas has its own distinctive land use development patterns and its associated characteristics of the built environment and issues.

a. Pages Lane Commercial Area

Located on the south side of Pages Lane between Main Street and 400 East, this retail commercial center, in the past, is was a typical of-suburban neighborhood shopping centers, with a large grocery store, variety of home improvement stores, and a number of small specialized businesses. This retail commercial center formerly serveds a large part of Centerville and the surrounding area, and was is a major contributor to the economic base of Centerville City.

Presently, the Pages Lane Commercial Area is experiencing a notable decline, specifically the eastern half of the block. Of particular note, the former "Dick's Market" closed and was relocated to Parrish Lane Commercial Area. Several specialized businesses have either closed or also relocated to other retail areas, with a few remaining such as a hardware store, credit union and other small businesses. The predominate remaining uses of the area primarily consist of the retail and community services of The Church of Jesus Christ of Latter-day Saints located on the western half of this block area, and also include a gas station/fast food user and a pizza shop. The future land use planning for this large block area is being parsed into two (2) segments to address primarily the declining elements for the near term, but acknowledge that there will be potential ongoing changes for the longer term as well.

1. Page Lane/Western Block Segment (from Main Street to approximately 200 East)

This western block currently remains commercially viable. This half of block area is located just off of Main Street and is currently zoned Commercial-High (C-H). For the foreseeable near future, it is expected that such commercial-style uses would likely remain viable due to its proximity to Main Street and the mixed-use commercial/ residential located just west into Bountiful City. Additionally, the South Main Street Corridor Plan labels this area as the "Pages Lane Mixed Use

Subdistrict,” which provides long-range opportunities for redevelopment with mixed commercial/ residential uses also.

Goal #1 - Maintain and support the near future (0-5 years) continuation of commercial uses currently located in this western area of the block.

Objective A – The zoning for this block area should be medium to high commercial intensities and uses should include offices, retail stores, restaurants, and institutional type uses.

Objective B – Commercial development should be oriented to local and South Davis residents, with building sizes ranging from 10,000 to 50,000 square feet.

Goal #2 - For the long future (5-15 years), any redevelopment should incorporate the allowance of mixed uses of both residential and commercial.

Objective A – Consider the re-introduction of the uses allowances and design standards of the Pages Lane Mixed-Use Subdistrict, as outlined in the South Main Street Corridor Plan and Overlay Zone OR other mixed-use type allowances.

Objective B – Any redevelopment that includes future residential uses should be considered a “Commercial Planned Development,” subject to the Planned Development Overlay Zone approval process.

2. 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.

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 #1 – Consider allowing residential re-development, 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 (e.g. 2 to 3 acres in development size).

Objective #2 – Consider allowing up to a medium density (~~up to 8 units per acre~~) 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.

Objective #3 – 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.

Objective #4 – 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.

Goal 2: Prior to any rezoning or redevelopment scenario, the City ought to reconsider the Southeast Neighborhood's available park acreage and determine if additional park space should be secured.

Objective #1 – The City, with the assistance of the Parks & Recreation Committee, should re-evaluate and consider whether the Southeast Neighborhood has sufficient park space and diversity of park types to serve local residents.

Objective #2 – As part of the reconsideration, any analysis needs to consider the difference between the amount of passive space located in the foothills and active or usable park space. Elements include accessibility, variety of activities, and other desirable open space needs of residents living in the area.

Objective #3 – The City should consider the means and resources to potentially acquire a sufficient amount of property to establish a meaningful neighborhood park, ~~possibly~~ at least two (2) to three (3) acres in size.

Objective #4 – If such park is deemed feasible the location of the park needs to be placed and used as a buffer between the eastern block and western block segments.

ALTERNATIVE SCENARIO "B"

12-480-2 Neighborhood 1, Southeast Centerville

2. Commercial Policies

The Southeast Centerville Neighborhood contains two (2) separate and distinct commercial areas: the The Pages Lane eCommercial eCenter, and the eOld Main Street eCommercial aArea. Each of these commercial areas has its own distinctive land use development patterns and its associated characteristics of the built environment and issues.

a. Pages Lane Commercial Area

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Presently, the Pages Lane Commercial Area is experiencing a notable decline, specifically the eastern half of the block. Of particular note, the former "Dick's Market" closed and was relocated to Parrish Lane Commercial Area. Several specialized businesses have either closed or also relocated to other retail areas, with a few remaining such as a hardware store, credit union and other small businesses. The predominate remaining uses of the area primarily consist of the retail and community services of The Church of Jesus Christ of Latter-day Saints located on the western half of this block area, and also include a gas station/fast food user and a pizza shop. The future land use planning for this large block area is being parsed into two (2) segments to address primarily the declining elements for the near term, but acknowledge that there will be potential ongoing changes for the longer term as well.

1. Page Lane/Western Block Segment (from Main Street to approximately 200 East)

This western block currently remains commercially viable. This half of block area is located just off of Main Street and is currently zoned Commercial-High (C-H). For the foreseeable near future, it is expected that such commercial-style uses would likely remain viable due to its proximity to Main Street and the mixed-use commercial/ residential located just west into Bountiful City. Additionally, the

South Main Street Corridor Plan labels this area as the "Pages Lane Mixed Use Subdistrict," which provides long-range opportunities for redevelopment with mixed commercial/ residential uses also.

Goal #1 - Maintain and support the near future (0-5 years) continuation of commercial uses currently located in this western area of the block.

Objective A – The zoning for this block area should be medium to high commercial intensities and uses should include offices, retail stores, restaurants, and institutional type uses.

Objective B – Commercial development should be oriented to local and South Davis residents, with building sizes ranging from 10,000 to 50,000 square feet.

Goal #2 - For the long future (5-15 years), any redevelopment should incorporate the allowance of mixed uses of both residential and commercial.

Objective A – Consider the re-introduction of the uses allowances and design standards of the Pages Lane Mixed-Use Subdistrict, as outlined in the South Main Street Corridor Plan and Overlay Zone OR other mixed-use type allowances.

Objective B – Any redevelopment that includes future residential uses should be considered a "Commercial Planned Development," subject to the Planned Development Overlay Zone approval process.

2. 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.

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 #1 – Consider allowing residential re-development, 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 (e.g. 2 to 3 acres in development size).

Objective #2 – Consider allowing up to a medium density (~~up to 8 units per acre~~) 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.

Objective #3 – 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.

Objective #4 – 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.

Goal 2: As part of any rezoning or redevelopment scenario, the City ought to consider creating a public/private partnership to develop an open space or activity feature area for use by residents in the neighborhood.

Objective #1 – As part of the required open space for any multi-family development, the City should work with the developer to establish a common private/public park or active space feature, such as a splash pad, skate park, dog park, or public plaza feature to enhance the visual and aesthetic quality of Pages Lane.

Objective #2 – The City should consider the use of Park Impact Fees generated from a residential redevelopment scenario or other funding identified by the City.

Objective #3 – Ideally, the private/public feature ought to be 1 to 1.5 acres in size or larger if feasible.

Objective # 4 – If such private/public space feature, is deemed feasible, the location of the feature needs to be placed and used as a buffer between the eastern block and western block segments.

October 2, 2017

Attn: Steve Thacker

City Manager

Fax: 801-292-8034

Total: 2 pages

From: Linda Blossch and Winegar Brother's

801-292-2882 Fax: 801-296-5878

October 2, 2017

Centerville City Manager
Centerville City Council
250 N. Main St
Centerville, Utah 84014

Re: Dick's Market & Ace Hardware Parcel #'s 03-004-0137, 03-004-0139, 03-004-0006 (4.6 acres)
Winegar Brother's Parcel #'s 03-004-0138, 03-004-0099 (3.0 acres)
City Council Action to down-zone the above described parcels.

Ladies & Gentlemen,

Please be informed of our combined ardent objection to any action regarding the down-zoning of our properties as described above. Such action would result in serious economic erosion of our property values and effectively a "taking of our property" against our wills.

We have dealt the last 8 months in good faith with the city in order to provide development scenarios that would work for us economically, but down-zoning the property from C-2 to low density is totally unacceptable to us.

Sincerely,



Rock or Dirk Winegar, Winegar Brother's



Linda Blösch, DIKA Properties, LLC

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
2/6/2018**

Item No.

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

Initiated By:

Scheduled Time:

SUBJECT

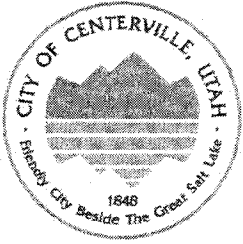
RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- City Manager's Summary of February 6, 2018 meetings



CENTERVILLE CITY

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

Incorporated in 1915

Mayor

Clark Wilkinson

City Council

Tamilyn Fillmore

William Ince

Stephanie Ivie

George McEwan

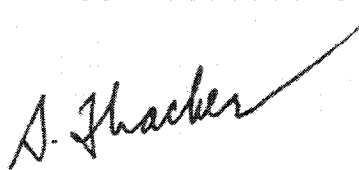
Robyn Mecham

City Manager

Steve H. Thacker

interoffice MEMORANDUM

to: Mayor Wilkinson
City Council
cc: Department Heads
Planning Commission
from: Steve H. Thacker, City Manager
subject: City Manager's Summary of February 6, 2018 Council Meeting
date: February 2, 2018



5:45 Work Session – The City Council will meet in a work session at 5:45 p.m. to continue discussion of the proposed General Plan amendments for the Pages Lane corridor. The Council discussed this matter in their November 8, 2017 meeting, but tabled further discussion to a work session. Cory Snyder, Community Development Director, will provide a briefing at the beginning of the work session as a foundation for this discussion.

7:00 Regular City Council Meeting

E.1. Minutes Review – The minutes to be reviewed can be accessed online via NovusAgenda.

E.2. Summary Action Calendar

- a. **Police Vehicles** - The current City budget has funding for the purchase of these three new vehicles for the Police Department.
- b. **Schultz Subdivision Warranty Period** – The Ron Schultz Subdivision is ready to end its warranty period.
- c. **Parrish Creek Waterline** - This waterline—paid for by the developer--will serve the Parrish Creek commercial subdivision immediately north of Hogan Construction

E.3. Public Hearing—Rigby Court Final Subdivision—The Planning Commission unanimously recommended approval of this final subdivision plat for a 4-lot residential development on the north side of Jennings Lane, east of Main Street. Applicant is Fred Hale.

E.4. Municipal Code Amendments – Fire Code Appendices – The City Attorney recommends this action to bring the City Code into harmony with 2017 State legislation pertaining to Appendices A-D of the 2015 International Fire Code.

E.5. Funding for Museum Projects – The Museum Board is requesting about \$35,000 for building and grounds improvements. Some of this funding will come from the Museum's normal RAP Tax allocation, and possibly a State CLG grant; however, they are asking for additional funding to be able to complete all these projects in 2018.



- E.6. **Bulk Green Waste Alternative Program** – In January 2017 the City Council agreed with staff's recommendation to discontinue the spring bulk green waste curbside collection program in 2018. The traditional program impacted the drainage system and storm water quality and was a substantial cost (\$35,000 in 2017). It will be replaced with a program that allows residents to transport their bulk green waste to designated sites within the City on designated days. Staff will review the operational details of the alternative program and seek the Council's approval of public information explaining the changes to residents.
- E.7. **Mayor's Report** – Mayor Wilkinson will report on the recent Davis County Council of Governments meeting, as well as his "get-acquainted" meetings with groups of City employees.
- E.8. **City Manager's Report** – I will report on bus stop improvements to be made at three locations on Main Street; a joint street project with West Bountiful affecting 1250/640 West; a joint CC/PC work session proposed for February 21 regarding South Main Street Corridor; and the draft RFP for curbside waste collection services.
- E.9. **Community Park Expansion Project** – We received very favorable bids for Phase 3 (landscaping) and a pavilion in the Community Park expansion area. I will review an updated financial analysis based on this bid information. The Council is also being asked to review the proposed Lease Agreement with the South Davis Recreation District, which will provide up to \$500,000 as a loan for completion of the Community Park Expansion Project in exchange for priority use of the new sports fields.
- E.10. **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.11. **Appointments to Boards/Committees** – Mayor Wilkinson will recommend appointments to the Centerville Community Foundation Board and possibly other boards/committees.

Potential Agenda Items for February 20, 2018 meetings (subject to change):

- *Public hearing--Zoning Code amendment re home occupation licensing*
- *Public hearing--Zoning Code amendment re "catering" as a use in commercial zones*
- *Public hearing--Zoning Code amendment re chicken and rabbit permits*
- *Police dispatching services agreement with Bountiful City*
- *Monthly financial report*
- *Continuing discussion re new cemetery burial space*
- *Work session with Trails Committee re mountain bike trails*
- *RDA meeting re request for tax increment assistance*

CENTERVILLE

**Staff Backup Report
2/6/2018**

Item No.

Short Title: Robyn Mecham

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
2/6/2018**

Item No. 1.

Short Title: Minutes Review and Acceptance

Initiated By:

Scheduled Time: 7:10

SUBJECT

January 16, 2018 Work Session and Council meeting minutes

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▣ 01-16-2018 Work Session Preliminary Minutes
- ▣ 01-16-2018 City Council Preliminary Minutes

PRELIMINARY DRAFT

Minutes of the Centerville City Council **work session** held Tuesday, January 16, 2018 at 5:30 p.m. in the Centerville City Council Chambers, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

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

MEMBER ABSENT

Robyn Mecham

STAFF PRESENT

Steve Thacker, City Manager
Lisa Romney, City Attorney
Katie Rust, Recording Secretary

STAFF ABSENT

Jacob Smith, Management Services Director

VISITORS

Representative Tim Hawkes
Senator Todd Weiler
Danica Topham, Intern to Senator Weiler
Senator Stuart Adams (arrived at 6:00 p.m.)

WORK SESSION WITH LEGISLATORS

Responding to a question from Councilman Ince, Senator Weiler explained some of the reasons for relocation of the State prison, and proposed changes to the incarceration system. Representative Hawkes and Senator Weiler indicated they agree changes to sales tax and exemptions are needed, but said they are not sure what will happen during the coming Legislative Session. Senator Adams arrived at 6:00 p.m., and commented that Federal tax changes may prompt State tax changes this year.

The Council and Legislators discussed transportation needs in Davis County and allocation of tax revenue for transportation. Councilman McEwan suggested that tying transportation funding to specific Utah Transit Authority (UTA) projects rather than lump sum distribution might yield better long-term results. Councilwoman Fillmore asked about continued "byway" status for the Legacy Parkway/West Davis Corridor. Senator Adams expressed the opinion that a speed limit higher than 55 would contribute to better efficiency. He suggested Councilmembers should make their opinions on the issue heard. Councilman McEwan said he would support increasing the speed limit on Legacy Parkway, but would not support the addition of truck traffic.

Mayor Wilkinson mentioned to the Legislators that Centerville would prefer land-use decisions to remain on a local level. Representative Hawkes commented that regional planning can be difficult with all land-use decisions made by the individual entities. Referring to affordable housing requirements, Senator Adams said he would prefer that discussion and cooperation take place between cities and the State to meet housing needs. He suggested the Utah League of Cities and Towns (ULCT) meet with Legislators to discuss beneficial policy.

Senator Adams thanked the Council for the opportunity to meet and discuss issues, and stressed the importance of working together. He suggested it would be constructive if UDOT were to receive the same messages from the cities as they receive from the Legislators.

ADJOURNMENT

The Legislators provided contact information, and the work session was adjourned at 6:50 p.m.

Mackenzie Wood, City Recorder

Date Approved

Katie Rust, Recording Secretary

PRELIMINARY DRAFT

Minutes of the Centerville **City Council** meeting held Tuesday, January 16, 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

MEMBER ABSENT

Robyn Mecham

STAFF PRESENT

Steve Thacker, City Manager
Lisa Romney, City Attorney
Jacob Smith, Management Services Director
Cassie Younger, Assistant Planner
Marcus Arbuckle, Keddington & Christensen
Katie Rust, Recording Secretary

VISITORS

Spencer Packer, Whitaker Museum Chair
Interested Citizens (see attached sign-in sheet)

PRAYER OR THOUGHT

Mayor Wilkinson

PLEDGE OF ALLEGIANCE

SWEARING-IN OF NEW CITY RECORDER

Mayor Wilkinson conducted the swearing-in of new City Recorder Mackenzie Wood.

OPEN SESSION

No one wished to comment.

MINUTES REVIEW AND ACCEPTANCE

The minutes of the January 2, 2018 Swearing-In Ceremony and regular Council meeting were reviewed. Councilman McEwan made a **motion** to accept both sets of minutes. Councilwoman Ivie seconded the motion, which passed by unanimous vote (4-0).

ZONING CODE AMENDMENTS – LOT WIDTH STANDARDS IN HILLSIDE OVERLAY

ZONE

On January 2, 2018, the Council held a public hearing on the proposed Centerville Zoning Code amendments. After discussion of the matter, the Council tabled action on this item and requested additional information from staff regarding remaining agricultural land in the Hillside Overlay. Cassie Younger, Assistant Planner, presented a color-coded map showing slope of agricultural land in the Hillside Overlay. Fred Hale, applicant, thanked staff for their time and help with this matter. Councilwoman Fillmore asked Lisa Romney, City Attorney, if it would legally be possible to exempt future annexations from this amendment. Ms. Romney responded that in her opinion it would not be advisable to include a clause exempting future annexations. Ms. Romney pointed out with the map that agricultural properties higher on the hill have a greater slope, requiring a wider frontage.

1 Councilwoman Fillmore made a **motion** to approve Ordinance No. 2018-02 amending
2 Section 12.42.040 of the Centerville Zoning Code regarding lot width standards for agricultural
3 lots within the Hillside Overlay Zone. Councilman McEwan seconded the motion, which passed
4 by unanimous vote (4-0).

5
6 **MUNICIPAL CODE AND ZONING CODE AMENDMENTS – DEFERRAL**
7 **AGREEMENTS**
8

9 On January 2, 2018, the Council held a public hearing on the proposed Municipal Code
10 and Zoning Code amendments. After discussion of the matter, the Council tabled action on this
11 item and requested staff to provide additional language to provide an expedited process for
12 deferral agreement requests from disabled service members and/or first responders. Ms.
13 Romney presented a new provision that would allow the City Manager to grant a deferral for
14 disabled service members or first responders without involving the City Council. Councilman
15 McEwan expressed concern that the amendment still contains trigger language that may
16 prevent an automatic deferral. Ms. Romney said she believes the drafted language clearly
17 states the desired intent. Councilman McEwan said he would like additional language granting
18 an expedited process for appeal to the City Council if the City Manager denies a deferral.
19

20 Councilman McEwan made a **motion** to approve Ordinance No. 2018-01 amending
21 various sections of CMC 10.04 and CZC 12.55 regarding Deferral Agreements, with additional
22 language granting an expedited process for appeal to the City Council as discussed.
23 Councilman Ince seconded the motion, which passed by unanimous vote (4-0).
24

25 **WHITAKER MUSEUM POLICIES**
26

27 The Whitaker Museum Board and Museum Director have prepared Whitaker Museum
28 Policies for the purpose of providing policies and procedures for the operation and maintenance
29 of the Whitaker Museum. Ms. Romney presented the proposed policies. Spencer Packer,
30 Whitaker Museum Chair, expressed excitement for the continuity the drafted policies will
31 provide. Mr. Packer recognized Board member Nancy Smith for her significant contribution.
32 Councilwoman Ivie made a **motion** to approve Resolution No. 2018-04 enacting and adopting
33 the Whitaker Museum Policies for the operation of the Whitaker Museum. Councilman Ince
34 seconded the motion, which passed by unanimous vote (4-0).
35

36 **WHITAKER MUSEUM PROJECT REPORT**
37

38 Chair Packer reported on the progress of Whitaker Museum projects. Councilman
39 McEwan asked Chair Packer how long the current projects would take to complete if needed
40 funding were available now. Chair Packer responded that current projects could probably be
41 completed in autumn of 2018. Councilman McEwan expressed a desire to fund completion of
42 the current projects sooner rather than later for safety reasons. City Manager Thacker
43 commented that several groups are hoping to benefit from the RAP Tax 5 percent contingency
44 revenues. Council Members McEwan, Ince, and Ivie expressed support for giving funding
45 priority to completion of current Whitaker Museum projects, since the projects are already in
46 progress and ready to complete. Chair Packer thanked the Council for their consideration and
47 support. Mr. Thacker will be meeting with museum reps the following week to provide an update
48 of funding still available for museum projects.
49

50 **FEE SCHEDULE AMENDMENTS – PARK IMPACT FEES**
51

52 On January 2, 2018, the City Council adopted Ordinance No. 2018-03, adopting and
53 amending the Park Impact Fee Facilities Plan and the Written Park Impact Fee Analysis,

1 enacting a new Park Impact Fee in the amount of \$2,869, and authorizing the City to implement
2 and establish such Park Impact Fee by resolution amending the Centerville Fee Schedule.
3 Resolution No. 2018-07 is intended to implement the newly adopted Park Impact Fee in the
4 amount of \$2,869 by amending Section 12.010 of the Centerville Fee Schedule regarding the
5 same. Councilwoman Ivie made a **motion** to adopt Resolution No. 2018-07 approving
6 amendments to the Centerville Fee Schedule regarding updated Park Impact Fees.
7 Councilman McEwan seconded the motion, which passed by unanimous vote (4-0).
8

REVIEW OF FUNDING FOR PARKS IMPROVEMENTS

9
10
11 Mr. Thacker presented a Cash Flow Analysis for Park Improvements Funding (attached),
12 showing a projected funding deficit of \$372,948 for Community Park Expansion Phase 3 in
13 2018, and a projected funding deficit of \$214,200 for Island View Park Renovation Phase 1 in
14 2019. The Council discussed potential sources of funding, including a loan from South Davis
15 Recreation District. It was suggested the agreement with South Davis Recreation District
16 involve the maximum borrowed amount possible. Councilwoman Ivie expressed reluctance for
17 borrowing the maximum amount from the Recreation District all at once, and expressed concern
18 over the phasing of the Island View Park Renovation. Councilman Ince responded that he is not
19 completely familiar with the Island View Park phasing, but he feels it would be unwise to not
20 draw on the entire amount available from the Recreation District. Councilman McEwan agreed
21 with Councilman Ince, stating he would prefer to treat the two matters separately and move
22 forward with the entire loan from the Recreation District.
23

MAYOR'S REPORT

24
25
26 The Mayor reported that the South Davis Metro Fire Board approved purchase of a new
27 ladder truck at their last meeting. Mayor Wilkinson updated the Council on plans for the new
28 Centerville Fire Station.
29

CITY COUNCIL LIAISON REPORT

30
31
32 Councilman McEwan updated the Council on the Mosquito Abatement District. He
33 complimented the Mosquito Abatement District Board for their efficiency and commitment.
34 Regarding UTOPIA, Councilman McEwan expressed the same concern he has expressed in
35 the past – Centerville's financial situation with regards to UTOPIA will not change or improve
36 with all decisions made by the same three cities. He and Councilman Ince speculated on ways
37 to possibly change the City's situation with UTOPIA.
38

CITY MANAGER'S REPORT

- 39
40
41 • Wasatch Choice Vision Workshop for South Davis County will be held this year at
42 Centerville City Hall. Mr. Thacker recommended Councilmembers attend if they are
43 available.
44 • The Council suggested rescheduling a work session with the Planning Commission
45 regarding the South Main Street Corridor on either Tuesday, February 13, or
46 Wednesday, February 21.
47

APPOINTMENTS

48
49
50 The Council and staff discussed noticing requirements for appointing someone other
51 than an elected official as representative to the Wasatch Integrated Waste Management District
52 Board. John Higginson can continue as Centerville's representative until the notice and
53 appointment process is completed. It was determined that Mayor Wilkinson will be listed as

1 UTOPIA Board alternate, and Councilman McEwan will be listed as UIA Board alternate.
2 Councilman McEwan made a **motion** to approve Resolution No. 2018-08 appointing City
3 Councilmembers and other qualified persons to various districts, boards, and committees of the
4 City and outside agencies, with term expirations as stated and subject to changes discussed.
5 Councilwoman Ivie seconded the motion, which passed by unanimous vote (4-0).
6

7 **FINANCIAL REPORT**
8

9 Marcus Arbuckle, contract CPA advisor with Keddington & Christensen, presented a six-
10 month financial report for the period ending December 31, 2017.
11

12 **ADJOURNMENT**
13

14 At 9:52 p.m., Councilwoman Ivie made a **motion** to adjourn the regular Council meeting
15 and move to a meeting of the Redevelopment Agency of Centerville. Councilman Ince
16 seconded the motion, which passed by unanimous vote (4-0).
17
18
19
20
21

22 _____
Mackenzie Wood, City Recorder

Date Approved

23
24
25
26
27 _____
28 Katie Rust, Recording Secretary

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
2/6/2018**

Item No. 2.

Short Title: Summary Action Calendar

Initiated By:

Scheduled Time: 7:10

SUBJECT

- a. Purchase of two Ford Police Interceptor SUVs and one Ford Explorer SUV from Performance Ford in the total amount of \$90,032 for the Police Department.
- b. Terminate warranty for Schultz Subdivision
- c. Parrish Creek Subdivision Waterline Bid Awards

RECOMMENDATION

- a. Approve purchase of two Ford Police Interceptor SUVs and one Ford Explorer SUV from Performance Ford in the amount of \$29,766 for each Interceptor and \$30,500 for the Explorer.
- b. Approve termination of warranty period for Schultz Subdivision, effective February 6, 2018.
- c. Award materials bid to Mountainland Supply in the amount of \$92,546.90 for Parrish Creek Subdivision Waterline. Award labor bid to Tom Stuart Construction in the amount of \$71,905.80 for Parrish Creek Subdivision Waterline.

BACKGROUND

a. The Police Department's FY 2018 Budget has funding for three new vehicles in the amount of \$114,000. These three vehicles will complete their authorized vehicle purchases for the current fiscal year. See attached memo from Von Steenblik, Assistant Police Chief, for more explanation. There is sufficient budget to cover these purchases and the installation of equipment before the vehicles are put into use.

b. Ron Schultz Subdivision, located at approximately 233 South 100 East, was given final site plan approval from the Planning Commission on June 24, 2015. The City Council commenced the warranty period on January 17, 2017. The City Engineer has inspected this project and recommends the warranty period be terminated. Security (in the form of a cash bond) in the amount of \$1,200 will be released upon termination of the warranty period.

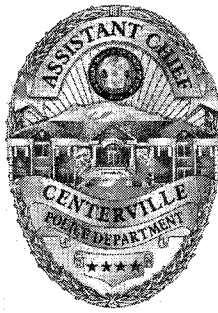
c. Materials: We have reviewed the bid for materials from Mountainland Supply for \$92,546.90 plus tax. We recommend awarding this bid to Mountainland Supply and find they meet all of the specifications.

Labor: It is recommended that the project be awarded to Tom Stuart Construction in the amount of \$71,905.80. Tom Stuart Construction is the developer of the project and their crews will also be installing the sewer, storm drain, roads and all other city infrastructure for the project. Tom Stuart Construction is qualified and capable of completing this waterline project.

ATTACHMENTS:

Description

- ▣ 02-06-2018 Police Department Vehicle Purchase Request
- ▣ 02-06-2018 Schultz Subdivision Bond Reduction
- ▣ Parrish Creek Materials Bid
- ▣ Parrish Creek City Engineer Memo



MEMO

TO: Jake Smith

FROM: Von Steenblik

DATE: January 25, 2018

RE: Capital Equipment Purchase for New Vehicles

The Police Department is requesting permission to order the three vehicles approved in the department's FY2017/18 budget. We would like to order 2 Ford Interceptor SUV vehicles for patrol and 1 Ford Explorer SUV for detectives. The time frame from order to arrival is approximately 6-8 weeks.

I have received a state contract bid pricing from the Young Automotive Group for the patrol police package of \$29,598 per vehicle and the Explorer detective package for \$31,291 for a total of \$90,487. I also received a bid from Performance Ford for \$29,766 for the patrol package and \$30,500 for the detective package for a total of \$90,032. **We would go with Performance Ford in Bountiful for a total cost of \$90,032.** Performance Ford is the lowest bid for all 3 vehicles by \$455 and it would be easier to order from one dealer for all 3 vehicles. They are close by in Bountiful and we will not have to go to Morgan to pick up the vehicles. They have also been the best to work with in the past with getting vehicles in a timely manner.

We would trade-in the following 3 vehicles, 2009 Ford Explorer, 2010 Ford Explorer, and a 2013 Ford Interceptor sedan with an expected trade-in value of approximately \$16,000.

These SUV vehicles will enable us to use them in all weather conditions and some off-road conditions with all-wheel drive capabilities. They allow us to carry all the needed equipment in the back area as well as a secure area to transport prisoners. The SUV's are much easier to get in and out of continually for the officers and provide a better field of vision for patrol work. The detective package allows us to carry all our crime scene investigation equipment. They also retain a much higher trade in value at the end of service.

Page 1 of 2
Proj. # 13-137

Release of the sum of \$ 1,200.00, is hereby authorized. Said release shall end the applicable warranty period for said improvements.

Recommendation for approval:

Kevin L. Campbell, P.E. 1-24-18
City Engineer Date

CENTERVILLE CITY
IMPROVEMENTS AGREEMENT BOND REDUCTION REQUEST
No. 4 (End Warranty) Date: 1-24-18

Subdivision: Ron Schultz Subdivision

Item Nos.	Description	Estimated Amount	Completed Amount	Amount Released
1	Remove C & G for ramp	\$500.00	100%	\$500.00
2	New wheelchair ramp	\$1,000.00	100%	\$1,000.00
3	New sidewalk	\$4,000.00	100%	\$4,000.00
4	Relocate power pole	\$2,000.00	100%	\$2,000.00
5	Road-base	\$500.00	100%	\$500.00
6	Asphalt patching	\$500.00	100%	\$500.00
7	Survey Monument	\$500.00	100%	\$500.00
8	Sewer Lateral	\$500.00	100%	\$500.00
9	Irrigation laterals	\$2,500.00	100%	\$2,500.00
10	Contingency	\$2,400.00	100%	\$2,400.00
	Total	\$14,400.00		\$14,400.00

Water Line for Parrish Creek Sub, Waterline Project # 17-092

BID RESULTS FOR Parrish Creek Sub.

Date 1/17/2018

- | | | |
|----|---------------------|-------------|
| 1. | Mountainland Supply | \$92,546.90 |
| 2. | Ferguson | \$93,920.44 |
| 3. | Western Waterwork | \$94,087.83 |
| 4. | Core and Main | \$97,182.62 |

We have reviewed the bid for materials from Mountainland Supply for \$92,546.90 plus tax. We recommend awarding this bid to Mountainland Supply and find they meet all of the specifications.

Respectfully submitted,

Michael Carlson
Water Department Supervisor

MC/sd

Mackenzie Wood

From: Kevin Campbell <Kevin.Campbell@esieng.com>
Sent: Thursday, February 01, 2018 9:42 AM
To: Steve Thacker
Cc: Mike Carlson; Randy Randall; Ryan McLeod; Mackenzie Wood
Subject: Parrish Creek PDO - Culinary Waterline NOA
Attachments: #17-092 NOA - Tom Stuart.pdf; Bid Tab.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Steve,

On Wed, January 24 bids were received for the above referenced project. The following contractors submitted bids:

- | | |
|--------------------------------|--------------|
| 1. Tom Stuart Construction | \$71,905.80 |
| 2. Kapp Companies | \$118,219.05 |
| 3. Great Basin Dev. | \$154,456.00 |
| 4. Allied Underground Tech. | \$165,789.71 |
| 5. Vancon, Inc. | \$173,049.00 |
| 6. Assoc. Brigham Contractors | \$178,141.00 |
| 7. L & M Farm Industries, Inc. | \$179,994.00 |
| 8. England Construction | \$281,089.00 |

It is recommended that the project be awarded to Tom Stuart Construction in the amount of \$71,905.80. Tom Stuart Construction is the developer of the project and their crews will also be installing the sewer, storm drain, roads and all other City Infrastructure for the project. Tom Stuart Construction is qualified and capable of completing this waterline project.

Let me know if additional information is needed.

Kevin

Kevin Campbell, P.E.
Centerville City Engineer

Kevin Campbell, P.E.
ESI Engineering, Inc
3500 S. Main St.
SLC, Ut 84115
801.263.1752

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
2/6/2018**

Item No. 3.

Short Title: Public Hearing - Final Subdivision - Rigby Court

Initiated By: Fred Hale, Applicant

Scheduled Time: 7:15

SUBJECT

Consider the Final Subdivision Plat for Rigby Court Subdivision located at approximately 150 East Jennings Lane - Fred Hale, Applicant

RECOMMENDATION

Approve the Final Subdivision Plat for Rigby Court Subdivision located at approximately 150 East Jennings Lane, subject to the conditions and based on the findings set forth in the Staff Report.

BACKGROUND

On January 24, 2018, the Planning Commission reviewed and recommended for approval the proposed Final Subdivision Plat for the Rigby Court Subdivision located at approximately 150 East Jennings Lane. The Staff Transmittal Report for this application is attached.

ATTACHMENTS:

- | | Description |
|---|--|
| □ | 01-24-2018 CC Transmittal Report Rigby Court |
| □ | Rigby Court Final Subdivision Submittal |
| □ | 01/24/2018 PC Staff Report Rigby Court Final Subdivision |
| □ | 01-24-2018 PC Preliminary Minutes |

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

CITY COUNCIL TRANSMITTAL REPORT

APPLICANT: **FRED HALE**
 63 WEST 1750 NORTH
 CENTERVILLE, UT 84014
 (fredh@colonialbuilding.com)

OWNERS: **FRED L. & CHERYL HALE**
 63 WEST 1750 NORTH
 CENTERVILLE, UT 84014
 (fredh@colonialbuilding.com)

PROPERTY LOCATION: **150 EAST JENNINGS LANE (1700 NORTH)**

PARCEL SIZE: **3.046 ACRES**

ZONING DISTRICT: **AGRICULTURAL-LOW (A-L)**

APPLICATION: **FINAL SUBDIVISION PLAT AND PLANS WITHIN THE**
 HILLSIDE OVERLAY

PC RECOMMENDATION: **APPROVE WITH CONDITIONS FOR FINAL**
 SUDIVISION SUBMITTAL TO CITY COUNCIL

BACKGROUND

On December 13, 2017, the Planning Commission approved the Preliminary Plan for the Rigby Court Subdivision, provided the preliminary plat technical engineering issues be deemed acceptable by the City's Development Review Committee (DRC). The applicant revised the preliminary plans and submitted them to the DRC. The DRC reviewed the plans on December 27th and deemed them acceptable with a few revisions. Most notably, the applicant had scheduled a meeting with Weber Basin Water to finalize the infrastructure plan to provide secondary water service for the subdivision. The DRC then requested that the applicant provide written verification of secondary water service, as part of the final subdivision approval process.

On January 24, 2018, the Planning Commission reviewed the Final Subdivision Plans and Plat and recommended approval of the Final Plat, subject to specific conditions as part of the recommendation to the City Council

PLANNING COMMISSION RECOMMENDATION

On January 24, 2018, the Planning Commission recommended to the City Council to approve the Final Subdivision Plat and Plans for the Rigby Court Subdivision, subject to the following:

1. The Final Recordable Subdivision Plat shall reflect the lot layout and engineering dated December 27, 2017, or as amended by the City in preparation of its recording.
2. The Final Plat shall provide a plat note indicating that a City right-of-way "encroachment permit" is required for construction of and use of the alley's drive access point from the public roadway.
3. Weber Basin Water shall provide written acceptance of the secondary water infrastructure plans to establish this service to the subdivision, prior to the recordation of the subdivision plat with Davis County.
4. The subdivision construction plans shall be deemed acceptable to the City Engineer prior to recordation of the subdivision plat with Davis County
5. A Final Paper Plat shall be submitted to the City Recorder's office to be reviewed by the City staff to ensure plat compliance with City's approved format, approval final layout, survey standards, and owner dedications. Such paper plat shall be deemed acceptable by the City Attorney and City Engineer prior to preparation and submittal of the final recordable linen plat to the City.
6. A Preliminary Title Report shall be submitted to the City with the Final Paper Plat Submittal to the City Recorder.
7. The required improvement bond and associated fees shall be prepared, reviewed, and paid prior to the recordation of the subdivision plat with Davis County
8. After the plat recording, a preconstruction meeting shall be held with the City that includes all parties that are installing the public and utility service infrastructure.

Suggested Reasons for the Action:

- a) The Planning Commission finds that Final Plat and Plans are consistent with the previous Conceptual Plan Acceptance directives and Preliminary Subdivision Plan Approval.
- b) The Planning Commission finds that the final subdivision complies with the applicable regulations of the subdivision and Hillside Overlay ordinances.

Planning Commission Vote (7-0):

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

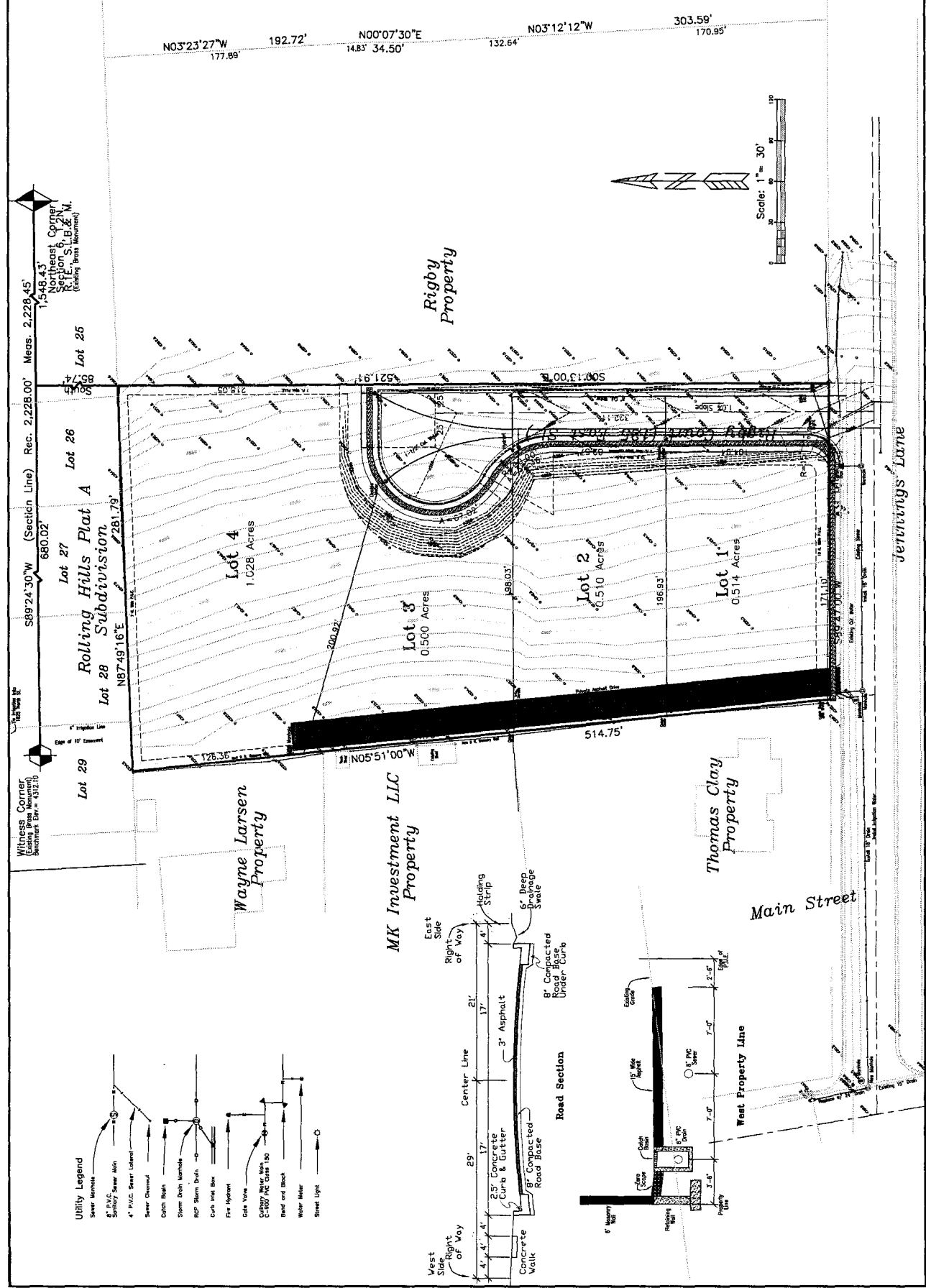
PREVIOUS PLANNING COMMISSION MEETINGS

- ✓ November 15, 2017 – Conceptual Subdivision Review
- ✓ December 13, 2017 – Preliminary Subdivision Review
- ✓ January 24, 2018 – Final Subdivision Review

Balling Engineering • Surveying • Planning
325 East Pages Lane
P.O. Box 805
Cortezville, Utah 84014
Phone: (801) 589-7305
Email: scottballing@balling.com

Specifications

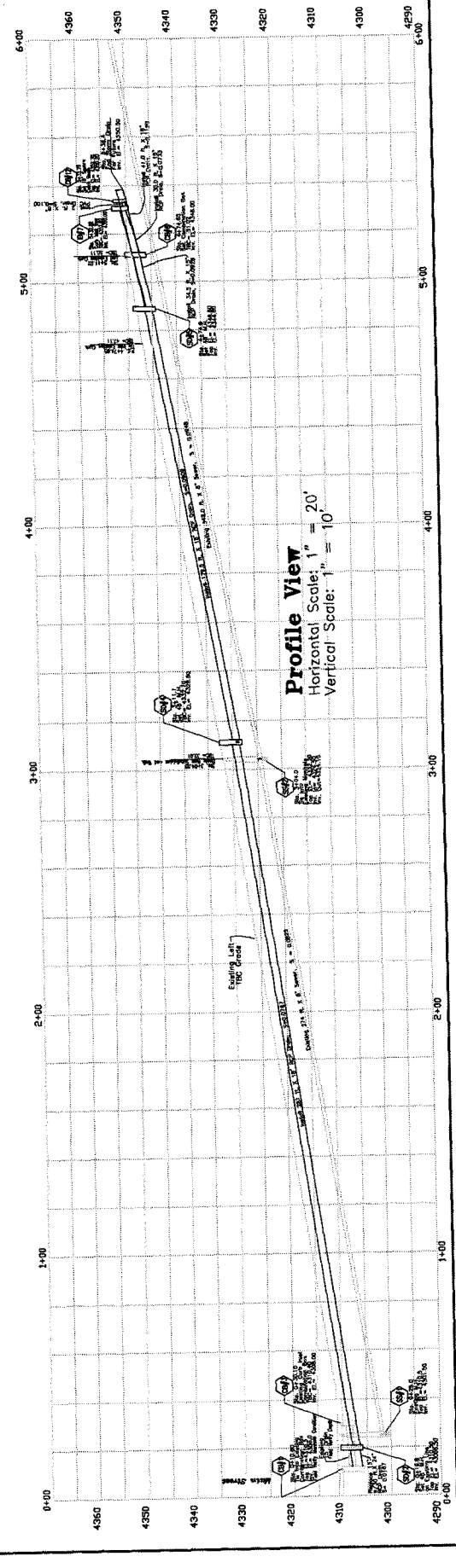
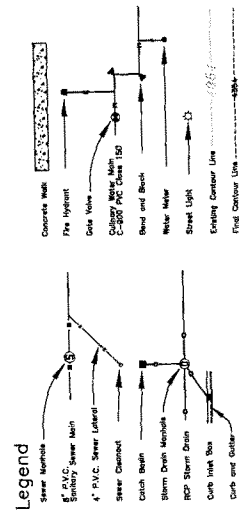
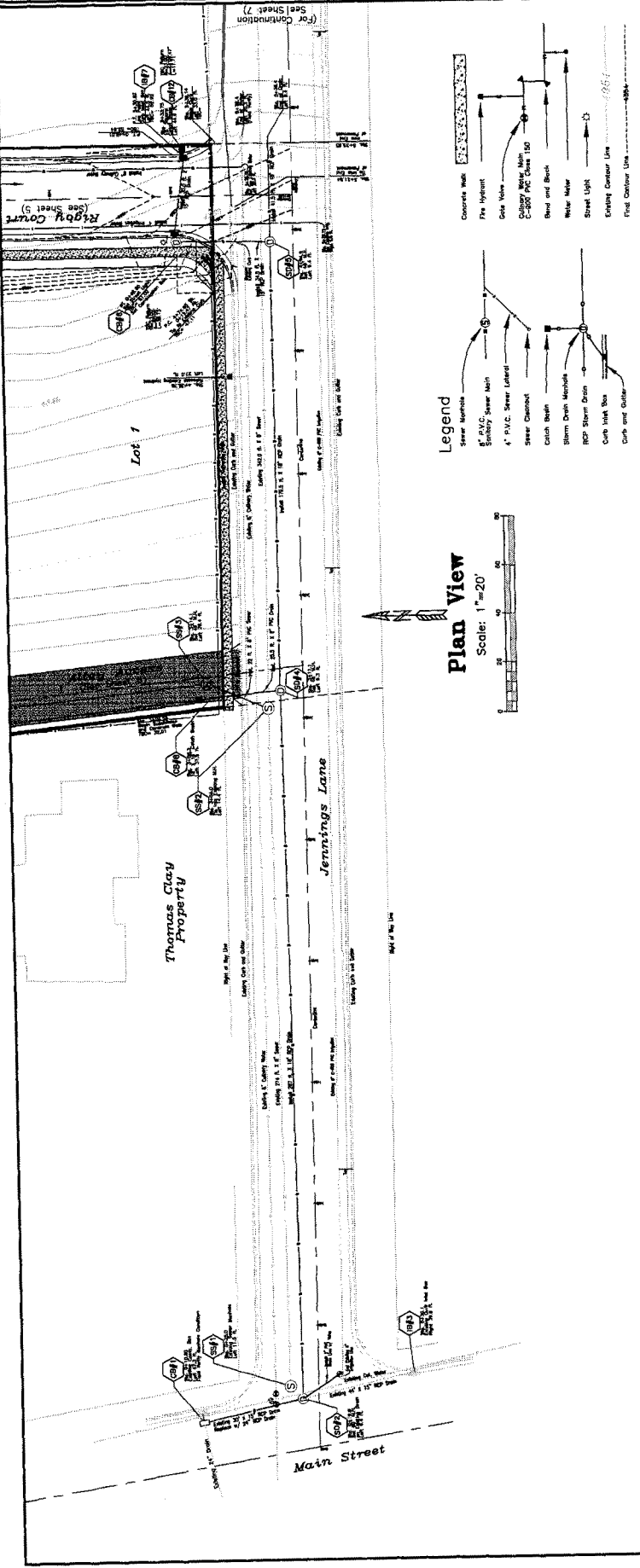
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Revisions	By	Date	Description
1	J.S. Balling	10-17-17	Initial Design
2	J.S. Balling	11-15-18	Revised Design
3	J.S. Balling	11-15-18	Final Design
4	J.S. Balling	11-15-18	Final Design

Rigby Court Subdivision
Jennings Lane Improvements
Routledge & Associates, Inc.
Cedarville, Utah
Phone: 801-398-1804
Fax: 801-398-1804
Email: info@routledgeandassociates.com

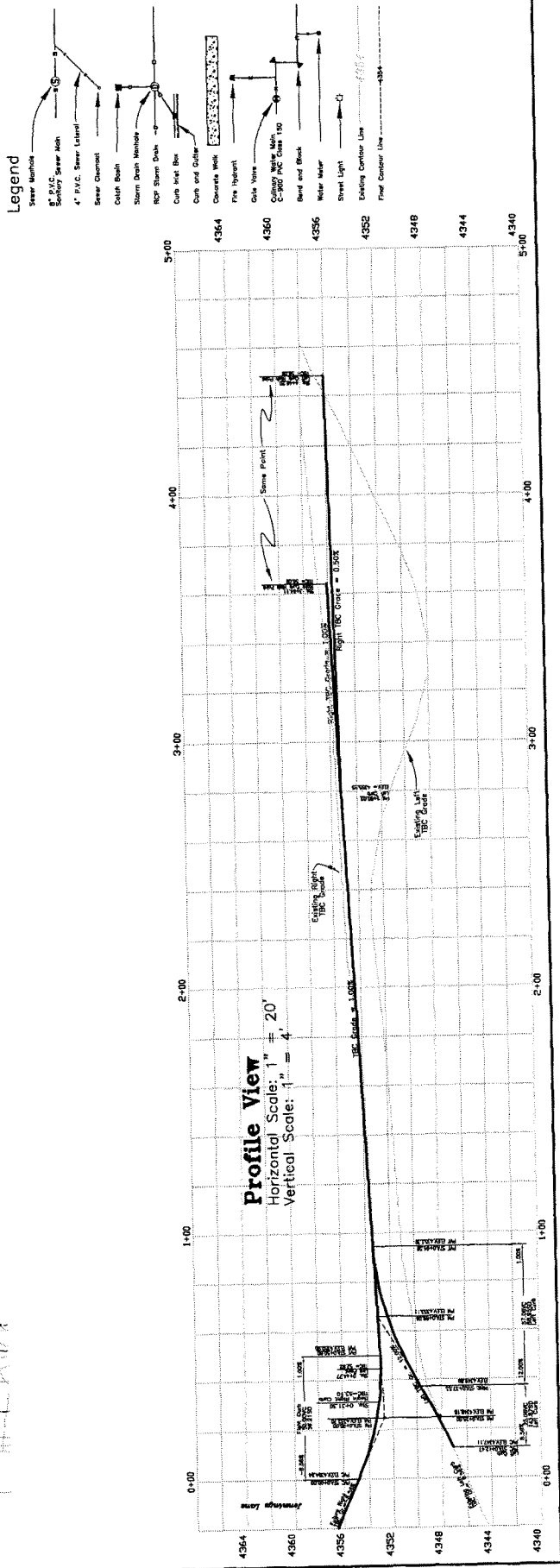
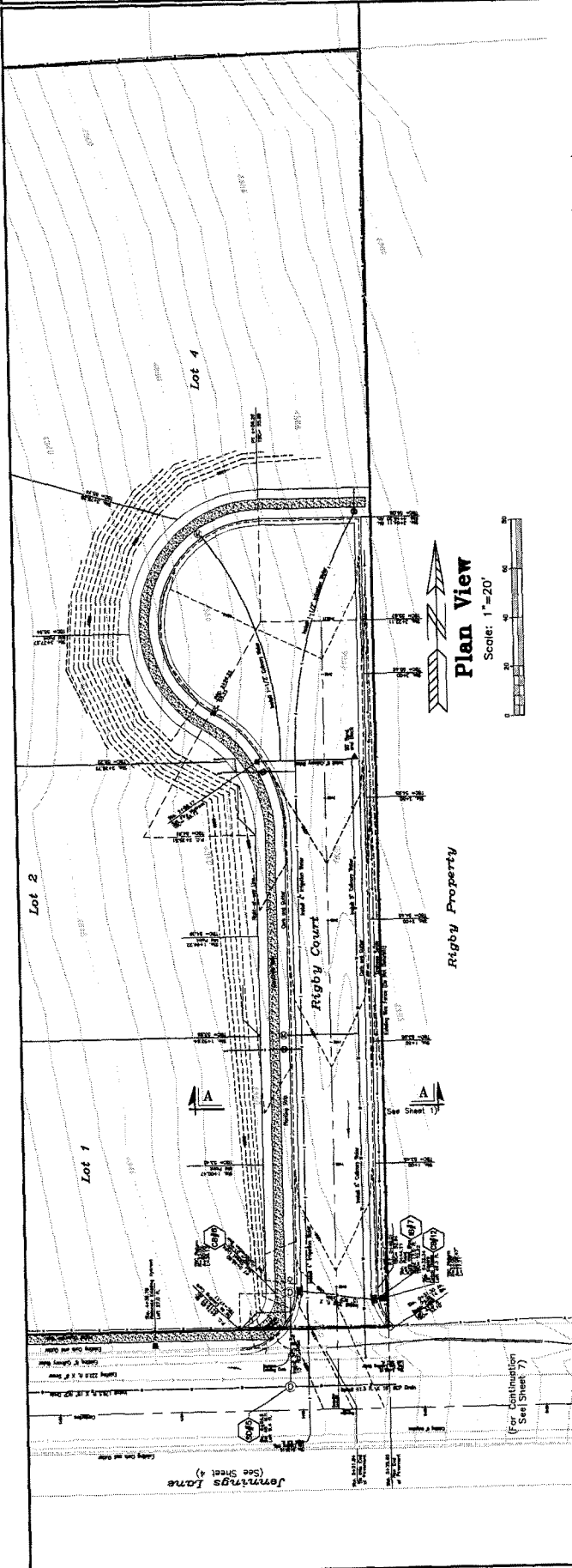
Balling Engineering
Civil Engineering • Surveying • Planning
1200 E. 900 S.
Cedarville, Utah 84014
Phone: (801) 588-7306
Email: jballing@ballingeng.com



REVISIONS		Date	Description	By

Rigby Court Subdivision
Rigby Court Improvements

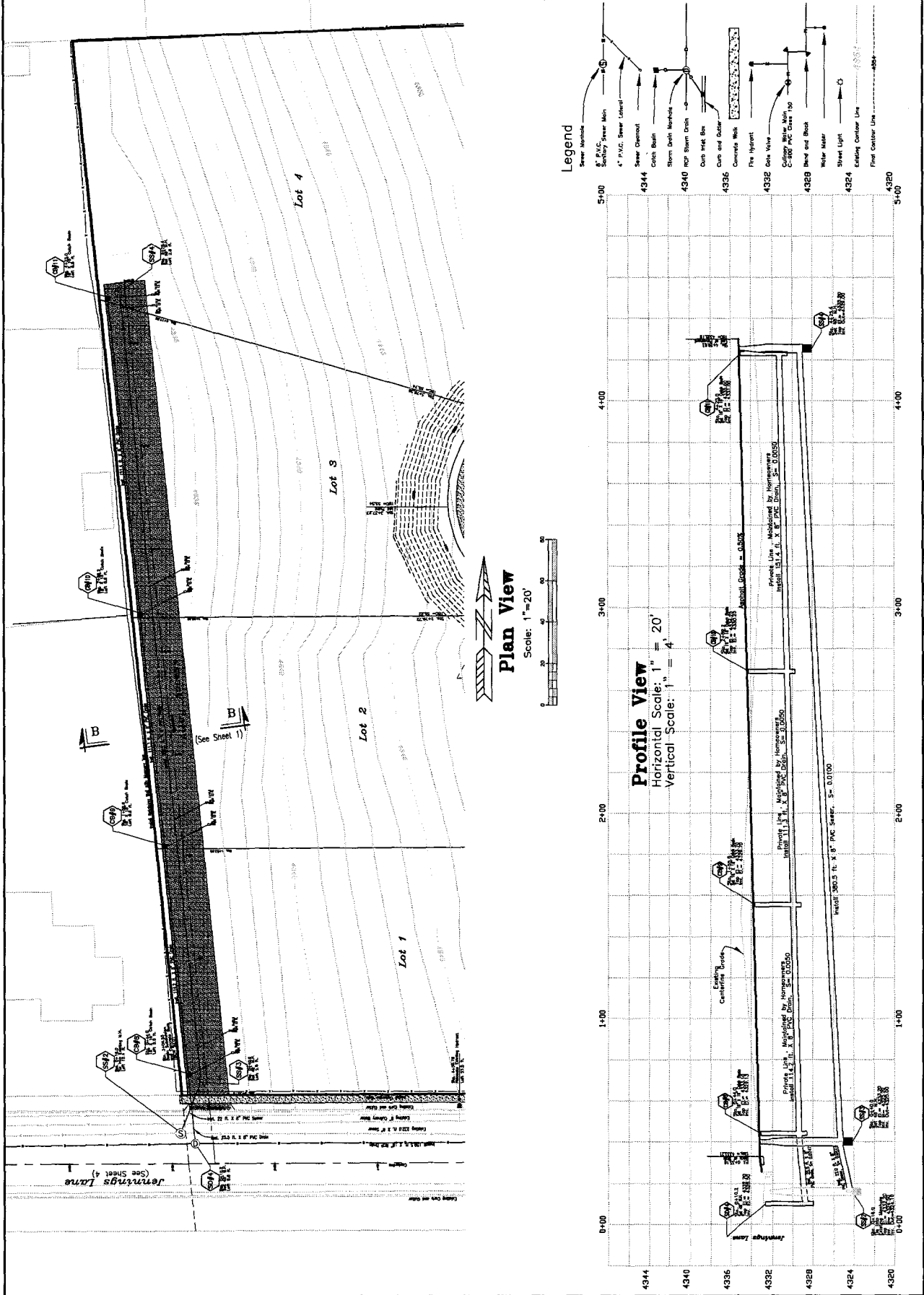
Balling Engineering • Surveying • Planning
Civil Engineering
P.O. Box 606
Carmelville, Utah 84014
Phone: (801) 666-7306
Email: jballing@ballingengr.com

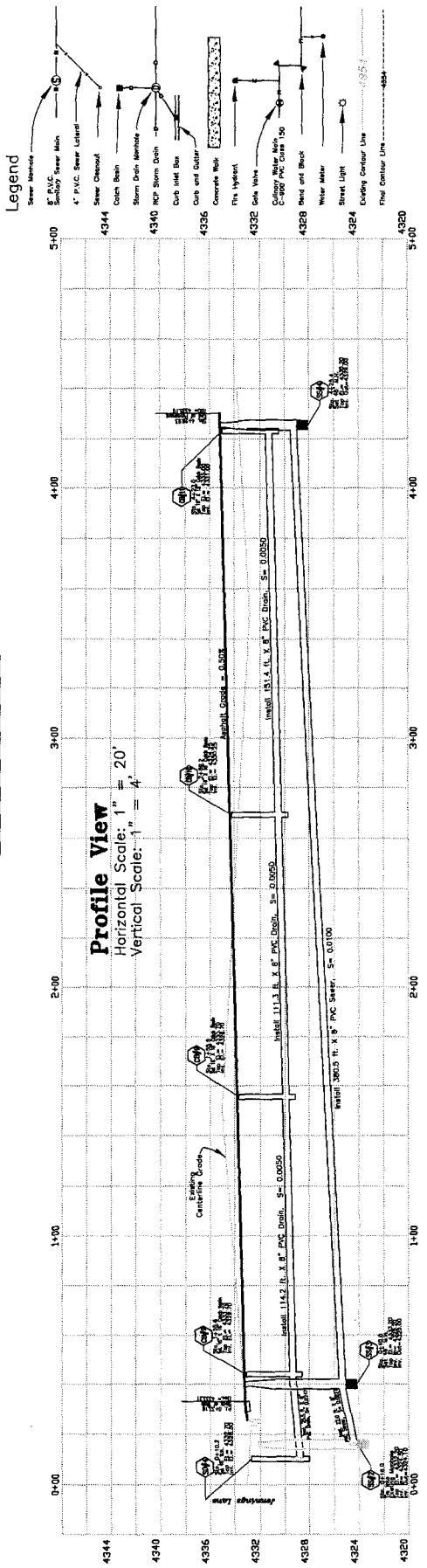
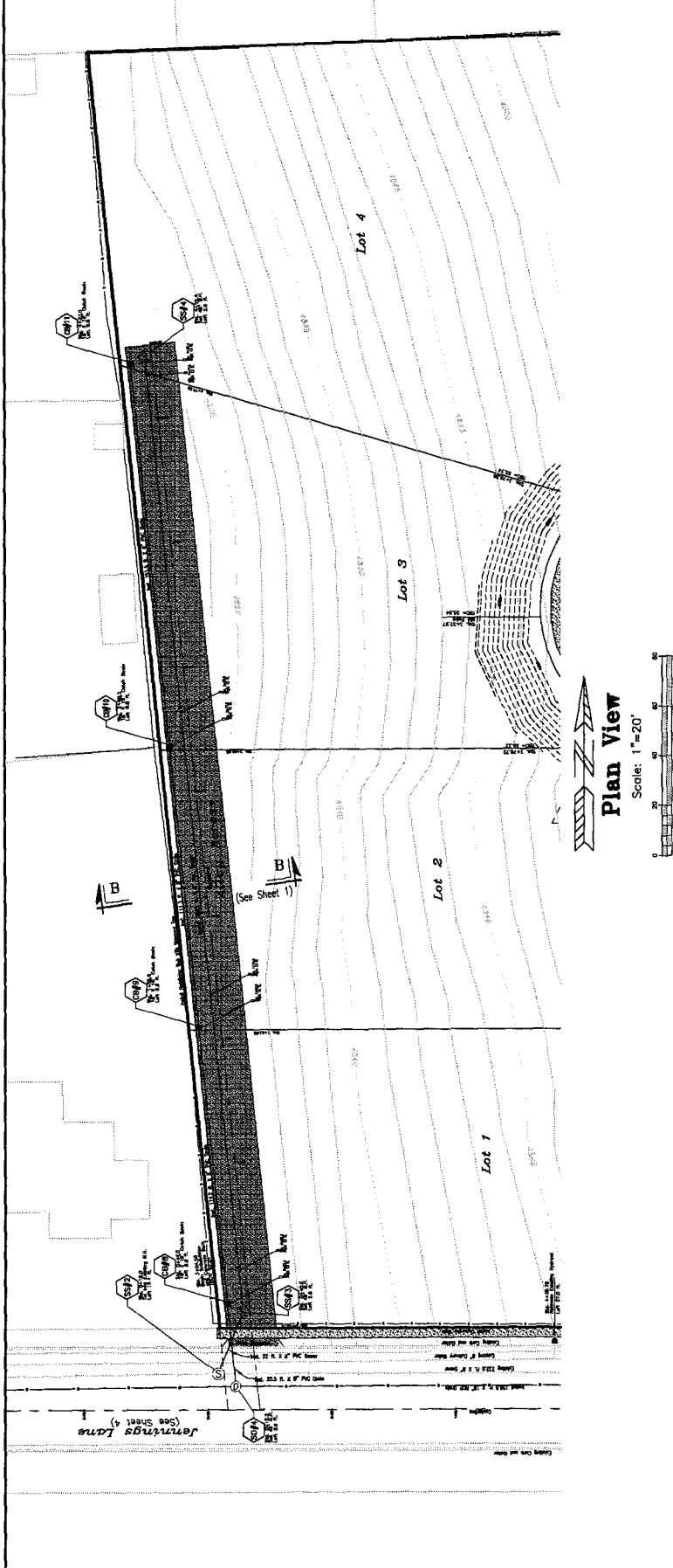


Surveyor	J.S. Baling	Date Surveyed	10-17-17	Drafting	J. S. Baling	Checked By	J. S. Baling	Date Approved	1-18-18	File Number
Revisions Date Description By										

Rigby Court Subdivision
Alley Access Improvements

Balancing Engineering • Surveying • Planning
P.O. Box 805
323 E. Paces Lane
Cortezville, Utah 84014
Phone: (801) 588-7305
Email: jacoball@earthlink.net



[illegible]

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

**STAFF REPORT
AGENDA: ITEM 3**

APPLICANT: **FRED HALE**
63 WEST 1750 NORTH
CENTERVILLE, UT 84014
(fredh@colonialbuilding.com)

OWNERS: **FRED L. & CHERYL HALE**
63 WEST 1750 NORTH
CENTERVILLE, UT 84014
(fredh@colonialbuilding.com)

PROPERTY LOCATION: 150 EAST JENNINGS LANE (1700 NORTH)

PARCEL SIZE: **3.046 ACRES**

ZONING DISTRICT: **AGRICULTURAL-LOW (A-L)**

APPLICATION: **FINAL SUBDIVISION PLAT AND PLANS WITHIN THE
HILLSIDE OVERLAY**

STAFF RECOMMENDATION: **APPROVE WITH CONDITIONS FOR FINAL
SUBDIVISION SUBMITTAL TO CITY COUNCIL**

BACKGROUND

On December 13, 2017, the Planning Commission approved the Preliminary Plan for the Rigby Court Subdivision, provided the preliminary plat technical engineering issues be deemed acceptable by the City's Development Review Committee (DRC). The applicant revised the preliminary plans and submitted them to the DRC. The DRC reviewed the plans on December 27th and deemed them acceptable with a few revisions. Most notably, the applicant had scheduled a meeting with Weber Basin Water to finalize the



infrastructure plan to provide secondary water service for the subdivision. The DRC then requested that the applicant provide written verification of secondary water service, as part of the final subdivision approval process.

FINAL SUBDIVISION REVIEW - CHAPTER 15.04

15.04.010 Final Plat – The purpose of the final plat is to require formal approval by the Planning Commission and City Council before a subdivision plat is finalized and recorded in the office of the Davis County Recorder and to ensure compliance of the subdivision with applicable ordinances. The final plat and all information and procedures relating thereto shall in all respects be in compliance with the provisions of this Title. The final plat and construction plans submitted shall conform in all respects to those regulations and requirements specified during the preliminary plat procedure.

PREVIOUS PRELIMINARY SUBDIVISION APPROVAL

On *December 13, 2017*, the Planning Commission approved the Preliminary Plan for the Rigby Court Subdivision, subject to the following conditions:

1. This Preliminary Approval is subject to the City's Approval of the applicant's petition to amend the Hillside Overlay Zone provisions, or the subdivision plan layout shall be altered to comply with the adopted/modified provisions, prior to submittal of any Final Subdivision application and submittal.

Staff Comment – On 1/16/2018 Council approved amendments for the A-L Zone width requirements in the Hillside Overlay Zone. It appears ~~the final subdivision plans are compliant~~ with the amended provisions.

2. A Final Subdivision Applications shall be submitted in accordance of CMC 15.04 of the Subdivision Ordinance. ~~Completed on 12/27/2018~~

The Final Subdivision Plat shall provide the following notes for the private alley or as recommended by the City Attorney:

- The private alley has been provided by the original developer for the convenience of accessing the rear yards of all lots within the subdivision. ~~-Complete-~~
- A City right-of-way "encroachment permit" is required for construction of and use of the alley's drive access point from the public roadway. – Not Addressed-
- The use of the private alley is an "accessory amenity" for the convenience of the lot owners to establish any allowable accessory use of the lots. ~~-Complete-~~
- The private alley shall not be used for any commercial/industrial nature or other like practices that generates frequent and consistent traffic to and from the rear yard of the lots. ~~-Complete-~~

3. The construction plans for the subdivision shall address the provision of secondary water service and shall acquire any needed off-site easements prior to any approval and recordation of a final subdivision plat. - In progress, not complete-
4. The submittal of the Final Subdivision Plat and Plans shall be submitted to the City's Development Review Committee (DRC) and shall be deemed complete and in compliance with the Hillside Overlay provisions and this preliminary plan approval, prior to scheduling the final plat for review by the Planning Commission. -Complete-
5. If any dispute arises between the DRC and the applicant during the final subdivision review by the DRC, the DRC shall remand this preliminary approval back to the Planning Commission for resolution, prior to scheduling the final subdivision for Planning Commission consideration. -No Disputes Occurred-

PLANNING STAFF RECOMMENDATION

I hereby make a motion for the Planning Commission to RECOMMEND the Final Subdivision Plat and Plans for the Rigby Court Subdivision, subject to the following:

1. The Final Recordable Subdivision Plat shall reflect the lot layout and engineering dated December 27, 2017, or as amended by the City in preparation of its recording.
2. The Final Plat shall provide a plat note indicating that a City right-of-way "encroachment permit" is required for construction of and use of the alley's drive access point from the public roadway.
3. Weber Basin Water shall provide written acceptance of the secondary water infrastructure plans to establish this service to the subdivision, prior to the recordation of the subdivision plat with Davis County.
4. The subdivision construction plans shall be deemed acceptable to the City Engineer prior to recordation of the subdivision plat with Davis County.
5. A Final Paper Plat shall be submitted to the City Recorder's office to be reviewed by the City staff to ensure plat compliance with City's approved format, approval final layout, survey standards, and owner dedications. Such paper plat shall be deemed acceptable by the City Attorney and City Engineer prior to preparation and submittal of the final recordable linen plat to the City.
6. A Preliminary Title Report shall be submitted to the City with the Final Paper Plat Submittal to the City Recorder.
7. The required improvement bond and associated fees shall be prepared, reviewed, and paid prior to the recordation of the subdivision plat with Davis County.
8. After the plat recording, a preconstruction meeting shall be held with the City that includes all parties that are installing the public and utility service infrastructure.

Suggested Reasons for the Action:

- a) The Planning Commission finds that Final Plat and Plans are consistent with the previous Conceptual Plan Acceptance directives and Preliminary Subdivision Plan Approval.
- b) The Planning Commission finds that the final subdivision complies with the applicable regulations of the subdivision and Hillside Overlay ordinances.

PRELIMINARY DRAFT

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, January 24, 2018

7:00 p.m.

A quorum being present at Centerville City Hall, 250 North Main Street, Centerville, Utah.
The meeting of the Centerville City Planning Commission was called to order at 6:56 p.m.

MEMBERS PRESENT

Cheylynn Hayman, Chair
Kevin Daly, Vice Chair
Kathy Helgesen
David Hirschi
Logan Johnson
Becki Wright
Gina Hirst

STAFF PRESENT

Cory Snyder, Community Development Director
Lisa Romney, City Attorney
Cassie Younger, Assistant Planner
Avalon Comly, Recording Secretary

VISITORS

Interested citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER

PUBLIC HEARING – ZONING TEXT AMENDMENT – CHICKEN AND RABBIT

PERMITS

Cassie Younger, Assistant Planner, explained that at the last Planning Commission meeting the Commission discussed the City Council's suggestion to abolish the renewal permit that is currently required for chicken and rabbit owners in Residential-Low Zones. During that meeting of the Planning Commission, the Commissioners agreed with staff that an initial permit should be required for chicken and rabbit owners. The Planning Commission suggested an annual "Chicken Census" be developed, in lieu of a renewal permit, to keep a record of residents who currently have chickens in the community in the case of disease outbreaks related to these animals. Expiration of the initial permit would follow the same rules as an abandonment of use in the Zoning Code – not having chickens for more than twelve (12) months would expire the permit.

Commissioner Hayman asked if the permit and census would apply only to chickens or to rabbits as well. Ms. Younger replied that the permit and annual census would also apply to rabbit owners.

Commissioner Wright asked if rabbits need a permit for pet use and Cory Snyder, Community Development Director, clarified that owners would only need a permit if the rabbits were being kept for family food use.

Chair Hayman opened a public hearing at 7:01 p.m., and closed the hearing at 7:01 p.m. seeing that no one wished to comment.

Vice Chair Daly commented that he feels it is strange to require permits for chickens and rabbits for family food use in Residential-Low Zones but not in Agricultural Zones. He feels that if permits are being required to keep a record of animals in cases of disease outbreaks, then both zones should have permits required. If not, then permits should not be required in either zone as it creates an undue burden for residents in Residential-Low Zones and for Staff.

Commissioner Wright asked staff how many agricultural parcels there are in Centerville versus Residential-Low parcels. Mr. Snyder responded that he does not know but he reminded the Commissioners that tracking owners of chickens and rabbits in Residential-Low Zones for possible health concerns is not what the permit is for – the permit is for land use. In Agricultural Zones it is assumed that the land is being used for raising animals, whereas that is not the assumption in Residential-Low Zones. The permits were required in Residential-Low Zones because there is a potential impact on the community to using land in those zones for animal production. Mr. Snyder acknowledged, however, that some disconnect still exists in that apiaries are allowed in Residential-Low Zones with no permit, whereas chickens and rabbits still require permits.

Chair Hayman asked what other cities do in regards to permitting for chickens and rabbits. Mr. Snyder replies that Centerville's permitting process is very similar to other cities.

Commissioner Wright made a **motion** to recommend to the City Council approval of the amendments to Zoning Code CZC.12.55.240 as shown below, with reasons for action (1) and (2). Commissioner Hirschi seconded the motion.

(a)(2) ~~An annual~~ A permit shall be obtained from the City as described in CZC 12.21.090. In addition to the permit application forms, the City shall provide with all ~~initial~~ permit application packets, ~~as opposed to annual renewal permit applications~~, educational information as deemed necessary and appropriate by the City, including, but not limited to, information regarding the raising of chicken or rabbits, poultry and rabbit health care, and maintenance issues. All permits shall be non-transferrable to another person or property. Permits shall expire after 12 months of continuous non-use. City Staff shall send out an Annual Survey to determine status of permits. All permit applications shall also include the following:

(E) ~~For initial permits, an~~ An acknowledgement and consent form requiring signature from the applicant that he or she has read the supplemental educational information and agrees to abide by the terms and conditions of applicable ordinances. The acknowledgement shall also include language acknowledging

that the permit is not transferrable to another person or property and expires after one year of non-use.

Reasons for Action

1. The proposed zoning text changes are consistent with the goals and objectives of the General Plan [12-21-080(e)(1)].
2. The onetime permit allows residents in applicable zones to raise chickens and rabbits for family food production. [CZC 12.55.140]

Vice Chair Daly made a comment that he is inclined to vote yes on the motion because it is a step towards reducing the burden on residents in Residential-Low Zones and on Staff, though he doesn't believe a permit is needed at all. Commissioner Johnson agreed with Commissioner Daly and hoped that the City Council would consider moving in the direction of not requiring a permit for chickens and rabbits in Residential-Low Zones.

Chair Hayman said that she does not have a problem with licensing chickens and rabbits as she has to license her dogs each year.

Commissioner Wright commented that she appreciates having the permit as it means that residents who have chickens and rabbits in Residential-Low Zones have been given information on properly caring for the animals.

The motion passed unanimously (7-0).

**PUBLIC HEARING – PRELIMINARY SUBDIVISION – BOULDER SUBDIVISION 60 N
1400 WEST**

Commissioner Hirst and Commissioner Johnson recused themselves from considering this matter due to conflicts of interest.

Mr. Snyder explained that the applicant desires to subdivide an existing building and create a condominium plat for four spaces within the building. The Planning Commission previously reviewed and accepted the Conceptual Subdivision for the Boulder Subdivision. The applicant would now like a Preliminary Subdivision review. Mr. Snyder mentioned that currently the Preliminary Plans do not address compliance with any related building and fire code provisions regarding the conversion of the building into condominium spaces. Also, parking capacity and limitations are not spelled out on the plat or in the associated CC&R's to inform buyers to minimize conflicts between potential various owners within the building. Staff recommends approval of the preliminary subdivision on the condition that the applicant address these matters for the final plat review.

Chair Hayman asked about whether the owner of the north side of the building has concerns about his parking being impacted by this change, as there is a shared parking arrangement between the owner on the north side of the building and the applicant. Mr. Snyder

1 said that the north side owner is present at the meeting and will be speaking to this matter during
2 the public hearing.

3
4 The applicant, John Stout, was invited to speak and seeing that he was not present, Chair
5 Hayman opened a public hearing at 7:17 p.m.

6
7 Jerry Cook – Mr. Cook said that he is the founder and President of a company called
8 Interform which has grown every year, and which employs 110 people. He currently owns the
9 building to both the north and the south of the building owned by Mr. Stout. He provided some
10 history on ownership of these buildings. Mr. Cook explained that he is currently experiencing
11 parking problems at his building, and is disappointed in previous Planning Commissions for not
12 considering the parking issue. Parking is a serious concern for Mr. Cook and he explained that
13 between parking at Mr. Stout's building and his building to the north, the lot is currently full. He
14 said that he would like to sublet part of one of his buildings to another company that approached
15 him, but he can't even guarantee that the sublessee would have parking available to them, so he
16 might not be able to lease his property, which he explained will cause him to lose revenue. He
17 mentioned that the current parking conditions are putting more and more strain on other buildings
18 as well. Mr. Cook said he thought there was supposed to be a shared parking agreement that
19 was to be recorded and filed with the preliminary plans for the subdivision, but he cannot find such
20 an agreement. As such, he cannot see if the agreement was just between the original owners or
21 if it was an agreement to go on in perpetuity.

22
23 Mr. Cook also pointed out that in the original site plans there is a comment in the notes
24 that both lots stand on their own equal to sustain themselves. But also, in the same minutes, it
25 said that the lots can't stand on their own without shared parking. Mr. Cook stated that this is an
26 inconsistency.

27
28 Finally, Mr. Cook said that he thinks the City tried to accommodate the original owners of
29 the buildings who were related to each other, and did not think about what would happen if the
30 businesses expanded or ownership changed hands. He stated that each of the buildings are less
31 valuable or less likely to sell due to the fact that future tenants cannot be guaranteed parking and
32 that he would disclose the parking problem to any future buyer of his building.

33
34 Paul Hirst – Mr. Hirst stated that he represents the Cook's and the Hirst's as their engineer.
35 He asked that the Planning Commission not allow Mr. Stout to enlarge his parking. Their use is
36 such that if they keep the same mix of warehouse to office they would be required to have 43
37 stalls. Mr. Hirst says that based upon the plans submitted they only have 41 stalls if they take out
38 overhead doors and put parking stalls in front of them. Currently, with the overhead doors in place,
39 there are effectively 37 stalls. Mr. Cook is also required to have 43 stalls for his property to the
40 north, based upon his Use as approved by the City. In striped stalls he has the capability of
41 providing 35 stalls. This means that both buildings are deficient in parking. Mr. Hirst said that if
42 the Stout building was converted to office use today, they would require 72 stalls, which is
43 completely impossible. Mr. Hirst said that while the owners are free to subdivide the property any
44 way they want, there need to be strict restrictions recorded with the condominium documents that
45 limit them to the stalls that the property can produce. He stated again that he is requesting the

owners not be allowed to enlarge or change the use of the building as it is presently constituted, as they would be in violation of the ordinance.

Seeing that no one else wished to comment, the public hearing was closed at 7:33 p.m. by Chair Hayman.

Chair Hayman asked Mr. Snyder to address the comment that Mr. Cook made regarding inconsistencies in the original report. Mr. Snyder said that in the original report the staff had acknowledged that when the project was developed there was insufficient parking for one of the lots and quoted the City ordinance that owners have to maintain all of their stalls on their lot, unless another mechanism is provided. The Stouts then explained to a past Planning Commission that between the two lots there was sufficient parking in aggregate. As such, the Stouts asked the Planning Commission to approve a shared use allowance for parking between both lots, which was approved. Mr. Snyder explained that he has examined the original approval and found that between both lots the total approved office space was 12,419 sf, which required 62 parking stalls. The total warehouse use that was approved between both lots was 23,546 sf which required 24 parking stalls. Thus, the total site requirement was 86 stalls. The approved site plan provided 87 stalls, which is sufficient parking to cover the uses as built as originally approved.

Mr. Snyder agreed with Mr. Cook that the issue of convenience and territorializing of parking stalls may raise some concerns. However, recorded on the plat is the Shared Access and Use Agreement. At the moment, based on the current use, the two buildings are at capacity in terms of parking. This is why, Staff believes, the parking capacity and limitations need to be spelled out on the final plat and in the associated CC&R's to inform future buyers to minimize conflicts between potential various owners within the building.

Mr. Snyder pointed out that this issue would exist whether there was a shared access parking agreement between the buildings or not. He says that if the use of the building is to be changed, there would be a process for amending or changing the use. The owners would then be subject to either the limitations of the parking they have built or what can be installed in the future. Limitations on how much an owner can expand would also in part be determined by how much parking can be provided. If either party needed to go above the shared use capacity of 87, business licenses and site plan amendments would be held up until additional parking could be accounted for. If adequate parking could not be provided then the change to another use would not be approved by the City.

Mr. Snyder said that from Staff's view, there is no reason to deny a condominium use, as proposed, as it is an allowed use in the zone where the property is located, but that it is very important that in the condominium conversion for the future owner parking limitations be noted on the plat.

Commissioner Hirschi asked where the shared parking agreement is. Cory Snyder said it was approved and noted on the plat. There are no territorial preferences noted on the plat. Commissioner Hirschi said that he feels that any future buyers should be made aware of the parking issues when they buy the property. Mr. Snyder said that the only way the City can ensure that is to put notes on the site plan approvals and on the plats.

1
2 Lisa Romney suggested revisions to the Conditions for Approval of the preliminary plan
3 as follows:
4

- 5 5. The parking capacity and limitations are to be spelled out in the associated in the
6 associated CC&R's to inform future buyers to minimize conflicts between potential various
7 owners within the building and added as a note on the plat.
8 6. All existing easements of record must be shown on the plat.
9

10 Chair Hayman agreed with Ms. Romney's suggestion.
11

12 Commissioner Wright asked if the Planning Commission would be given the opportunity
13 to discuss the building use when reviewing the preliminary site plan. Mr. Snyder replied that there
14 will not be any site plans in this case, because the Stout building is built out and all construction
15 would be interior. Chair Hirschi confirmed with Mr. Snyder, however, that there is a condition for
16 approval that talks about recording all the parking regulations and any kind of easements that
17 exist and that if any use change were to occur the owners would also require an additional
18 approval that they were following the parking requirements for the new use.
19

20 Commissioner Wright stated that it is obvious to her that the situation is not ideal with
21 parking. She said that it is important moving forward to record parking easements and
22 agreements, and that if the building use is going to change, then parking will need to be
23 addressed. She stated that she believes the owner should be allowed to subdivide the building
24 into condominiums as it does not violate any ordinances, as long as regulations are followed
25 regarding how much parking is needed according to future use changes. Commissioner Daly
26 agreed and said he does not think the owner can be prevented from changing the use of his
27 building.
28

29 Commissioner Hirschi asks for a 7th Condition for Approval of the preliminary plan that the
30 Shared Access and Parking Agreement be recorded so that it will appear on the preliminary title
31 reports and is part of the closing package as the condominium owners buy properties. Lisa
32 Romney responded that she was a little concerned about requiring the Shared Access and
33 Parking Agreement to be recorded as there is only one applicant for the subdivision, where this
34 agreement effects two different properties, and legal issues may arise from encumbering
35 someone else's property who is not part of this application. Commissioner Hirschi said that he
36 disagreed with Lisa's response as the property owner had previously signed the agreement and
37 had therefore already agreed to submit his property to the agreement. Ms. Romney asked about
38 the form and legal status of the referenced Shared Access Agreement. Mr. Snyder said it is his
39 recollection that the Shared Access Agreement just needed to be in recordable form and the
40 original plat was that recordable form. Ms. Romney suggested a 7th condition be added that Staff
41 research and report back to the Planning Commission on the form and status of the Shared
42 Access Agreement.
43

44 Chair Hayman made a **motion** for the Planning Commission to approve the Preliminary
45 Plan for the Boulder Condominium Subdivision, with conditions (1)-(7) below and Reasons for
46 Action (a) and (b). Commissioner Hirschi seconded the motion which passed unanimously (5-0).

- 1
- 2 1. A Final Subdivision Application shall be submitted in accordance of CMC 15.04 of the
- 3 Subdivision Ordinance.
- 4 2. The drafted HOA and CC&R's documents are to be deemed acceptable by the City
- 5 Attorney prior to final subdivision plat review by the Planning Commission.
- 6 3. The Final Plans shall be submitted to the City Building Official and South Davis Metro
- 7 Fire District for compliance with any related building and fire code provisions regarding
- 8 the conversion of the building into condominium spaces.
- 9 4. The applicant shall obtain written confirmation regarding compliance with applicable
- 10 building and fire code provisions.
- 11 5. The parking capacity and limitations are to be spelled out in the associated CC&R's to
- 12 inform future buyers to minimize conflicts between potential various owners within the
- 13 building and added as a note on the plat.
- 14 6. All existing easements of record must be shown on the plat.
- 15 7. Staff will research and report back to the Planning Commission on the form and status
- 16 of the Shared Access Agreement.
- 17

18 **FINAL SUBDIVISION – RIGBY COURT- 150 E JENNINGS LANE**

19

20 The owner, Fred Hale, has previously received comments from the DRC regarding his

21 preliminary plans for a four-lot subdivision. Mr. Snyder reported that Staff recommends approval

22 of the Final Subdivision Plat and Plans, on condition that the Final Plat provide a plat note

23 indicating that a City right-of-way "encroachment permit" is required for construction of and use

24 of the alley's drive access point from the public roadway, and that Weber Basin Water provide

25 written acceptance of the secondary water infrastructure plans to establish this service to the

26 subdivision prior to the recordation of the subdivision plat with Davis County. Mr. Snyder and

27 Vice Chair Daly recapped previous issues that had arisen about installing sidewalks in front of the

28 subdivision. Mr. Snyder explained again that the ordinance currently requires sidewalks unless

29 in an area where sidewalks are not required. Currently, there are no areas expressly defined as

30 not being required to install sidewalks.

31

32 Owner Fred Hale said that since the last time he was before the Planning Commission he

33 met with Weber Basin Water and had the route for the secondary water planned, but is waiting

34 for Weber Basin to help them with design. He said he expects a letter in the next week or two to

35 come from Weber Basin Water which should resolve this. He stated that he planned on putting

36 in sidewalks from the beginning of the process. He acknowledged that he needs a permit for a

37 private lane and needs to have it noted on the plat. Other than those items, Mr. Hale said he is

38 ready to proceed with construction.

39

40 Commissioner Hirst asked if the engineer reviewed construction of homes versus stability

41 of the road as was talked about previously. Mr. Snyder explained it had been determined that

42 right-of-way widths can be reduced in the Hillside Overlay Zone below the 50 foot width normally

43 required, but fills, when the width is reduced, still need to be able to be within the right-of-way to

44 keep the road stable. Given these ordinance requirements, Mr. Hale is going to build a 50 foot

45 right-of-way road and he is not asking for a reduction. In addition, as part of the front utility

46 easement there will be an additional slope stability easement along the lot frontages to cover the

1 toe of the fill. That fill will not be able to be disturbed within one (1) foot of the roadway as the
2 home is excavated to protect the road from collapse. Mr. Snyder said this will be recorded on
3 the plat as a utility easement for the public road frontage and an additional slope stability
4 easement and pointed to note five (5) on Sheet 3 of the Final Plat for Rigby Court Subdivision.
5

6 Commissioner Helgesen made a **motion** for the Planning Commission to recommend to
7 the City Council approval of the Final Subdivision Plat and Plans for the Rigby Court Subdivision,
8 subject to conditions (1)-(8) below and with Reasons for Action (a) and (b). Commissioner Wright
9 seconded the motion, which passed unanimously (7-0).
10

- 11 1. The Final Recordable Subdivision Plat shall reflect the lot layout and engineering dated
12 December 27, 2017, or as amended by the City in preparation of its recording.
- 13 2. The Final Plat shall provide a plat note indicating that a City right-of-way
14 "encroachment permit" is required for construction of and use of the alley's drive
15 access point from the public roadway.
- 16 3. Weber Basin Water shall provide written acceptance of the secondary water
17 infrastructure plans to establish this service to the subdivision, prior to the recordation
18 of the subdivision plat with Davis County.
- 19 4. The subdivision construction plans shall be deemed acceptable to the City Engineer
20 prior to recordation of the subdivision plat with Davis County.
- 21 5. A Final Paper Plat shall be submitted to the City Recorder's office to be reviewed by
22 the City staff to ensure plat compliance with City's approved format, approval final
23 layout, survey standards, and owner dedications. Such paper plat shall be deemed
24 acceptable by the City Attorney and City Engineer prior to preparation and submittal
25 of the final recordable linen plat to the City.
- 26 6. A Preliminary Title Report shall be submitted to the City with the Final Paper Plat
27 Submittal to the City Recorder.
- 28 7. The required improvement bond and associated fees shall be prepared, reviewed, and
29 paid prior to the recordation of the subdivision plat with Davis County.
- 30 8. After the plat recording, a preconstruction meeting shall be held with the City that
31 includes all parties that are installing the public and utility service infrastructure.
32

33 Reasons for the Action

- 34 a) The Planning Commission finds that Final Plat and Plans are consistent with the
35 previous Conception Plan Acceptance directives and Preliminary Subdivision Plan
36 Approval.
- 37 b) The Planning Commission finds that the final subdivision complies with the applicable
38 regulations of the subdivision and Hillside Overlay ordinances.
39

40 MINUTES REVIEW AND ACCEPTANCE

41
42 The minutes of the January 10, 2018 meeting were reviewed and amendments suggested.
43 Commissioner Hirschi made a **motion** to accept the minutes as amended. Commissioner
44 Johnson seconded the motion, which passed by unanimous vote (7-0).
45

46 COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

47

1 Cory Snyder reported on upcoming issues that will be coming before the Planning
2 Commission.

3
4 The next Planning Commission meeting is scheduled for Tuesday February 13, 2017.

5
6 **ADJOURNMENT**

7
8 At 8:13 PM, Commissioner Wright made a **motion** to adjourn the meeting, Chair Hayman
9 seconded the motion, which passed by unanimous vote (7-0).

10
11
12
13
14 _____
Cheylynn Hayman, Chair

Date Approved

15
16
17
18
19 _____
Avalon Comly, Recording Secretary

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
2/6/2018**

Item No. 4.

Short Title: Municipal Code Amendments - CMC 10.03.120 - Fire Code Appendices

Initiated By: City Attorney

Scheduled Time: 7:25

SUBJECT

Consider Municipal Code Amendments to CMC 10.03.120 regarding the International Fire Code (Appendices A-D) - Ordinance No. 2018-07

RECOMMENDATION

Approve Ordinance No. 2018-07 regarding the adoption of Appendices A-D of International Fire Code (2015).

BACKGROUND

In the 2017 General Session, the Utah Legislature adopted HB 281 amending various provisions of Title 15A of the Utah Code relating to state construction and fire code provisions for fire safety and fire flow rates. Staff has reviewed these amendments and recommends the adoption of Appendices A-D to the International Fire Code (2015) specifically regarding the fire board of appeals, fire flow rates, fire hydrants, and fire access roads.

ATTACHMENTS:

Description

- ☐ Ordinance No. 2018-07 - Fire Code Appendices
- ☐ International Fire Code (2015) - Appendices A-D

ORDINANCE NO. 2018-07

AN ORDINANCE AMENDING SECTION 10.03.120 OF THE CENTERVILLE MUNICIPAL CODE REGARDING THE ADOPTION OF VARIOUS APPENDICES TO THE INTERNATIONAL FIRE CODE

WHEREAS, the City Council has previously adopted the International Fire Code (IFC), 2015 Edition, as adopted and amended by the State of Utah, as the Fire Code for Centerville City; and

WHEREAS, in the 2017 General Session, the Utah State Legislature passed H.B. 281 amending various provisions of Title 15A of the Utah Code regarding the state construction and fire codes relating to fire safety and fire flow rates; and

WHEREAS, the City Council desires to amend Section 10.03.120 of the Centerville Municipal Code to reflect State law changes and to specifically adopt applicable Appendices of the International Fire Code relating to fire appeal board, fire flows, fire hydrants, and fire access road requirements as more particularly set forth herein.

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

Section 1. Amendment. Subsection 10.03.120 of the Centerville Municipal Code regarding the Fire Code is hereby amended in its entirety as follows:

10.03.120 Fire Code

The International Fire Code (IFC), 2015 Edition, as issued by the International Code Council, together with Appendices A-D, as adopted and amended by the State of Utah, and including the National Fire Protection Association (NFPA), NFPA 96, Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations, 2011 Edition, as adopted and amended by the State of Utah, and the National Fire Protection Association, NFPA 1403, Standard on Live Fire Training Evolutions, 2012 Edition, as adopted and amended by the State of Utah, are hereby adopted and incorporated herein by reference as the Fire Code of Centerville City.

Section 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, 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 3. Effective Date. This Ordinance shall become effective immediately upon publication or posting, or thirty (30) days after passage, which occurs first.

PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, THIS 6th DAY OF FEBRUARY, 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.

Part VII—Appendices

APPENDIX A BOARD OF APPEALS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

SECTION A101 GENERAL

A101.1 Scope. A board of appeals shall be established within the jurisdiction for the purpose of hearing applications for modification of the requirements of the *International Fire Code* pursuant to the provisions of Section 108 of the *International Fire Code*. The board shall be established and operated in accordance with this section, and shall be authorized to hear evidence from appellants and the *fire code official* pertaining to the application and intent of this code for the purpose of issuing orders pursuant to these provisions.

A101.2 Membership. The membership of the board shall consist of five voting members having the qualifications established by this section. Members shall be nominated by the *fire code official* or the chief administrative officer of the jurisdiction, subject to confirmation by a majority vote of the governing body. Members shall serve without remuneration or compensation, and shall be removed from office prior to the end of their appointed terms only for cause.

A101.2.1 Design professional. One member shall be a practicing design professional registered in the practice of engineering or architecture in the state in which the board is established.

A101.2.2 Fire protection engineering professional. One member shall be a qualified engineer, technologist, technician or safety professional trained in fire protection engineering, fire science or fire technology. Qualified representatives in this category shall include fire protection contractors and certified technicians engaged in *fire protection system* design.

A101.2.3 Industrial safety professional. One member shall be a registered industrial or chemical engineer, certified hygienist, certified safety professional, certified hazardous materials manager or comparably qualified specialist experienced in chemical process safety or industrial safety.

A101.2.4 General contractor. One member shall be a contractor regularly engaged in the construction, *alteration*, maintenance, repair or remodeling of buildings or building services and systems regulated by the code.

A101.2.5 General industry or business representative. One member shall be a representative of business or industry not represented by a member from one of the other categories of board members described above.

A101.3 Terms of office. Members shall be appointed for terms of 4 years. No member shall be reappointed to serve more than two consecutive full terms.

A101.3.1 Initial appointments. Of the members first appointed, two shall be appointed for a term of 1 year, two for a term of 2 years, one for a term of 3 years.

A101.3.2 Vacancies. Vacancies shall be filled for an unexpired term in the manner in which original appointments are required to be made. Members appointed to fill a vacancy in an unexpired term shall be eligible for reappointment to two full terms.

A101.3.3 Removal from office. Members shall be removed from office prior to the end of their terms only for cause. Continued absence of any member from regular meetings of the board shall, at the discretion of the applicable governing body, render any such member liable to immediate removal from office.

A101.4 Quorum. Three members of the board shall constitute a quorum. In varying the application of any provisions of this code or in modifying an order of the *fire code official*, affirmative votes of the majority present, but not less than three, shall be required.

A101.5 Secretary of board. The *fire code official* shall act as secretary of the board and shall keep a detailed record of all its proceedings, which shall set forth the reasons for its decisions, the vote of each member, the absence of a member and any failure of a member to vote.

A101.6 Legal counsel. The jurisdiction shall furnish legal counsel to the board to provide members with general legal advice concerning matters before them for consideration. Members shall be represented by legal counsel at the jurisdiction's expense in all matters arising from service within the scope of their duties.

A101.7 Meetings. The board shall meet at regular intervals, to be determined by the chairman. In any event, the board shall meet within 10 days after notice of appeal has been received.

A101.8 Conflict of interest. Members with a material or financial interest in a matter before the board shall declare such interest and refrain from participating in discussions, deliberations and voting on such matters.

A101.9 Decisions. Every decision shall be promptly filed in writing in the office of the *fire code official* and shall be open to public inspection. A certified copy shall be sent by mail or

APPENDIX A

otherwise to the appellant, and a copy shall be kept publicly posted in the office of the *fire code official* for 2 weeks after filing.

A101.10 Procedures. The board shall be operated in accordance with the Administrative Procedures Act of the state in which it is established or shall establish rules and regulations for its own procedure not inconsistent with the provisions of this code and applicable state law.

APPENDIX B

FIRE-FLOW REQUIREMENTS FOR BUILDINGS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

SECTION B101 GENERAL

B101.1 Scope. The procedure for determining fire-flow requirements for buildings or portions of buildings hereafter constructed shall be in accordance with this appendix. This appendix does not apply to structures other than buildings.

SECTION B102 DEFINITIONS

B102.1 Definitions. For the purpose of this appendix, certain terms are defined as follows:

FIRE-FLOW. The flow rate of a water supply, measured at 20 pounds per square inch (psi) (138 kPa) residual pressure, that is available for fire fighting.

FIRE-FLOW CALCULATION AREA. The floor area, in square feet (m²), used to determine the required fire flow.

SECTION B103 MODIFICATIONS

B103.1 Decreases. The fire chief is authorized to reduce the fire-flow requirements for isolated buildings or a group of buildings in rural areas or small communities where the development of full fire-flow requirements is impractical.

B103.2 Increases. The fire chief is authorized to increase the fire-flow requirements where conditions indicate an unusual susceptibility to group fires or conflagrations. An increase shall not be more than twice that required for the building under consideration.

B103.3 Areas without water supply systems. For information regarding water supplies for fire-fighting purposes in rural and suburban areas in which adequate and reliable water supply systems do not exist, the *fire code official* is authorized to utilize NFPA 1142 or the *International Wildland-Urban Interface Code*.

SECTION B104 FIRE-FLOW CALCULATION AREA

B104.1 General. The fire-flow calculation area shall be the total floor area of all floor levels within the *exterior walls*, and under the horizontal projections of the roof of a building, except as modified in Section B104.3.

B104.2 Area separation. Portions of buildings which are separated by *fire walls* without openings, constructed in accordance with the *International Building Code*, are allowed to be considered as separate fire-flow calculation areas.

B104.3 Type IA and Type IB construction. The fire-flow calculation area of buildings constructed of Type IA and Type IB construction shall be the area of the three largest successive floors.

Exception: Fire-flow calculation area for open parking garages shall be determined by the area of the largest floor.

SECTION B105 FIRE-FLOW REQUIREMENTS FOR BUILDINGS

B105.1 One- and two-family dwellings, Group R-3 and R-4 buildings and townhouses. The minimum fire-flow and flow duration requirements for one- and two-family *dwellings*, Group R-3 and R-4 buildings and townhouses shall be as specified in Tables B105.1(1) and B105.1(2).

B105.2 Buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses. The minimum fire-flow and flow duration for buildings other than one- and two-family *dwellings*, Group R-3 and R-4 buildings and townhouses shall be as specified in Tables B105.2 and B105.1(2).

TABLE B105.1(1)
REQUIRED FIRE-FLOW FOR ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES

FIRE-FLOW CALCULATION AREA (square feet)	AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE-FLOW (gallons per minute)	FLOW DURATION (hours)
0-3,600	No automatic sprinkler system	1,000	1
3,601 and greater	No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2) at the required fire-flow rate
0-3,600	Section 903.3.1.3 of the <i>International Fire Code</i> or Section P2904 of the <i>International Residential Code</i>	500	1/2
3,601 and greater	Section 903.3.1.3 of the <i>International Fire Code</i> or Section P2904 of the <i>International Residential Code</i>	1/2 value in Table B105.1(2)	1

For SI: 1 square foot = 0.0929 m², 1 gallon per minute = 3.785 L/m.

TABLE B105.1(2)
REFERENCE TABLE FOR TABLES B105.1(1) AND B105.2

FIRE-FLOW CALCULATION AREA (square feet)					FIRE-FLOW (gallons per minute) ^b	FLOW DURATION (hours)
Type IA and IB ^a	Type IIA and IIIA ^a	Type IV and V-A ^a	Type IIB and IIIB ^a	Type V-B ^a		
0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1,500	2
22,701-30,200	12,701-17,000	8,201-10,900	5,901-7,900	3,601-4,800	1,750	
30,201-38,700	17,001-21,800	10,901-12,900	7,901-9,800	4,801-6,200	2,000	
38,701-48,300	21,801-24,200	12,901-17,400	9,801-12,600	6,201-7,700	2,250	
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7,701-9,400	2,500	
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9,401-11,300	2,750	
70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3,000	3
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3,250	
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3,500	
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3,750	
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4,000	4
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4,250	
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4,500	
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4,750	
203,701-225,200	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	5,000	
225,201-247,700	126,701-139,400	81,101-89,200	58,601-65,400	36,001-39,600	5,250	
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	39,601-43,400	5,500	
271,201-295,900	152,601-166,500	97,701-106,500	70,601-77,000	43,401-47,400	5,750	
295,901-Greater	166,501-Greater	106,501-115,800	77,001-83,700	47,401-51,500	6,000	
—	—	115,801-125,500	83,701-90,600	51,501-55,700	6,250	
—	—	125,501-135,500	90,601-97,900	55,701-60,200	6,500	
—	—	135,501-145,800	97,901-106,800	60,201-64,800	6,750	
—	—	145,801-156,700	106,801-113,200	64,801-69,600	7,000	
—	—	156,701-167,900	113,201-121,300	69,601-74,600	7,250	
—	—	167,901-179,400	121,301-129,600	74,601-79,800	7,500	
—	—	179,401-191,400	129,601-138,300	79,801-85,100	7,750	
—	—	191,401-Greater	138,301-Greater	85,101-Greater	8,000	

For SI: 1 square foot = 0.0929 m², 1 gallon per minute = 3.785 L/m. 1 pound per square inch = 6.895 kPa.

a. Types of construction are based on the *International Building Code*.

b. Measured at 20 psi residual pressure.

TABLE B105.2
REQUIRED FIRE-FLOW FOR BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES

AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE-FLOW (gallons per minute)	FLOW DURATION (hours)
No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2)
Section 903.3.1.1 of the <i>International Fire Code</i>	25% of the value in Table B105.1(2) ^a	Duration in Table B105.1(2) at the reduced flow rate
Section 903.3.1.2 of the <i>International Fire Code</i>	25% of the value in Table B105.1(2) ^b	Duration in Table B105.1(2) at the reduced flow rate

For SI: 1 gallon per minute = 3.785 L/m.

a. The reduced fire-flow shall be not less than 1,000 gallons per minute.

b. The reduced fire-flow shall be not less than 1,500 gallons per minute.

B105.3 Water supply for buildings equipped with an automatic sprinkler system. For buildings equipped with an approved *automatic sprinkler system*, the water supply shall be capable of providing the greater of:

1. The *automatic sprinkler system* demand, including hose stream allowance.
2. The required fire-flow.

SECTION B106 REFERENCED STANDARDS

ICC	IBC—15	International Building Code	B104.2,
ICC	IFC—15	International Fire Code	Tables B105.1(1) and B105.2
ICC	IWUIC—15	International Wildland- Urban Interface Code	B103.3
ICC	IRC—15	International Residential Code	Table B105.1(1)
NFPA	1142—12	Standard on Water Supplies for Suburban and Rural Fire Fighting	B103.3

APPENDIX C

FIRE HYDRANT LOCATIONS AND DISTRIBUTION

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

SECTION C101 GENERAL

C101.1 Scope. In addition to the requirements of Section 507.5.1 of the *International Fire Code*, fire hydrants shall be provided in accordance with this appendix for the protection of buildings, or portions of buildings, hereafter constructed or moved into the jurisdiction.

SECTION C102 NUMBER OF FIRE HYDRANTS

C102.1 Minimum number of fire hydrants for a building. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1.

SECTION C103 FIRE HYDRANT SPACING

C103.1 Hydrant spacing. Fire apparatus access roads and public streets providing required access to buildings in accordance with Section 503 of the *International Fire Code* shall be provided with one or more fire hydrants, as determined by Section C102.1. Where more than one fire hydrant is

required, the distance between required fire hydrants shall be in accordance with Sections C103.2 and C103.3.

C103.2 Average spacing. The average spacing between fire hydrants shall be in accordance with Table C102.1.

Exception: The average spacing shall be permitted to be increased by 10 percent where existing fire hydrants provide all or a portion of the required number of fire hydrants.

C103.3 Maximum spacing. The maximum spacing between fire hydrants shall be in accordance with Table C102.1.

SECTION C104 CONSIDERATION OF EXISTING FIRE HYDRANTS

C104.1 Existing fire hydrants. Existing fire hydrants on public streets are allowed to be considered as available to meet the requirements of Sections C102 and C103. Existing fire hydrants on adjacent properties are allowed to be considered as available to meet the requirements of Sections C102 and C103 provided that a fire apparatus access road extends between properties and that an easement is established to prevent obstruction of such roads.

**TABLE C102.1
REQUIRED NUMBER AND SPACING OF FIRE HYDRANTS**

FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS ^{a, b, c, f, g} (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT ^{d, f, g}
1,750 or less	1	500	250
2,000-2,250	2	450	225
2,500	3	450	225
3,000	3	400	225
3,500-4,000	4	350	210
4,500-5,000	5	300	180
5,500	6	300	180
6,000	6	250	150
6,500-7,000	7	250	150
7,500 or more	8 or more ^c	200	120

For SI: 1 foot = 304.8 mm, 1 gallon per minute = 3.785 L/m.

- a. Reduce by 100 feet for dead-end streets or roads.
- b. Where streets are provided with median dividers that cannot be crossed by fire fighters pulling hose lines, or where arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis.
- c. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.
- d. Reduce by 50 feet for dead-end streets or roads.
- e. One hydrant for each 1,000 gallons per minute or fraction thereof.
- f. A 50-percent spacing increase shall be permitted where the building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1 of the *International Fire Code*.
- g. A 25-percent spacing increase shall be permitted where the building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.2 or 903.3.1.3 of the *International Fire Code* or Section P2904 of the *International Residential Code*.

APPENDIX C

**SECTION C105
REFERENCED STANDARDS**

ICC	IFC—15	International Fire Code	C101.1, C103.1, Table C102.1
ICC	IRC—15	International Residential Code	Table C102.1

APPENDIX D

FIRE APPARATUS ACCESS ROADS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

SECTION D101 GENERAL

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

SECTION D102 REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

SECTION D103 MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as *approved* by the fire chief.

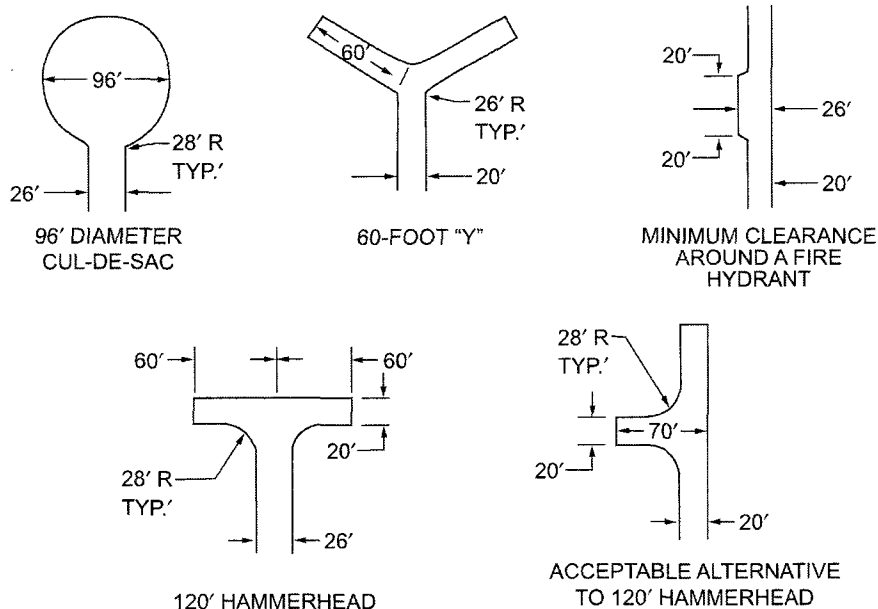
D103.3 Turning radius. The minimum turning radius shall be determined by the *fire code official*.

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

**TABLE D103.4
REQUIREMENTS FOR DEAD-END
FIRE APPARATUS ACCESS ROADS**

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

For SI: 1 foot = 304.8 mm.



For SI: 1 foot = 304.8 mm.

**FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND**

D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Where a single gate is provided, the gate width shall be not less than 20 feet (6096 mm). Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 12 feet (3658 mm).
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be *approved by the fire code official*.
6. Methods of locking shall be submitted for approval by the *fire code official*.
7. Electric gate operators, where provided, shall be *listed* in accordance with UL 325.
8. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

D103.6 Signs. Where required by the *fire code official*, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

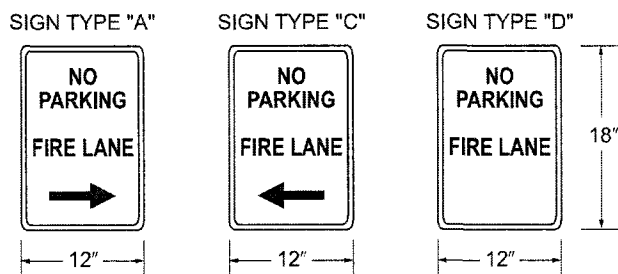


FIGURE D103.6
FIRE LANE SIGNS

D103.6.1 Roads 20 to 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

D103.6.2 Roads more than 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on one

side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).

SECTION D104 COMMERCIAL AND INDUSTRIAL DEVELOPMENTS

D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have at least two means of fire apparatus access for each structure.

D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross *building area* of more than 62,000 square feet (5760 m²) shall be provided with two separate and *approved* fire apparatus access roads.

Exception: Projects having a gross *building area* of up to 124,000 square feet (11 520 m²) that have a single *approved* fire apparatus access road when all buildings are equipped throughout with *approved automatic sprinkler systems*.

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

SECTION D105 AERIAL FIRE APPARATUS ACCESS ROADS

D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official*.

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*.

SECTION D106 MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS

D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 *dwelling units* shall be equipped throughout with two separate and *approved* fire apparatus access roads.

Exception: Projects having up to 200 *dwelling units* may have a single *approved* fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with *approved automatic sprinkler systems* installed in accordance with Section 903.3.1.1 or 903.3.1.2.

D106.2 Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 *dwelling units* shall be provided with two separate and *approved* fire apparatus access roads regardless of whether they are equipped with an *approved automatic sprinkler system*.

D106.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

SECTION D107 ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS

D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of *dwelling units* exceeds 30 shall be provided with two separate and *approved* fire apparatus access roads.

Exceptions:

1. Where there are more than 30 *dwelling units* on a single public or private fire apparatus access road and all *dwelling units* are equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the *International Fire Code*, access from two directions shall not be required.
2. The number of *dwelling units* on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the *fire code official*.

D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

SECTION D108 REFERENCED STANDARDS

ASTM	F 2200—13	Standard Specification for Automated Vehicular Gate Construction	D103.5
ICC	IFC—15	International Fire Code	D101.1, D107.1
UL	325—02	Door, Drapery, Gate, Louver, and Window Operators and Systems, with Revisions through June 2013	D103.5

CENTERVILLE

Staff Backup Report 2/6/2018

Item No. 5.

Short Title: Approve funding for Whitaker Museum projects, including match for CLG Grant application

Initiated By: Whitaker Museum Board

Scheduled Time: 7:35

SUBJECT

RECOMMENDATION

The City Manager's recommended funding scenario for the Museum Board's proposed improvements, explained below, would allow the Museum Board to proceed immediately with either the building interior improvements or the outside improvements, and later this calendar year with the remainder.

The City Manager also recommends the Council affirm its support for a \$10,000 CLG grant application--due Feb. 12--with a commitment to provide the required matching funds from a combination of \$3000 in General Fund revenue (for the Landmarks Commission portion) and \$7000 in RAP Tax revenue (for the Museum portion).

BACKGROUND

The lower portion of the first attachment shows the projects the Museum Board would like to complete in 2018:

- Flooring, shelves, sink, cabinets, trim -- \$16,347
- 4 lamp poles -- 8,700
- Electrical & installation (for lamp poles) -- 2,500
- Paved pathway -- 7,312
- Total estimated cost -- \$34,859

The City Manager recommends the Museum Board apply for a CLG grant to provide some of the funding for either the interior work (\$16,347) or the exterior improvements (lighting and pathway, total estimate of \$18,512). Since the grant award will not be known until April or May, and a grant contract will not likely be signed until June, the grant amount of \$7000--if awarded--can be matched with a portion of the Museum's FY 2019 RAP Tax allocation, which can be made available in July 2018.

For the improvements to be made in the next few months--whether this is the interior work (\$16,347) or the exterior projects (\$18,512)--there is an estimated \$7242 in RAP Tax allocation that will still be available to the Museum in the current fiscal year (see attachment, "Museum Financial Analysis"). The remainder of this first phase of work (\$9105 or \$11,270) could be funded by either advancing the use of a portion of the Museum's FY 2019 RAP Tax allocation, or authorizing use of RAP Tax contingency funds.

The Museum Board may want other projects to be funded in FY 2019 beyond those mentioned above. The City Manager recommends the Council postpone the decision about whether to use RAP Tax contingency funds in FY 2019 for additional projects, for two reasons:

- He anticipates there will be other requests for use of the RAP Tax contingency in the next few months; and
- He is concerned whether the revenue assumptions used in the "Cash Flow Analysis--Park Improvements" (see item #9 on the agenda) will become reality in FY 2019--i.e. the \$318,459 estimate for park impact fee revenue. A serious shortfall in this revenue source may require the use of RAP Tax contingency funds for the Island View Park Renovation Project.

ATTACHMENTS:

Description

- ▣ Museum Projects
- ▣ 02-01-2018 Whitaker Financial Analysis

2016 BREAKDOWN OF CAPITAL IMPROVEMENTS & OTHER USING CLG GRANT--GENERAL FUNDS--RAP TAX

CLG GRANT	CLG Request (22,600)	CLG Museum Award (12,700)	CLG Museum Adjustment (\$17,534)	Required City Match RAP	Museum In-Kind Labor match	Original estimate vs. Actual Recap
East Door restore / time period screen door /threshold	\$600	*\$300				Original estimate \$18,961.50 Actual expenses *** \$23,266.36
Upstairs kitchen faucet and functional Sink	\$2,000	*\$1,000				Difference of \$ 4,304.86
Downstairs Carriage House to an office	\$14,050	\$5,050	**\$8,767	\$8,767		Total expenditures \$23,266.36 CLG Grant (\$8,767) RAP Tax (\$8,767)
Documentary 'The Story Begins Here' DVD	\$6,000					
State approved "in-kind" Museum volunteer labor match of 40 hours valued @ \$12,000					\$12,000	
TOTAL	\$22,650	\$6,350	\$8,767	\$8,767	\$12,000	Shortage of \$5,732.36

* \$300 + \$1,000 = \$1,300 These items were removed and re-appropriated to the Carriage House Office per state approval

** \$ Additional adjustment from Landmarks unused portion of CLG funds applied to Whitaker Carriage House Office of \$2,417

*** \$4,304.86 additional expenses was removal of old concrete floor, replace new concrete floor, building inspector requirement to fir out and insulate 3 exterior walls which was not anticipated

GENERAL FUNDS Allocated				Private Donation	Museum Match	General Fund	
Documentary 'The Story Begins Here' DVD				\$4,000	\$3,000	\$3,000	
Laptop						\$1,000	
Walking Tour Brochure						\$1,000	
TOTAL				\$4,000	\$3,000	\$5,000	

RAP TAX - Recap	5%							
June 2016 – Nov 2017 RAP contribution	\$28,541.44							
CLG City Match	(\$8,767)							
Shortage (unforeseen 4,304.86 + grant difference \$1 427.50)	(\$5,732.36)							
Parking Lot (approx.) engineer + supplies	(\$16,268.88)							
Sprinkler system reconstruction (supplies)	*Included above							
Gas meter relocation	(\$652)							
TOTAL	\$2,878.80							

* Engineering charges taken out in Dec & Jan 2016 - sprinkler charges taken out in May & June 2017

ESTIMATE to Complete Work				Donation				
Furnishings: Desk/chair/small fridge, etc.								
Building: Flooring/shelves/sink/cabinets, misc. trim work	\$16,347							
Exterior Lighting								
• 4 Lamp Poles	\$8,700			*\$2,720				
• Electrical & installation	\$2,500							
• 4 lamp pole bases, including labor & material	Donated			**\$3,500				
• Trenching & install conduit pipe	Donated			***\$2,450				
Paved pathway from backdoor of museum to police sidewalk - connecting to city hall	\$7,312							
TOTAL	\$34,859							

* \$2,720 Potentially off of original bid estimate from \$11,420 to \$8,700 (efforts of Salmon electric working with rep)

** \$3,500 Chad Salmon full labor and material to install 4 concrete lamp pole bases

*** \$2,450 Eagle Scout project trenched and laid conduit for future electrical lines for 4 lamp poles

Museum Financial Analysis

2/1/2018

Capital Projects Funding

The purpose of this analysis was to determine how much funding is still available for capital projects the second half of FY 2018 (January – June). This calculation is shown below:

Capital projects expenditures (for restoration project and parking lot) in FY 2017, Account #s 715 – 750:	\$ (13,465.66)
Capital projects expenditures (for restoration project and parking lot) in FY 2018 through 12/31/17:	\$ (27,606.57)
Total capital projects expenditures	<u>\$ (41,072.23)</u>
Grant revenue received in FY 2017 for capital projects	\$ -
Grant revenue received in FY 2018 for capital projects	\$ 8,767.00
RAP Tax funds transferred in FY 2017 into Museum Fund	\$ 15,779.89
RAP Tax funds transferred in FY 2018 through 12/31/17 into Museum Fund (caught up for prior years)	\$ 14,267.80
RAP Tax funds estimated transfer into Museum Fund, January – June 2018	\$ 10,000.00 (estimate)
Projected funding still available in FY 2018 for capital projects	\$ 7,242.46 (estimate)
RAP Tax funds estimated to be transferred into Museum Fund in FY 2019	\$ 20,000.00 (estimate)
CLG grant award anticipated in summer 2018	\$ 7,000.00 (anticipated)

Restricted/Reserved Portion of Museum Fund Balance at 7/1/17

7/1/15 restricted/reserved fund balance consists of	
Antique stove donation	\$ 7,642.00
Pole barn donation	\$ 1,590.00
Net proceeds from prior years fundraisers	<u>\$ 8,873.00</u>
	<u>\$ 18,105.00</u>
7/1/16 restricted/reserved fund balance (per 12/28/16 email)	\$ 18,271.00
Donations in FY 2017	\$ 887.25
Book sales in FY 2017	\$ 690.80
Event revenue in FY 2017	\$ 3,691.00
Garden plot fees in FY 2017	\$ 1,250.00
Event expenses in FY 2017	<u>\$ (4,854.49)</u>
7/1/17 restricted/reserved fund balance	<u>\$ 19,935.56</u>

CENTERVILLE

Staff Backup Report 2/6/2018

Item No. 6.

Short Title: Review Bulk Green Waste Alternative Program

Initiated By: City Manager

Scheduled Time: 7:45

SUBJECT

RECOMMENDATION

In advance of the Feb. 6, 2018 meeting, the Council should read the staff report and minutes of their January 17, 2017 meeting (both are attached). Allow staff to explain the operational plan for the alternative to the annual spring bulk green waste pickup program and reaffirm the Council's support for the alternative. Approve the public information to be provided to residents about this change.

BACKGROUND

In January 2017, after considerable discussion, the City Council agreed with staff's recommendation to discontinue the traditional spring bulk green waste pickup--but not until 2018. See the attached staff report and minutes for that meeting to understand the reasons for staff's recommendation--i.e. impact on the storm drain system/water quality, and cost. Council agreed to replace it with an alternative that provides designated locations where residents can take their green waste on designated days. Staff were directed to begin the process of educating residents about this change. The March 2017 utility bill insert (attached) initially informed the residents of this matter. Staff recently drafted a more detailed article for the February utility bill insert, but postponed publishing this article due to feedback from the City Council. The City Manager is revising the article based on this feedback and will make it available to the Council in advance of the Feb. 6, 2018 meeting.

Dave Walker, Drainage Utility Supervisor, will attend the Council meeting to explain, as needed, the details of the proposed alternative program. The documents provided to the Council in January 2017 are attached again. Dave also wrote the attached email about the 2017 curbside pickup program, noting it cost \$34,466 and the abuse that occurred during that pickup period. The cost of this program is an expense of the Sanitation Fund.

ATTACHMENTS:

- | | Description |
|--------------------------|------------------------------------|
| ☐ | Staff Report-1-17-17 CC Meeting |
| ☐ | 01-17-2017 CC Minutes |
| ☐ | March 2017 Utility Bill Insert |
| ☐ | Dave Walker Email |
| ☐ | Spring Cleanup—Presentation Slides |
| ☐ | Spring Cleanup—Supporting Details |

- ▣ Public Works Cleanup Route
- ▣ Smoot_IV Park Cleanup Route

CENTERVILLE

Staff Backup Report 1/17/2017

Item No. 5.

Short Title: Discuss proposed alternatives for bulk green waste collection in spring

Initiated By: City Staff

Scheduled Time: 7:50

SUBJECT

RECOMMENDATION

Approve one of the alternatives proposed for the annual green waste cleanup, to eliminate impact on stormwater quality/system and reduce cost. If the Council can make a decision in this meeting, pertinent information can be included in the annual community brochure which will soon be reviewed by the City Council before being published.

BACKGROUND

For many years the City has offered a green waste curbside pickup service in the spring. Residents are allowed to place green waste in the gutter for pickup by the City's contractor over a two-week period. Placing this debris in the street is contrary to the City's own stormwater regulations, which are intended to protect the quality of stormwater runoff and operational condition of the drainage system. Debris in the streets also interferes with garbage pickup and mail delivery. Staff recommend it is time to discontinue a practice that is at odds with its own regulations. Initial discussion among staff about alternatives occurred following the 2016 curbside pickup, which was extended in length and magnitude due to a windstorm during the pickup period, and created extraordinary impacts on the streets and drainage system.

The cost of the annual curbside pickup is also a concern. As shown in the attached analysis, in 2014 and 2015 it cost approximately \$26,000 to \$28,000 for the contractor's services, disposal fees and additional street sweeping. Staff time to organize, direct and monitor the contractor's work is not included in this cost, nor the hidden cost of cleaning storm drains impacted by additional debris. In 2016 the cost increased to more than \$46,000 (due to the windstorm), plus staff time. Using 2014 and 2015 statistics as a basis for projecting 2017, staff estimate it will cost about \$35,000 for this service this year (see attached analysis).

In recent years the costs have been paid from the Sanitation Fund—without raising rates to cover this program—i.e. the balance in this Fund has been intentionally drawn down to cover this cost. As a result of "prior year adjustments" resulting from the most recent financial audit, the positive balance in the Sanitation Fund at the end of FY 2016 was eliminated. Therefore, any green waste cleanup service provided this year needs to be funded with current revenues in the Sanitation Fund—or shift the cost to the General Fund. Implementing one of the alternatives proposed by staff would reduce the cost from \$35,000 to somewhere between \$10,000 and \$21,000, depending on the option chosen. **Just as important, however, is the elimination of the impact on stormwater quality and the drainage system.**

Staff have contacted most of the cities in Davis County to learn what type of green waste cleanup service they provide, if any. Most have moved away from curbside pickup—presumably for similar reasons of cost and stormwater impact. Staff propose three alternatives to the current practice in Centerville:

- Provide residents with vouchers to pay the tipping fee when they haul their own green waste to the landfill.
- Allow residents to haul their green waste to the PWs/Parks Maintenance Facility on designated days. A contractor would be hired to bring in a tub grinder, grind the green waste and haul it off.
- Allow residents to haul their green waste to two designated locations at City parks on designated days. A contractor would be hired to bring in a tub grinder, grind the green waste and haul it off.

Staff prefer the first alternative—i.e. a voucher program. However, they realize this may not be politically acceptable.

The Drainage Utility Supervisor, Dave Walker, will make a presentation at the council meeting, supported by the Public Works Director, Randy Randall.

ATTACHMENTS:

- | | Description |
|---|------------------------------------|
| D | Spring Cleanup—Presentation Slides |
| D | Spring Cleanup—Supporting Details |
| D | Public Works Cleanup Route |
| D | Smoot_IV Park Cleanup Route |
| D | Sanitation |

1 the election system cannot be hacked because it is not networked. Responding to
2 Councilwoman Ivie, Mr. McKenzie said he understands the nostalgic feeling of going to a polling
3 location, but he explained that when he receives the ballot in the mail he sits down to discuss
4 the issues and candidates at home with his children. The method is different, but can still be
5 meaningful. He repeated that polling locations will still be available. Mr. McKenzie
6 recommended the Council allow the voting public to decide for themselves what they want to do
7 with their ballot. Councilwoman Ivie said she feels taking the exit poll and discussing it with her
8 children is a valuable learning experience.

9
10 The Mayor expressed the opinion that higher voter involvement is better, and
11 recommended the Council choose to contract with the County to facilitate the 2017 election.
12 Councilwoman Mecham asked why the polling location is at a school with school in session,
13 rather than City Hall. Mr. McKenzie responded that the slope of the City Hall parking lot does
14 not meet accessible parking requirements. Mr. Koch said the County is working on finding a
15 different polling location other than the school.

16
17 The Council expressed a desire to have time to get more information before making a
18 decision. The issue will be placed on the agenda for the first meeting in February. Councilman
19 Ince asked staff to put together estimates of the cost of doing an election as it has been done in
20 the past.

21 **STORMWATER REGULATIONS AND IMPACTS ON CITY OPERATIONS**

22
23
24 Dave Walker, Drainage Utility Supervisor, briefed the Council on Federal stormwater
25 regulations and their impact on City operations, and answered questions from the Council.

26 **GREEN WASTE COLLECTION**

27
28
29 For many years the City has offered a green waste curbside pickup service in the spring.
30 Residents are allowed to place green waste in the gutter for pickup by the City's contractor over
31 a two-week period. Placing this debris in the street is contrary to the City's own stormwater
32 regulations, which are intended to protect the quality of stormwater runoff and operational
33 condition of the drainage system. Debris in the streets also interferes with garbage pickup and
34 mail delivery. Mr. Walker explained that the estimated cost for the annual spring curbside
35 pickup for 2017 is about \$35,000. Although the spring curbside pickup is extremely popular, Mr.
36 Walker explained that staff recommend it is time to discontinue a practice that is at odds with
37 City regulations. Staff propose three alternatives to the current practice in Centerville:

- 38
39
- 40 • Provide residents with vouchers to pay the tipping fee when they haul their own
41 green waste to the landfill.
 - 42 • Allow residents to haul their green waste to the Public Works/Parks Maintenance
43 Facility on designated days. A contractor would be hired to bring in a tub grinder,
44 grind the green waste, and haul it off.
 - 45 • Allow residents to haul their green waste to two designated locations at City parks on
46 designated days. A contractor would be hired to bring in a tub grinder, grind the
47 green waste, and haul it off.

48
49 Council members expressed concern that many citizens do not have access to a vehicle
50 that could haul green waste to a separate location. Councilman McEwan commented that the
51 spring pickup service helps with beautification of the entire city. Councilman Ince pointed out
52 that, in addition to beautification, the cleanup helps the city qualify for wildfire insurance with the
53 State. Mr. Walker expressed confidence in the volunteer spirit within the community. Mr.
Thacker said he believes individuals and groups in the community would step up and help their

1 neighbors if given enough notice. The suggestion to change is prompted by the annual violation
2 of ordinances, with the cost being a secondary consideration.
3

4 Mayor Cutler pointed out that eventually the city will have to make a change. The
5 Council discussed ways to continue providing the service. Mr. Walker commented that many
6 citizens would be able to fit the green waste in their own green waste cans if the spring pickup is
7 moved to the parks or does not happen. Councilman McEwan suggested the Council leave the
8 program alone this year, and educate citizens so they can plan ahead for a change next year.
9 Mayor Cutler suggested moving the service to the parks this year, with the intention to
10 discontinue the spring pickup beginning next year. The Mayor pointed out that a fee-based fall
11 cleanup is already in place, and asked why the spring cleanup could not be the same. Blaine
12 Lutz, Assistant City Manager/Finance Director, responded that the spring pickup has been in
13 place long enough that citizens expect it to happen. Only 10-15 households have participated in
14 the fall pickup in the last several years. Mr. Lutz suggested a notice be included in the
15 community brochure emphasizing that material cannot be put in the street more than one week
16 prior to the pickup. Councilwoman Mecham suggested offering the service in the parks, with the
17 option that citizens could pay \$10-\$15 for curbside pickup.
18

19 Councilman McEwan asked what the Council needs to do to get a permitted use during
20 the spring pickup to be ordinance compliant. Staff discussed requirements that would have to
21 be met, emphasizing that compliance would really be unmanageable. Mr. Thacker said he is
22 willing to support Councilman McEwan's idea of continuing the service this year, with education
23 that a change will occur next year. Councilman McEwan made a motion to leave the spring
24 green waste collection in place for 2017, with instruction to begin education that the service will
25 move to the parks in 2018. Councilman Ince seconded the motion, which failed (2-3), with
26 Council members McEwan and Ince in favor, Council members Mecham and Ivie against, and
27 Mayor Cutler voting against. Councilman Ince made a motion to begin community education,
28 offer the service free at selected parks and offer curbside pickup for a \$15 fee to be
29 implemented as well as possible in 2017, with either park-only or no service at all next year
30 depending on results this year. Councilwoman Ivie seconded the motion. Staff and the Council
31 discussed the logistics of implementing the motion. At 9:44 p.m., Mayor Cutler opened an
32 impromptu public hearing.
33

34 Spencer Dodge – Mr. Dodge commented that placing yard waste in the park strips
35 instead of the street might minimize the stormwater concern. Mr. Walker responded that the
36 equipment used to collect the green waste rips up grass and sprinklers in park strips. Mr.
37 Dodge said he feels it would be okay if the city does not offer the service.
38

39 The motion passed (3-1), with Councilman McEwan dissenting. Mr. Lutz stated that staff
40 will try to implement the motion, but he predicted it will be a disaster this spring.
41

42 At 9:49 p.m. the Council took a break, returning at 10:00 p.m. Staff explained difficulties
43 associated with the motion that passed, and recommended the Council reconsider. Following
44 further discussion, Councilman Ince made a motion to reconsider the motion on the advice of
45 staff. Councilwoman Ivie seconded the motion to reconsider, which passed by unanimous vote
46 (4-0).
47

48 Councilman McEwan made a motion to maintain the spring green waste pickup in 2017,
49 and instruct staff to educate citizens on stormwater regulations and the change that beginning in
50 2018 the green waste service will be offered only at selected City parks. Councilwoman Ivie
51 seconded the motion, which passed by majority vote (3-1), with Councilwoman Mecham
52 dissenting.



CENTERVILLE NEWS UPDATE

March 2017

MAKING Life
BETTER
Centerville City

NEWS ON UPCOMING CENTERVILLE JULY 4TH CELEBRATION!

For a complete schedule of activities, parade, food and fun go to www.centervilleut.net

Volunteers Needed: Come join in the fun and volunteer. Volunteers are needed to help with the Parade, the July 4th Breakfast, the Children's Parade, the 5K Race & Children's Run, Street Stomp and entries for the Art & Quilt Show. For contact information on how you may help or to submit an entry, please visit: www.centervilleut.net.

A Call for Talent: Reaching out to all those interested in our *Centerville's Got Talent* competition. Just like the TV show, if you have talent in singing, stand up, dance, juggling, or whatever, we want to see you on our stage! Auditions are April 18th at 7:30 pm at Centerpoint Legacy Theater. Contact Jackie Smith at haley3po@msn.com or by phone at (801)541-3507.



LAND THAT I LOVE

CHANGE TO PARADE ROUTE!

Centerville's traditional parade will still be on Main Street but will now **begin** at Pages and end around 1450 North. The parade will move from South to North.

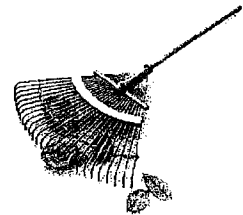
SPRING CLEANUP

The FREE green waste pickup will be April 10th to the 21st this year. You may begin putting your green waste on the street next to the curb **no sooner than April 7th, but please have it on the street no later than April 9th.**

Rules to follow:

- Limited to one dump truck load per residence
- Keep items away from mailboxes and trash cans
- Keep items away from parked vehicles
- Do not bag or box your items – when bagged or boxed, they cannot be processed
- Clean green waste only – this includes tree trimmings, bushes, etc. – no grass clippings, sod, appliances, etc.
- Branches and tree stumps cannot be any larger than 10 ft long and 18 inches in diameter - root balls cannot be picked up

Please do not put green waste in the park strip - the heavy machinery could damage your lawn.



CHANGES FOR NEXT YEAR

Although the City Council has decided to offer this curbside pickup service again this year, they have agreed a change is appropriate next year to reduce the impact on the City's storm drain system. To address these concerns, the City Council is looking at the option of providing drop-off locations next year, where residents can take their bulk green waste in the spring during a designated period.

WWW.CENTERVILLEUT.NET

Steve Thacker

From: Dave Walker
Sent: Thursday, February 01, 2018 8:17 AM
To: Steve Thacker
Subject: Green waste follow up

This is to get you the follow up information from the other day. We spent \$22,950 on services to Bland for the clean up, \$2,813 at Bountiful Landfill. We also spent \$14,783 in sweeping and disposal of all that was left when Bland was done. This totals \$40,546 which after subtracting \$6,080 for what we consider an average city wide sweeping we have a total of **\$34,466**, which is only \$602 under the estimate for 2017.

I'd like to point out that the number of loads was less than estimated as well as the cost of the contractor, but the cost of cleaning up AFTER the clean up was almost 50% more than anticipated. This is an indication that people are not putting out appropriate items. Dirt, lawn clippings and other smaller materials that don't qualify for the contractor to pick up are being left in the gutter for us to take care of. These are the very things that have a significant impact on the drainage systems and overall water quality.

I also spoke to Bountiful Landfill for clarification on the cost. IT is \$5 per load. They instituted an increase in July of last year from \$3 to \$5.

Thanks for your support with this.

Dave Walker
Centerville City Corporation
Drainage Utility Supervisor
Floodplain Manager

Curbside Pickup

Contractor Hauling

<u>Year</u>	<u>Contractor Charges</u>	<u>Hours</u>	<u>Landfill charges</u>	<u>Loads</u>	<u>Hauling Total Costs</u>
2014	\$20,060.00	59 hrs	\$2,760.00	138	\$22,820.00
2015	\$20,400.00	60 hrs	\$3,266.00	160	\$23,666.00
2016*	\$36,465.00	107.25 hrs	\$5,433.00	270	\$41,898.00
2017 Estimate	\$26,220.00	76	4,308.00	204	\$30,528.00

Sweeping

<u>Year</u>	<u>Sweeping services</u>	<u>ACE Disposal</u>	<u>Landfill Charges</u>	<u>Sweeping Total Cost</u>
2014	\$8,122.00	\$600.00	\$1,656.00	\$10,378.00
2015	\$7,938.50	\$600.00	\$1,581.00	\$10,119.50
2016	\$9,637.50	\$840.00	\$2,332.00	\$12,809.50
2017 Estimate — minus cost of typical sweeping	\$8,200.00 (\$5,400) \$2,800.00	\$720.00 (\$240.00) \$480.00	\$1,700.00 (\$440.00) \$1,260.00	\$10,620.00 (\$6,080.00) \$4,540.00

Estimated total cost for 2017 Spring
Clean Up

\$35,068.00

* A modest wind event occurred part way through the clean up likely increasing the quantities. Totals not used in determining estimates.

Tub Grinding

	Proposal 1 - Public Works Facility	Proposal 2 - Smoot/Island View Parks
Man hours	\$1,496.00	\$2,992.00
Contractor	\$15,300.00	\$15,300.00
Jacketta Sweeping	\$300.00	\$600.00
Fence Rental	\$0.00	\$1,500.00
Fuel, maintenance items	\$200.00	\$200.00
Davis landfill	\$0.00	\$200.00
Proposal estimates	\$17,296.00	\$20,792.00

Proposal 1

Pros:

Secure, controlled location
Minimal storm water impact
Significant financial savings
Easy traffic flow
Overflow capability
Minimal handling by City
Employees

Cons:

ease of accessibility
Traffic over Parrish Lane

Proposal 2

Pros:

Ease of accessibility
Minimal storm water impacts
Minimal handling by City employees

Cons:

Lack of control during unmanned times
Traffic would impact local residents
Increased expectations from police to patrol off peak times
Loss of use of parking areas until work is completed
No ability to accommodate higher than anticipated volumes

Proposal 3

Green Waste Voucher

This voucher entitles Centerville City resident to one load of green waste **ONLY** at no charge to the resident.
Present at Wasatch Integrated Waste
3404 North 650 East Layton, Utah



Valid April 1 - 29, 2017

Residents are issued a voucher that entitles them to one load of green waste only. Centerville City is then billed at the end of the cycle for the balance. Rates are \$5 per standard load (pickup truck, single axle trailer), or \$20/ton for larger loads (double axle trailers). Estimated cost \$9,825.00 is based on 50% of 3,930 single family dwellings utilizing this service.

Summary:

Allowing residents to place green waste in the roads is a major storm water quality issue. It is very costly to clean the catch basins and remove debris from pipes. It also puts strain on the everyday operations of the Public Works Department and interferes with scheduling of street maintenance projects beginning in the spring. Debris left in the road complicates other services like mail delivery and garbage pickup.

2017 Estimate	Potential Savings
Proposal 1 - Contractor grinds at PW facility	\$35,068.00
Proposal 2 - Contractor grinds at park locations	\$17,296.00
Proposal 3 - Voucher system to landfill	\$20,792.00
	\$9,825.00
	\$16,276
	\$14,276
	\$25,243

The primary reasons for changing the spring clean up:

- Impacts to storm water and the drainage system
- Significant financial savings

EPA regulations require contractors, cities, and individuals to implement best management practices to minimize the amount of dirt, debris, and other pollutants from entering the storm water system.

Having contractors remove debris is expensive, messy, and unable to be adequately managed.

- People begin putting items out weeks in advance. Violations are filed, but difficult to follow through on due to lack of manpower.
- Residents put items out after the contractor has gone through resulting in return trips.
- Residents put out items out that don't qualify, resulting in added expense to the City.

2016 was a great example of where it can become a larger problem. While residents had green waste set out to the curb, there was a modest wind event that not only caused more material to be placed, but scattered much of the debris throughout the city.

2017 estimates are based on compounded increases seen between 2014 and 2015. 2016 was an anomaly due to a modest wind event partially through the clean up period. This was accounted for and not taken into consideration for estimation purposes.

Landfill charges reflect Bland hauling debris as well as Centerville City hauling stumps, large items and debris from homes that were "skipped".

Loads were based on 16% increase from 2014. 2016 saw a 40% increase from the year prior.

Man hours based on overtime pay for 2 employees per shift, for 2 five hour shifts per day for 2 days. Estimation is based on the average employee normally making \$22.68/hr + 10% to cover social security and workers compensation. \$ 37.40 per hour includes overtime rate.

ACE Disposal charges \$120 each dump and return. This may also be negotiable if hauling multiple local trips to Bountiful Landfill instead of Wasatch Integrated Waste in Layton.

Through chipping green waste, we are able to consolidate the number of loads to a 4:1 ratio.

Bountiful landfill may waive fees for already processed material.

Wasatch Integrated Waste will accept green waste from City or City contractor at no charge.

Contractor costs for proposal 1 and 2 are high estimates based on quantity hauled away. They were conceived using a 4:1 ratio for shredding, at \$10 per cubic yard hauled away. Conversations with contractor indicated \$5 - \$8 per cubic yard, but \$10 was used for estimation purposes.

Estimates for vouchers were based on 50% of the total number of single family residence. Historically, we have seen about 50% of the residents participate when doing curbside pickup.

Consideration was given to have City employees grind materials onsite throughout the week. This would add a significant strain on the workforce and result in a significant decrease in services they would be able to provide for a lengthy period of time.

Staff can determine if closing the roads near the park locations during the drop off times would be beneficial for the overall safety of residents and employees.

Proposal 1:

Public Works/Parks Maintenance Facilities

Designate 2 Saturdays, 8 am – 6 pm, for green waste to be brought to designated locations. Two onsite employees can monitor loads and control traffic in and out of facility. Material would be stacked and consolidated by employees and then a contractor would shred material using a tub grinder during the week and haul it away.

This will also encourage those with minimal green waste to use their green waste cans or regular garbage disposal which is already paid for.

Route: Residents would follow designated route through industrial park to north gate of public works facilities (725 north) and exit through north gate of the parks department. Disposal would be monitored by onsite employees to guarantee green waste only.

Pros: Secure, easy traffic flow; consolidated; minimal storm water impact; encourages residents to utilize existing methods for disposal; \$\$\$ significant financial savings; overflow capacity in south parking area; minimal handling by employees; one location for contractor

Cons: ease of accessibility; traffic over Parrish Lane

Parks Maintenance Facility has 12,000 sq/ft of usable space for the cleanup. The Public Works area can easily accommodate an additional 25,000 sq/ft, or more for overflow capacity.

Proposal 2:

Smoot Park/Lower Island View Parks

Designate 2 days each, at 2 separate locations for green waste items to be brought for disposal. Two onsite employees can monitor loads and control traffic in and out of facility. Material would be stacked and consolidated by employees and then a contractor would shred material using a tub grinder and haul it away.

Smoot Park and Lower Island View Would be the designated disposal sites. This will also encourage those with minimal green waste to use their green waste cans or regular garbage disposal which is already paid for.

Temporary fencing would be installed to designate specific areas for containment of materials and safety of local residents. Those bringing material would follow designated routes to enter and exit fenced areas for unloading green waste. Onsite employees are able to monitor loads and stack material awaiting disposal.

Pros: Ease of accessibility; minimal storm water impact; encourages residents to utilize existing methods for disposal; moderate savings

Cons: Lack of control during unmanned times; traffic would impact local residents; extra cost for fencing; increased expectation from police to monitor areas until debris is removed; loss of use of the parking areas until work is completed; No overflow capability

Smoot Park can accommodate about 15,000 sq/ft of usable spaced for cleanup purposes.

Lower Island View Park can accommodate approximately 8,300 sq/ft of working space.

Proposal 3:

Vouchers

In cooperation with Wasatch Integrated Waste and Davis Landfill, Centerville City would design a voucher allowing residents to haul away waste to the landfill in Layton at no cost to them. The City would design and distribute the vouchers with agreed upon dates in whatever manner they prefer. At the end of the period, The City would then be billed for the balance. In the event that a resident were to take something other than green waste, they would not be turned away and the City would still be billed for the debris.

Charges at the landfill for green waste are \$5.00 per truckload or single axle trailer and \$20.00 per ton in larger trailers. The charges for mixed waste are \$5.00 per truckload or single axle trailer and \$30.00 per ton in larger trailers. This is a minimal difference in cost and very unlikely to be abused.

Centerville City typically sees approximately 50% participation in the curbside cleanup. Other cities utilizing the voucher system see usage by <30% of all households.

Pros: no impact to the storm water system; zero handling by City employees; no impact to regular duties being performed by employees; managed by others at no extra cost; encourages residents to utilize existing methods for disposal; moderate to significant financial savings

Cons: Discontent residents

Woods Cross City – Chipping service is made available to residents one Saturday a month. Residents are required to sign up and acknowledge the requirements for size, length, etc.

Also during the spring and fall clean up they currently go throughout the town.

Fruit Heights City – Vouchers to Wasatch Integrated Waste

Bountiful City – Curbside pick up performed by City employees. They also make their landfill available to residents during that designated week. Currently, they are looking to change this based on impracticality and the strain it adds to their workforce.

North Salt Lake City – Dumpsters are staged at different locations throughout the town on two separate weekends. These are dumped and returned by a contract service. Residents bring material and load it themselves. Some issues with clean up after along with mixing material in green waste bins causing added costs.

Clearfield City – Vouchers to Wasatch Integrated Waste

Clinton City – Items are taken to Public Works facilities on specified days and hauled away in dumpsters. Two hours a day for two separate days each week, people are allowed to bring green waste items to their facility to be shredded by employees. This is ongoing through the spring and summer.

West Bountiful City – A temporary worker is hired to manage incoming waste through a 9 day period at the Public Works facility, 2 Saturdays (8-5) and the week (m-f, 11-7) between. Dumpsters are placed monitored, one for metals and five for green waste. Metals are recycled, and that money goes towards the payment of the worker.

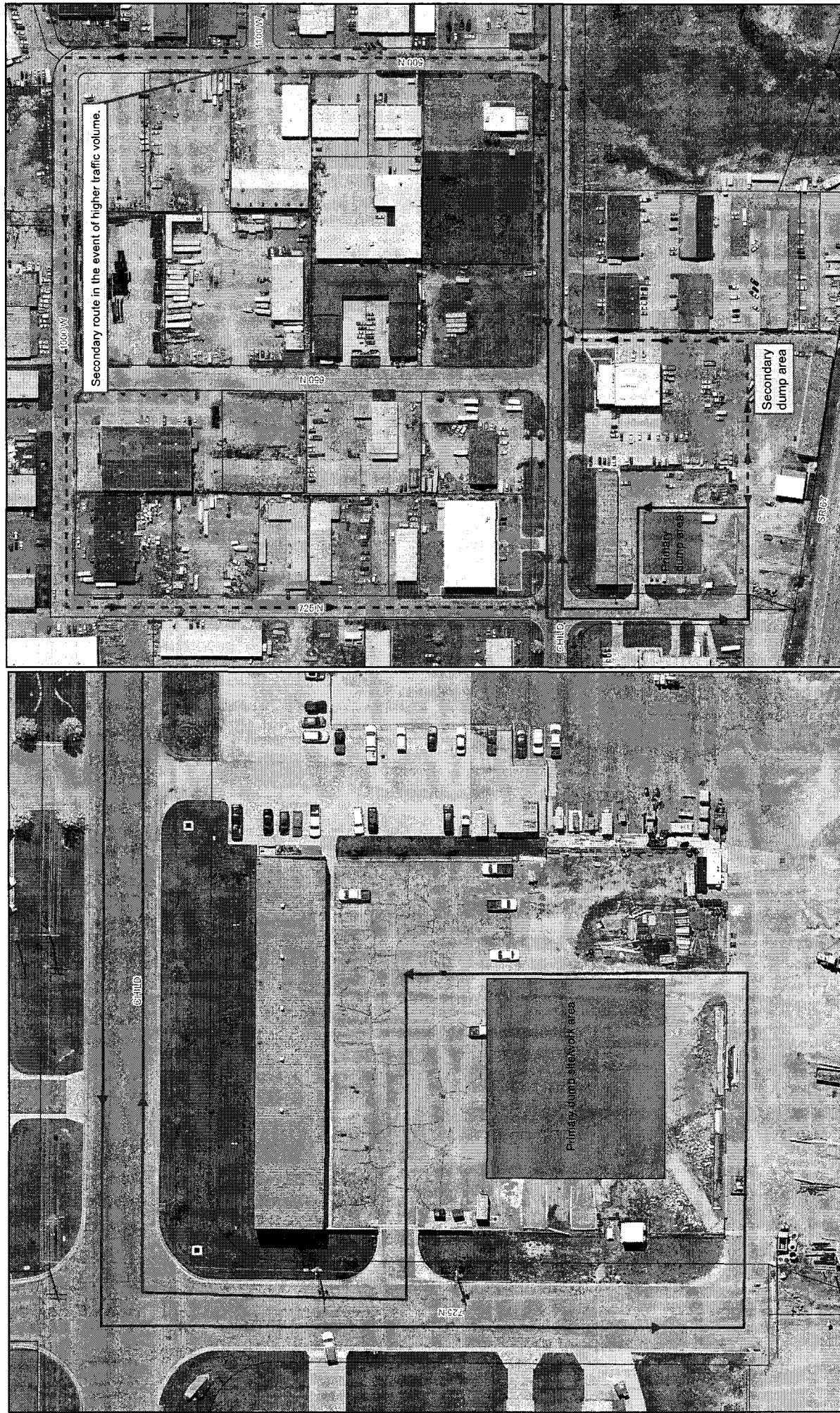
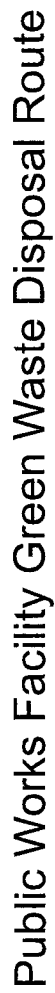
South Weber City – Residents bring material to one of two locations on set date where dumpsters are placed and monitored by onsite staff to ensure green waste only. Dumpsters are hauled away by an outside contractor who maintains staff to rotate dumpsters as needed throughout the day.

Layton City – Do not offer any City sponsored cleanup activities. Residents are encouraged to use the landfill.

Syracuse City – No green waste pickup is offered. They rely on the green cans, similar to what we have, for residents to dispose of green waste.

Farmington City – Main and State Streets have a curbside pickup allowing large quantities. The rest of the city has curbside pickup with strict rules for size, quantity, and timing. Residents are allowed one pile that is no more than 4'x4'x8' with no material larger than 4" diameter. Residents may take larger items to their shop during that time.

Brigham City, Ogden City and Weber County utilizes a contractor that comes to them with a tub grinder and hauls the material away.



Smoot & Island View Park Green Waste Disposal Routes



**CENTERVILLE
CITY COUNCIL
Staff Backup Report
2/6/2018**

Item No. 7

Short Title: Mayor's Report

Initiated By:

Scheduled Time: 8:10

SUBJECT

- a. COG Meeting
- b. Employee Meetings

RECOMMENDATION

Mayor Wilkinson will report on the recent Davis County Council of Governments meeting, as well as his "get-acquainted" meetings with groups of City employees.

BACKGROUND

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
2/6/2018**

Item No. 8.

Short Title: City Manager's Report

Initiated By: City Manager

Scheduled Time: 8:20

SUBJECT

- a. Bus stops
- b. 1250 West Street Improvement Project
- c. City Council Planning Commission joint work session - set date
- d. Solid Waste Collection Services RFP
- e. Designate Local Project Manager for Frontage Road Bike Lane Project including authority to approve contracts recommended by UDOT

RECOMMENDATION

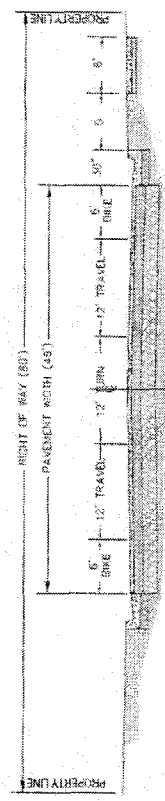
Allow City Manager to report on these matters.

BACKGROUND

- a. UTA has completed the design of improvements for three bus stops in Centerville. The City Manager will report on the locations, nature of improvements, and UTA's cost estimates.
- b. The City Manager has great news about funding for the improvement of 1250 West/640 West connecting Centerville and West Bountiful. He recently met with West Bountiful staff and UTA reps to firm up this funding support. He will refer to the attached drawings and cost estimate. Bottom line, Centerville City's cost is estimated to be only \$10,000 - \$15,000.
- c. A joint work session of the City Council and Planning Commission is proposed for Feb. 21 to discuss the South Main Street Corridor.
- d. Staff are about to release an RFP for solid waste curbside collection services. The current contract with ACE Disposal expires on June 30, 2018. Staff intend to release the RFP on Wednesday, Feb. 7, with a bid opening on March 7. If the Council has any questions or concerns about the RFP, they should express such to staff in this council meeting. The draft RFP is attached.
- e. The Federal Aid Agreement approved by the City Council a couple of months ago for the Frontage Road Bike Lane Project requires the City to appoint a "Local Project Manager" with the responsibilities noted in the attached excerpt from that Agreement. The City Manager served in this role for the Parrish & Main Intersection Project a few years ago, and recommends he be appointed in that same role for this current federally-funded project. An engineering firm hired by UDOT will provide construction engineering, which includes daily oversight and inspection of the contractor's work.

ATTACHMENTS:

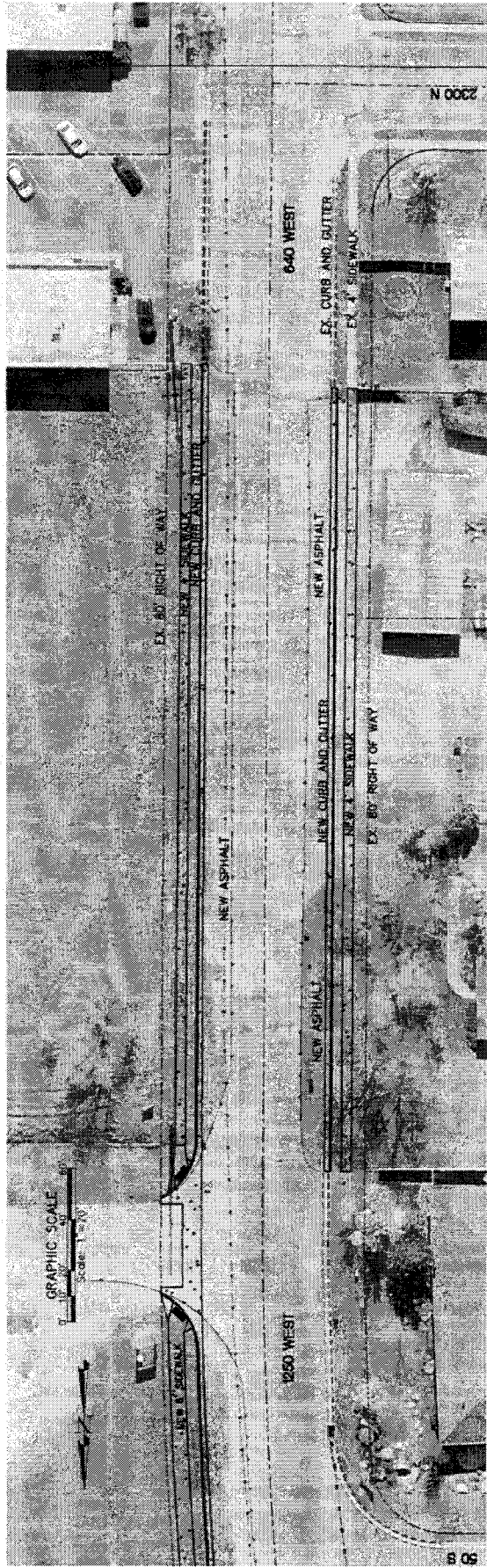
- | | Description |
|---|-------------------------------------|
| D | 1250/640 West Street Project |
| D | RFP Solid Waste Collection Services |
| D | Federal Aid Agreement Excerpt |



**640 WEST
WEST BOUNTIFUL**

1250 WEST
CENTERVILLE

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GRAPHIC SCALE
1" = 20'

2300 N

STA = 2300 NORTH

EXIST. ROAD CENTERLINE

SCALE
HORIZ 1"=20'
VERT 1"=2'

PROJECT NO.
17-019

DATE
C-03

DATE
8-2-11

PLAN AND PROFILE
STA 15+00 TO 19+00

640 WEST-1250 WEST
BICYCLE AND PEDESTRIAN ACCESS

WEST BOUNTIFUL CITY
350 North 800 West
Bldg 1087
Office: 801.292.4488 Fax: 801.292.6355
www.wbcity.org

DRAWN BY
FILE NAME
DATE

NO.	DATE	REVISION
4238		
4236		
4214		
4332		
4230		
4228		
4226		
4224		
4222		

640 West - 1250 West Expansion

West Bountiful		Centerville	
	Unit Price	Total	
1 Mobilization	1 LS	\$8,000.00	1 4,000.00 4,000.00
2 Traffic Control	1 LS	\$10,000.00	1 5,000.00 5,000.00
3 Curb	610 LF	\$27.00	460 27.00 12,420.00
4 Sidewalk	2440 SF	\$7.00	2450 7.00 17,150.00
5 New Road	700 SY	\$55.00	823 55.00 45,265.00
6 Fill	500 CY	\$10.00	600 10.00 6,000.00
7 Drain Box	0 EA	\$2,500.00	2 2,500.00 5,000.00
8 Storm Drain Pipe	0 LF	\$50.00	60 70.00 4,200.00
9 Drive Approach	3 EA	\$900.00	570 10.00 5,700.00
10 Repair Driveway	1 LS	\$4,000.00	Subtotal 104,735.00
11 Regrade Road	965 SY	\$70.00	
12 Striping	1 LS	\$2,500.00	
13 Park Strip Material	2400 SF	\$2.00	
Subtotal		\$176,600.00	
Contingency	10%	\$17,660.00	
Total		\$194,260.00	

Davis Co	70,000	
UTA	95,000	
WBC	29,000	

Project Summary

Centerville	\$104,735		
West Bountiful	\$176,600		
5% Contingency	\$17,660		
Total	\$298,995		

Contributions

Centerville	\$0	10,000 Survey/CMS	
West Bount	\$29,000	30,000 Design/CMS	
UTA CVL	\$60,000		
UTA WBC	\$95,000		
Davis County	\$115,000		
Total	\$299,000		

Davis Co	45,000
UTA	60,000

CENTERVILLE CITY, UTAH

Request for Proposal

For: Solid Waste, Green Waste & Recycling Collection Services

Centerville City, Utah ("The City") is seeking proposals from solid waste collection firms to provide curbside solid waste, green waste and recycling collection services for the City.

CITY CONTACT INFORMATION:

Jacob Smith
250 North Main
Centerville, Utah 84014
801-295-3477
jacobs@centervilleut.com

KEY DATES, ADDRESSES AND INSTRUCTIONS:

Proposal Submission

- The Proposer should prepare a proposal for solid waste, green waste and recycling collection services and deliver it in a sealed envelope no later than **March 7, 2018 at 3:00 p.m.** to:

Centerville City
Attn: Jacob Smith
250 North Main
Centerville, Utah 84014
- Clearly label the outside of your envelope: **"Solid Waste, Green Waste & Recycling Collection Services Proposal"** with the Proposer's name and address.
- Any proposal received after the due date and time will not be accepted.
- The City will not accept proposals via facsimile or electronically.

Pre-proposal meeting:

There will be a pre-proposal meeting held February 14, 2018 at 10 a.m.:

Centerville City Hall, Council Chambers
250 North Main
Centerville, Utah 84014

Questions regarding this RFP:

Questions regarding this request for proposals (RFP) should be directed to: Jacob Smith

Email: jacobs@centervilleut.com, phone 801-295-3477.

Opening of Proposals

On the closing date and time, proposals shall be opened at the Centerville City Hall located at 250 North Main, Centerville, Utah.

Proposals, modifications, or corrections received after the closing time on the "Due Date" will be considered late and will not be opened. Electronically transmitted proposals will not be considered.

Contract Information:

The contract start of service date will be July 1, 2018.

The successful Proposer will be issued **a contract for 5 years**. At the discretion of the City, additional 2 year extensions may be considered as part of the contract. However, the contract may be terminated by either party, in advance of the specific termination date, based upon the termination terms and conditions included in the contract with 120 days advanced written notice.

It is the intention of the City to issue a contract to the firm whose proposal is deemed to be the most advantageous and in the best interest of the City; however, the City does not guarantee any award based upon this RFP.

CURRENT SERVICE LEVEL:

The City, through its current provider, provides weekly collection of solid waste and green waste, and bi-weekly collection of recyclables. Waste and recyclables are all collected on the same day of the week at a residential unit. The City is currently divided into three sections for collection services occurring Tuesday through Thursday.

Additionally, collection services are currently being provided at approximately **12** designated City parks and City facilities. The cost for collection at these locations is rolled into the monthly solid waste and/or recycling charge to the City.

The City collects all solid waste, green waste and recycling collection fees from residential units and pays the Contractor monthly based on a per residential unit/type of container rate.

Customers use City-owned 96 gallon rollout black containers for solid waste collection. The solid waste is delivered to Wasatch Integrated Waste Management District (the District) in Layton, UT. The City pays the Wasatch Integrated tipping fees directly.

Customers use City-owned 96 gallon rollout green containers for green waste collection. From December 1st through February 28th (or 29th in leap year), residents use the green waste containers for solid waste. March 1st to November 30th only approved green waste is permitted in the green waste containers (City Ordinance 7.08.030(e)). The charge for having a green waste container is the same all year. Green waste is delivered to the District. The City pays the household, franchise (Davis County user fees for City facilities waste) and tipping fees to the District.

Customers use **Contractor-provided** 96 gallon rollout blue containers for recyclables. Recyclables are taken to City-approved facilities.

There are approximately 4,300 residential units currently billed for solid waste pick-up in the City, of the approximately 4,300, 700 have additional containers.

There are approximately 3,800 residential units currently billed for recycling pick-up. The recycling program began as an opt-out program but as new residents sign up for services, they are required to have both a solid waste and recycling container. Therefore, the number of residential units billed for recycling will continue to rise.

There are approximately 1,300 Green Waste containers currently billed for the voluntary green waste program.

SCOPE OF SERVICES:

The City would prefer the Contractor provide curbside solid waste, green waste and recycling collection services for the City at its current level of service.

Services are to include:

- Weekly curbside collection and disposal of mixed solid waste
- Weekly curbside collection and disposal of green waste
- Bi-weekly curbside collection and processing of recyclables
- Collection and disposal of Christmas trees as described in 17(f) below.
- Collection and disposal of solid waste and recycling from all City facilities, including but not limited to parks, at no additional cost to the City – explained more in detail under item 17(h) below.

Specifications - General Requirements

1. A contract consistent with these specifications will be required. The contract shall include specific performance measures and provisions for termination for failure to perform.
2. Collection of solid waste, green waste and recyclables will be done on the same day for any residential property. Solid waste will be collected weekly, green waste weekly and recyclables bi-weekly. Green waste containers may be used by the customer for solid waste from December 1st through February 28th (or 29th in leap year).
3. The City owns the 96 gallon solid waste (black) and 96 gallon green waste (green) containers. The Contractor will provide and maintain the recycling containers related to this proposal. The City would prefer the recycling containers be of a similar design. By ordinance, the recycling containers will need to be 90 to 100 gallons in a color other than black or green.
4. Collection services will be completed between the hours of 7:00 a.m. and 7:00 p.m., Tuesday through Thursday, except the following designated holidays: New Year's Day, Fourth of July, Thanksgiving Day, and Christmas Day, in which case collections may be accomplished within the same hours but one day later than the normal scheduled day. Any deviation to these days or hours and collection due to unforeseen circumstances (i.e.: weather, road construction, emergency occurrences, etc.) will be communicated and approved by the City.
5. A residential property shall be defined as an occupied dwelling unit such as a single family home, a duplex or multi-family dwelling of four (4) or less units (City Ordinance 7.08.010(m)), which is located adjacent to a public street; residential property shall not include neighborhoods with private roads, unless otherwise approved by the City (see Exhibit C). Each unit of a multiple-unit property shall be considered a separate residence for purposes of this contract.
6. The City will collect all solid waste, green waste and recycling collection fees from residential dwelling units and shall pay to the Contractor a monthly rate per residential dwelling unit for a single container, additional containers, green waste and recycling containers. These amounts shall be so indicated in the Contractor's proposal.
7. The Contractor shall be paid monthly within 30 days upon receipt of an invoice for services performed in that monthly period. The Contractor shall bill the City for the services

performed.

8. Proposed collection services will follow a route and schedule provided by the Contractor and approved by the City. The Contractor will make every effort to develop a schedule that will minimize any disruption to the City's customers' current schedule. Any changes to the approved schedule must be pre-approved by the City and all affected customers notified by the Contractor. Concurrent with entering into the contract, the Contractor shall provide the City with maps and schedules of collection routes and keep such information current at all times. It shall be the customer's responsibility to place customer's solid waste, green waste and/or recycling container(s) at the appropriate location for collection before the approved starting hour.
9. The Contractor will expand the service area to include all newly constructed residential units on City streets at the contracted price per household.
10. Collected solid waste will be delivered to Wasatch Integrated Waste Management District in Layton, UT. The City pays the Wasatch Integrated tipping fees directly. The Contractor must ensure the tipping fee tonnage is accurate. To ensure tipping fees are properly charged to the City, the Contractor will not be allowed to mix garbage from different cities while hauling to the dumpsite.
11. Collection trucks must be curbside collection type units designed for the collection and compaction of residential solid waste. The Contractor shall provide an adequate number of trucks as approved by the City for scheduled collection services. All equipment must be kept in good repair, appearance, and sanitary condition at all times. Trucks must be equipped to handle any spill or leakage of hydraulic or other fluids. Equipment shall be maintained in such a manner that it will not scrape, peel, gouge or otherwise damage containers. If any City-owned containers are damaged or destroyed by the Contractor's equipment, the Contractor shall pay for replacement or repair of the same. If any Contractor-owned containers are damaged or destroyed by the Contractor's equipment, it shall be the sole responsibility of the Contractor to replace the container within 2 working days.
12. The Contractor must maintain a local telephone number. The office will be equipped with sufficient communications capacity, and shall have a responsible person in charge and available to answer all inquiries during normal working day/ collection hours, and an emergency response process after normal business hours.
13. The Contractor shall resolve all complaints regarding services in a prompt, courteous, and expeditious manner. Response and reporting requirements will be included in the contract.
14. All recycling must be hauled to a City-approved facility permitted for such use and meeting all applicable local, state, and federal laws, rules and regulations. Any revenue collected or tipping fees/recycling charges should be reflected in the cost of a recycling container.
15. The Contractor shall monitor the collection of solid waste and recycling material for compliance with acceptable material in each. For those containers which are obviously not

in compliance, the Contractor shall educate the customer of the non-conformance. The Contractor shall place a City approved sticker or tag on any unacceptable container or item at the scheduled time of service, explaining why the material is unacceptable.

16. No hazardous waste will be collected or disposed of by the Contractor.
17. Contractor's requirements:
 - a. The Contractor shall pay for the services of all its employees including salaries, wages and related benefits.
 - b. It is understood and agreed that the Contractor will be an independent contractor and will be in no way an employee of the City and must agree to hold the City harmless from any damage or liability arising from Contractor's operations.
 - c. The Contractor shall bear the costs and expenses of maintenance and operation of its equipment and assume all liability and liability costs connected with the services.
 - d. Each operator shall maintain a valid Utah Commercial Driver's License for the type of vehicle used.
 - e. The Contractor shall provide vehicle liability insurance in the amounts of not less than \$2,000,000 for property damage and \$2,000,000 for bodily injury and general liability insurance in the amount of \$2,000,000. Insurance policies shall include the City as an additional insured on all such policies. The Contractor shall also provide Workers Compensation Insurance for all of its employees in accordance with the laws of the State of Utah.
 - f. Once a year Contractor shall provide Christmas tree pickup services beginning on the first or second Saturday following New Year's Day and continuing until each residence in the City has been serviced, such pickup to be at no additional cost to the City.
 - g. The Contractor will provide special service for disabled persons or senior citizens not able to handle the approved garbage container (City Ordinance 7.08.080(e)).
 - h. The Contractor will also be required to provide a weekly or twice weekly pickup for City facilities designated on Exhibit B. Upon request from the City, extra collection of park or City facility disposal bins must also be picked up within 24 hours notice. Tipping fee charges for disposal of such garbage shall be paid by the City. Additional pickup will be required at the City's July 4th celebration.
 - i. The Contractor shall comply with applicable provisions of Chapter 7.09 of the Centerville Municipal Code regarding solid waste and recycling as set forth at <https://centerville.municipalcodeonline.com>
18. Default
 - a. The standard for default in performance is one or more of the following:

- i. failure to provide the services indicated for a period in excess of two consecutive scheduled working days, weather permitting;
 - ii. Excessive bona fide complaints or missed services during a month
 - iii. Breach of contract or in default as defined in the contract
 - b. In the event the Contractor is in default as defined above, the City and Contractor shall define in the contract the resolution, contract termination, and appeal processes.
- 19. Proposals must remain valid for a minimum of 60 days from the date of proposal opening.
- 20. Except as otherwise provided herein, the Contractor may deal directly with business, commercial, industrial and institutional establishments and all sums collected by it from such establishments shall belong to it as its compensation and will not be accounted for by the City. The City, however, does not by this agreement, grant or purport to grant to the Contractor the exclusive right to collect and dispose of such business, commercial, industrial and institutional waste, the same being a matter of negotiation and individual agreement with said contributors. In the event the Contractor shall handle such business, commercial, industrial, or institutional refuse, it shall be required to obtain a City business license. Any associated dumping or tipping fees will be the sole responsibility of the Contractor. To ensure tipping fees are properly charged to the appropriate party, the Contractor will not be allowed to mix waste from residential customers under the City's contract together with business, commercial, industrial, and institutional waste when hauling to the dump site.
- 21. Adjustments to the rates may be considered by the City, either upward or downward, throughout the term of the contract.

PROPOSAL CONTENT:

Proposals should include the following:

- 1. Proposal Security

Each proposal shall be accompanied by a bond, Certified Check, or Cashier's Check payable to Centerville City in the amount of \$25,000 and the Proposer agrees to forfeit this deposit, not as a penalty, but as liquidated damages to the City if the Proposer receives notice of acceptance of their proposal and fails to execute the contract and furnish satisfactory surety within 30 days after receiving such notice. Checks and bonds shall be returned promptly after the City and the selected Proposer have executed the Contract, or, if no Proposal has been selected within 60 days after the date of the opening of Proposal, upon demand of the proposer at any time thereafter.
- 2. Evidence of Insurance

Each proposal shall have proof of adequate levels of the following insurance:

 - a. Workers Compensation
 - b. General Liability (\$2 million)
 - c. Automobile Liability (\$2 million)
- 3. Security for Faithful Performance

Each proposal shall have a letter or statement that the Proposer is willing and able to provide a \$2 million performance bond.

4. Financial Statement

The proposal shall have a copy of the latest available financial statements of the Proposer certified by a nationally recognized firm of independent certified public accountants.

5. Licensing

The Proposer shall include evidence that the Proposer is licensed to do business in the state of Utah or a statement that the Proposer can become licensed if selected.

6. Business Experience and References

The proposal shall include (1) evidence the Proposer has been performing solid waste collection for more than five years, (2) a brief summary of the Proposer's experience and qualifications, (3) at least five references from contracting cities, counties or districts, and (4) any summaries of criminal or civil suits against the Proposer and all litigation actions (within Utah) involving the Proposer within the past 10 years.

7. Equipment List

The proposal shall include an itemized list of equipment to be used in fulfilling the contract, including standby units and proposed recycling containers. This list shall include a brief description of the equipment, fuel type used and age of each unit and proposed replacement schedule. Note: Equipment shall be suitable for collecting containers on 17% slopes.

8. Operations Plan

The proposal shall include a detailed plan of operation describing the routes to be established and alternative procedures to be followed in case of severe weather or equipment failure. The operation plan should include the number of employees needed to perform the contract and the name and contact information for the primary manager.

9. Customer Service

To demonstrate the Proposer's ability to respond to service complaints in a timely manner, the proposal shall include a description of the Proposer's customer service capabilities and procedures.

10. Pricing

The proposal shall include a completed Proposal Price Sheet (Exhibit D) for each pricing option. If any pricing options cannot be reflected accurately on the Proposal Price Sheet, the Proposer may submit any additional pricing with explanation; however, the Proposer must submit at least one option using the provided Proposal Price Sheet.

EVALUATION AND SELECTION

Following receipt of proposals, the City will select a finalist for further evaluation. The finalist will be selected based upon consideration of the following criteria:

1. The ability and capacity of the Proposer to perform the service requested based upon its local and regional resources.
2. The quality, dependability and condition of existing equipment to be used in providing service to the City.
3. The level of expertise and experience of the Proposer and Proposer's officials in performing

this type of service.

4. The past history and experience of the Proposer in providing service to other cities, including the quality of service, dependability, regularity of service, number of complaints, etc.
5. The cost to the City to hire the Proposer to perform the services.

OTHER INFORMATION

Formation of the Agreement with the Selected Applicant:

After selecting an applicant, the City may conduct additional negotiations with the Contractor to arrive at a final contract. When both parties are in agreement, a contract will be awarded. The Contractor's president or other authorized official may be required to be in attendance at the City Council meeting wherein the Contractor's proposal is discussed and recommended for approval. The Contractor's representative will need to be prepared to discuss all aspects of the proposal. The final decision as to the selection of the Contractor to provide services will be made by the City Council.

Rejection of Proposals:

The City reserves the right to reject any or all proposals received, and to select the proposal deemed to be the most advantageous and in the best interest of the City. Non-acceptance of a proposal will mean that one or more others were deemed more advantageous to the City or that all proposals were rejected. Applicants, whose proposals are not accepted, will be notified after a binding contractual agreement between the City and the selected applicant is executed, or when the City rejects all proposals.

Proposal Validity Time:

Proposals containing less than 60 days acceptance time will not be considered.

Proprietary Information:

Applicants may mark any specific information contained in their proposal which they wish considered as proprietary and not to be disclosed to the public. All proposals submitted become the property of the City and will not be returned.

Incurring Costs:

Centerville City will not be liable for any cost that applicants may incur in the preparation of their proposals. Proposals should be concise, straightforward, and prepared simply and economically. Expensive displays, bindings, or promotional materials are neither desired nor required.

Key Contract Terms:

Award of the Contract: Upon completion of the evaluation process, the City may award the contract to the Proposer whose proposal is determined to be most advantageous to the City irrespective of cost or other individual portion of any submitted proposal.

Contract Period and Effective Date: The initial contract term shall commence upon final execution of the contract by the City and shall expire five (5) years from that date. Additional 2 year extensions may be considered.

Contract Cancellation: Either party may terminate the contract for any reason prior to the expiration date by delivering written notice thereof to the other party at least 90 days in advance.

EXHIBIT A
CURRENT SCHEDULE AND MAP

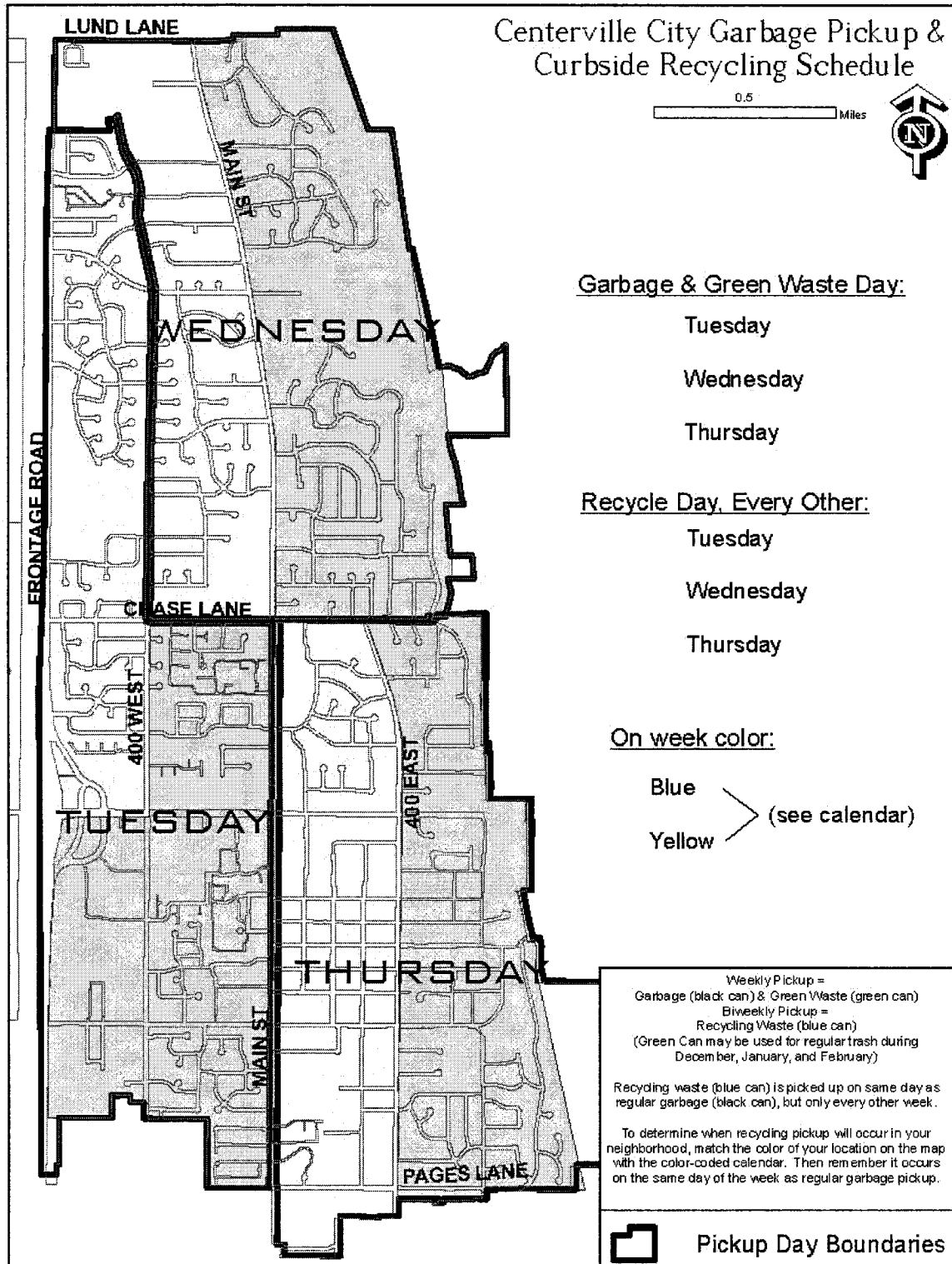


EXHIBIT B
CITY FACILITIES

Centerville City Hall	250 North Main
Public Works Facility	655 North 1250 West
Parks & Recreation Facility	685 North 1250 West
Davis Center for the Performing Arts	525 North 400 West
Whitaker Museum	168 North Main
Smith Park	300 North 100 East
Island View Park	750 East 550 South
Smoot Park	1550 North Main
Community Park	1235 North 400 West
Freedom Hills Park	2150 North 150 East
Porter-Walton Park	95 South 400 West
Cemetery	700 East 400 South
Events – July 2 nd – July 5 th Smith Park	

EXHIBIT C

CURRENT AGREEMENTS ON PRIVATE ROADS OR HOA'S

Name	Location	Yes	no
Bamberger Condos	180 S, west of Main St.	X	
Cedar Springs Condos	88 W 50 South		X
Centerville Commons	Pages Lane W of Main St	X	
Chase Lane Village Twin Homes	1175 & 1250 North, 400 West to Frontage	X	
Country Cottages Condos	200 North, west of Main St.	X	
Courtyard Condos	Pages Lane E of Main St	X	
Florentine Towns	Bellano Way (95 North), east of 400 West	X	
Florentine Villas	160 West to 400 West, north of Porter Lane	X	
Greenfields Condos	1900 North to 1950 North, west of 400 West	X	
Parrish Lane Condos	232-252 East Parrish	X	
Pheasantbrook Condos	780 North from Main St to 300 West		X
Pineae Towns & Singles	650 North, west of Main St.	X	
Pineae Condos	650 North, west of Main St.		X
Porter-Walton Towns	600 & 675 West, north of Porter Lane	X	
Riviera Condos	735 South, east of Main St.	X	
Riviera Condos	820 South, east of Main St.		X
Shaela Park Twins	600 & 675 West, south of Porter Lane	X	

EXHIBIT D
PROPOSAL PRICE SHEET

Proposer's price sheet for solid waste, green waste and recycling as outlined in the RFP

PRICE SHEET # _____

	1st Container	Additional Container
Residential Solid Waste; 96 gallon Container; Weekly	\$ _____	\$ _____
Residential Green Waste; 96 gallon Container; Weekly	\$ _____	\$ _____
Residential Recycle Waste; 96 gallon container; bi-weekly	\$ _____	\$ _____

Note: Waste collection services from City facilities (Exhibit B) will be provided at no additional charge per RFP.

The undersigned, having carefully read and considered the Request for Proposal to provide services as specified in this RFP for Centerville City, does hereby offer to perform such services on behalf of the City, in the manner described and subject to the terms and conditions set forth in the proposal. Services will be performed at the rates set forth above.

Company Name: _____

Doing business as: ☐ Individual ☐ Partnership ☐ Corporation ☐ Limited Liability Company

PRINCIPAL OFFICE ADDRESS:

Street Address _____

City _____ State _____ Zip _____

Phone _____ Email _____

Website _____

Taxpayer I.D./Social Security No. _____

Authorized Representative: _____ Title: _____

Signature: _____ Date: _____

AGREEMENT

Now, therefore, the parties agree as follows:

I. Description of the Project.

II. UDOT's Roles and Responsibilities on a Federally Funded Local Government Project as follows:

- A. Oversee compliance with federal and state regulations.
- B. Ensure transportation project oversight as outlined in 23 CFR 635.105.
- C. Assign a UDOT Project Manager to:
 - 1. Assist the Local Government Project Manager to monitor scope, schedule, budget, and help track expenditures during all phases of the project.
 - 2. Assist in project risk monitoring by reviewing and discussing identified risks and mitigation efforts.
 - 3. For projects approved through the Wasatch Front Regional Council (WFRC), assist in early coordination with UDOT's Environmental staff during preparation of the environmental document.
 - 4. Prepare and process the federal aid agreement before project initiation.
 - 5. Help administer consultant qualifications-based selection, negotiation of contract, and contracting process for all phases of the Project using the UDOT Consultant Services selection process.
 - 6. Assist the local agency to process and approve Consultant Pay Requests.
 - 7. Coordinate and participate in design review meetings to ensure the federally-approved, UDOT design process is followed.
 - 8. Coordinate to ensure ongoing communication with the local project sponsor.
 - 9. Notify the Local Government that the match, betterment or other funding to UDOT is due.
 - 10. Assist the Local Agency in preparing and executing UDOT Standard Utility Reimbursement Agreements as required.
 - 11. Coordinate betterment items and finalize agreements prior to construction advertising.
 - 12. Assist with the federally-approved construction advertising and award processes through the UDOT construction advertising and award process.
 - 13. Coordinate with the Local Project Manager to review and recommend change orders for approval.
 - 14. Coordinate the UDOT project closeout process.

III. Local Agency Roles and Responsibilities on a Federally Funded Local Government Project.

The Local Agency shall manage the Project in compliance with federal and state laws and regulations. The Local Agency shall monitor the quality of work being performed on the Project and daily activities and issues with the consultants.

A. The Local Agency shall assign a representative to serve as the Local Project Manager to:

- 1. Research, understand, and take responsibility for federal requirements by its acceptance of federal funds.
- 2. Coordinate with the UDOT Project Manager concerning the funding.
- 3. Work with organizations (MPO's, etc.) for funding and expenditure time-frames, scope issues and delivery schedule.
- 4. Manage the day-to-day activities of the Project as follows:
 - a. Consultant and professional services used on the Project.
 - b. The Local Agency shall recommend and approve consultant pay requests.
 - c. Project scope, schedule, budget, and quality.
 - d. Coordination of details, decisions and impacts with the local jurisdiction's community councils, commissions, legal counsel, department heads, political leads, engineering and public works departments, etc.
 - e. Coordination with the assigned UDOT Project Manager.
 - f. Project risk monitoring by reviewing and discussing identified risks and mitigation efforts.
 - g. Monitor project schedule and progress of all project tasks- to ensure a timely delivery of the project.
 - h. Schedule discussion should be held in all preconstruction and construction project progress meeting.
 - i. Oversee project compliance with federal and state transportation project processes. These responsibilities include (but are not limited to):

- 1) Participate in the federally approved UDOT consultant qualifications-based selection, negotiation of contract, and contracting process for all phases of the project.
 - 2) Participate as the active lead in project team meetings as well as all field and plan reviews.
 - 3) Ensure NEPA Environmental clearances and approvals are obtained.
 - 4) Ensure current AASHTO, MUTCD, and UDOT design standards are met, or if not, ensure all design exceptions, waivers or deviations are obtained from UDOT and have the necessary signatures in place.
 - 5) Ensure and certify that right of way acquisitions follow the federal Uniform Act and comply with state right of way acquisition policy, including rules, and meet all Project right of way commitments.
 - 6) Ensure construction standards and specifications are met.
 - 7) Oversee project construction management operations, progress, documentation and quality inspection to meet state and federal contract administration requirements.
-
- j. Coordinate with utilities to minimize project impacts and ensure needed relocations have the proper documentation, easements and agreements in place. The Local Agency shall provide to UDOT Region Utility Coordinator the Project utility certification prior to construction advertising. All utility agreements must follow the UDOT standard Utility agreement format and process.
 - k. Provide right of way certification verifying all required right of way has been purchased prior to advertising.
 - l. Ensure required documentation is in place before submitting the advertising package to UDOT for advertising through its federally-approved process.
 - m. Coordinate with the UDOT Project Manager and Comptroller's Office to deposit the local match and betterment funds as outlined below in Section IV.
 - n. Approve the final advertising package and obtain local signature approval advertisement.
 - o. Review the abstract of bids and recommend to the UDOT Project Manager award of the project. The Local Agency may decline to recommend award for the following reasons: Lack of funding to cover project costs as bid, or cancelling the project.
 - p. Attend Construction Coordination meetings and coordinate with the Consultant Resident Engineer (RE).
 - q. Review all construction change orders for approval and submit them to UDOT Project Manager for review and processing.
 - r. Review the project budget for changes related to change orders, quantity overruns, incentives, fuel and asphalt adjustments, etc.
 - s. Ensure materials comply with the current UDOT Materials Testing and Acceptance Manual and the UDOT Minimum Sampling and Testing Requirements.
 - t. Assist to provide all documentation needed for construction project close out including Buy America certification.
 - u. Coordinate the project close out process by timely closing all open contracts and agreements.

This list of roles and responsibilities is not comprehensive but describes the general roles of the Local Agency.

IV. Funding. Upon signing this agreement, the Local Agency agrees to pay its estimated matching share in phases when requested by UDOT within 30 days. Phases typically include environmental, design, right of way and construction. The local match for this project is represented by the percentages of the Total Project Value shown below. In addition the Local Agency agrees to pay 100% of the overruns that exceed \$1,040,437 and any ineligible costs to UDOT.

The Local Agency shall be responsible for all costs associated with the project which are not reimbursed by the federal government. For a Joint Highway Committee project, the federal participation for construction engineering costs is limited to 20 percent of the construction contract costs. No costs are eligible for federal aid reimbursement until authorized by the FHWA through Form R-709, Request for Federal Aid Project Approval, separate from this Local Agency Agreement.

Local Agency betterments are ineligible for Federal Funding. The Federal Aid Agreement must be modified to incorporate the additional funding for the betterments that are included after the execution of this Agreement. The Local Agency will advance the funds for the betterments to UDOT prior to the construction award.

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
2/6/2018**

Item No. 9

Short Title: Community Park Expansion Project

Initiated By:

Scheduled Time: 8:30

SUBJECT

- a. Review bid results for Phase 3
- b. Review updated funding analysis
- c. Award bid for Tingey Pavilion construction
- d. Review lease agreement for financial assistance from South Davis Recreation District
- e. Award construction bid to Landscape Specialties Inc. in the amount of \$459,350.30 for Phase 3
- f. Award materials bid to Mountainland Supply in the amount of \$15,756.41 plus taxes for Phase 3

RECOMMENDATION

Review the bid results for Phase 3 and the pavilion, the updated funding analysis, and the draft lease agreement for financial assistance from South Davis Recreation District.

Award bid to Sonntag Recreation for construction of a pavilion (Mesa Roof--Alternate 3) in the amount of \$34,540.

Award bid to Landscape Specialties Inc. in the amount of \$459,350.30 for Phase 3 *subject to execution of lease agreement between the City and South Davis Recreation District.*

Award materials bid to Mountainland Supply in the amount of \$15,756.41 plus taxes for Phase 3 *subject to execution of lease agreement between the City and South Davis Recreation District.*

BACKGROUND

Bids for Phase 3 construction and the pavilion were opened on January 31. Two companies submitted bids for pavilion construction. See the attached bid results. Bidders were allowed to bid on three roof alternatives, which are illustrated in the attachment. Parks & Rec Director Bruce Cox recommends Alternative No. 3 - Mesa Roof.

Although 5 potential bidders attended the Phase 3 pre-bid meeting and 8 companies had plans, only two submitted bids. Fortunately both bids were well below the Engineer's Estimate. See the attached bid results for Phase 3 construction.

Based on the bid results, the City Manager has updated the "Cash Flow Analysis for Park Improvements Funding" (attached). The \$589,350 estimate for Phase 3 consists of the following elements:

- Landscape Specialties Inc. bid -- \$ 459,350
- Estimate for materials not in bid above -- 30,000

- Total estimate for labor and materials -- 489,350
- Engineering design/constr. mgmt (approx 10%) -- 50,000
- Contingency (approx 10%) -- 50,000
- Total cost estimate Phase 3 (exc. pavilion) -- **\$ 589,350**

The attached lease agreement has not yet been approved by the Recreation District. It would provide a loan in the amount of up to \$500,000 from the District for Phase 3 funding. In return, the District would have priority use rights on the two new sports fields. The Council should give staff direction regarding the contents of this draft. The Rec District Board is not scheduled to meet until March 19, but is apparently willing to call a special meeting, if necessary, to approve this agreement in a more timely manner. The Phase 3 bids are good for 60 days. Therefore, if the agreement is not approved until March 19, this is still within the 60-day window. If staff conclude there is an advantage to the contractor beginning work sooner, they will recommend the City Council ask the Recreation District Board to call a special meeting to approve the lease agreement.

ATTACHMENTS:

- | Description |
|---|
| ☐ Pavilion Bid Results |
| ☐ Pavilion Alternatives |
| ☐ Phase 3 Bid Results |
| ☐ Cash Flow Analysis - Park Improvements |
| ☐ Materials Bid |
| ☐ Lease Agreement Draft |

Steve Thacker

From: Kevin Campbell <Kevin.Campbell@esieng.com>
Sent: Thursday, February 01, 2018 10:02 AM
To: Steve Thacker
Cc: Bruce Cox; Cody Pedersen; Mackenzie Wood
Subject: Community Park Expansion - Pavilion
Attachments: Bid Tabulation-Pavilion.pdf; #17-182 NOA-Sonntag.pdf

Steve,

As you are aware, bids were received yesterday morning for the Pavilion. Bruce and I would recommend that we award the Mesa Roof – Alt. 3. The following are the contractors bids for the Mesa Roof Option:

- | | |
|-------------------|-------------|
| 1. Sonntag Rec. | \$34,540.00 |
| 2. Lucky Dog Rec. | \$43,202.00 |

It is recommended that the project be awarded to Sonntag Rec. in the amount of \$34,540.00. Sonntag Rec. is a qualified and capable contractor to complete this project.

Kevin

Kevin Campbell, P.E.
Centerville City Engineer

Kevin Campbell, P.E.
ESI Engineering, Inc
3500 S. Main St.
SLC, Ut 84115
801.263.1752



BID TABULATION FOR CENTERVILLE CITY

Community Park Expansion Pavilion - #17-182

Bid Opening January 31, 2018

Alternative No. 1 - Rectangular Gable Roof				Engineer's Estimate		Sonntag Rec.		Lucky Dog Rec.	
Item	Description	Amounts	Units	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Footings and Foundations	1	LS	\$10,000.00	\$10,000.00	\$11,700.00	\$11,700.00	\$15,402.00	\$15,402.00
2	Reinforced Concrete Floor Slab	540	SF	\$12.00	\$6,480.00	\$8.33	\$4,500.00	↑	↑
3	Mobilization	1	LS	\$3,500.00	\$3,500.00	\$3,150.00*	\$3,150.00	\$7,800.00	\$7,800.00
4	Pavilion - Rectangular Gable Roof	1	LS	\$25,000.00	\$25,000.00	\$13,000.00	\$13,000.00	\$18,750.00	\$18,750.00
Total Bid Alternative No. 1 (Items 1-4)					\$44,980.00		\$32,350.00		\$41,952.00

Alternative No. 2 - Standard Hip Roof				Engineer's Estimate		Sonntag Rec.		Lucky Dog Rec.	
Item	Description	Amounts	Units	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Footings and Foundations	1	LS	\$10,000.00	\$10,000.00	\$12,500.00	\$12,500.00	\$15,402.00	\$15,402.00
2	Reinforced Concrete Floor Slab	540	SF	\$12.00	\$6,480.00	\$8.33	\$4,500.00	↑	↑
3	Mobilization	1	LS	\$3,500.00	\$3,500.00	\$3,150.00*	\$3,150.00	\$7,800.00	\$7,800.00
4	Pavilion - Standard Hip Roof	1	LS	\$25,000.00	\$25,000.00	\$14,390.00	\$14,390.00	\$20,000.00	\$20,000.00
Total Bid Alternative No. 2 (Items 1-4)					\$44,980.00		\$34,540.00		\$43,202.00

Alternative No. 3 - Mesa Roof				Engineer's Estimate		Sonntag Rec.		Lucky Dog Rec.	
Item	Description	Amounts	Units	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Footings and Foundations	1	LS	\$10,000.00	\$10,000.00	\$12,500.00	\$12,500.00	\$15,402.00	\$15,402.00
2	Reinforced Concrete Floor Slab	540	SF	\$12.00	\$6,480.00	\$8.33	\$4,500.00	↑	↑
3	Mobilization	1	LS	\$3,500.00	\$3,500.00	\$3,150.00*	\$3,150.00	\$7,800.00	\$7,800.00
4	Pavilion - Standard Hip Roof	1	LS	\$25,000.00	\$25,000.00	\$14,390.00	\$14,390.00	\$20,000.00	\$20,000.00
Total Bid Alternative No. 3 (Items 1-4)					\$44,980.00		\$34,540.00		\$43,202.00

* Sonntag Recreation included the performance and payment bonds as an additional line item on their bid. The cost for performance and payment bonds has been shown with the Mobilization line item, i.e. \$2,100 (mobilization) + \$1,050 (bonds) = \$3,150.

↑ Lucky Dog Recreation included the price for the Reinforced Concrete Floor Slab with the Footings and Foundations price.

CENTERVILLE CITY PUBLIC WORKS

COMMUNITY PARK PAVILION

CONTACTS

CENTERVILLE PUBLIC WORKS DIRECTOR
 RANDY DALL
 801-292-8232

CENTERVILLE DRAINAGE UTILITY SUPERVISOR
 DAVE WALKER
 801-292-8232

CENTERVILLE CITY WATER
 MIKE CARLSON
 801-292-8232

CENTERVILLE CITY ENGINEER
 KEVIN CARPENTER
 801-292-8232

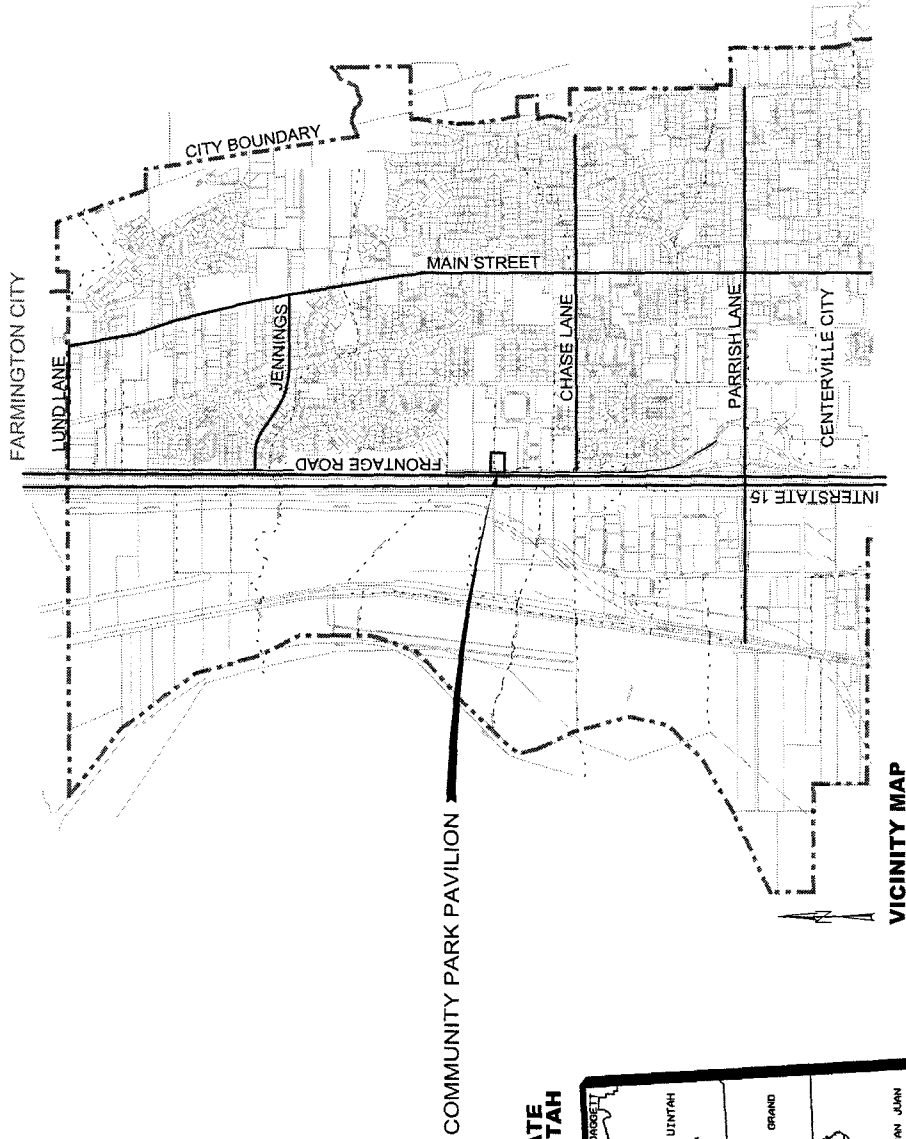
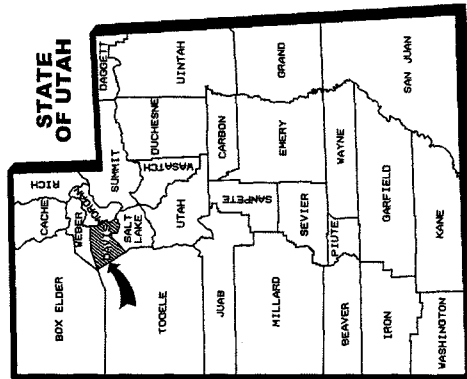
SOUTH DAVIS SEWER DISTRICT
 JEFFREY L. HARRIS
 801-725-4285

PARKS AND RECREATION DIRECTOR
 BRUCE COX
 801-292-8232

PARKS AND RECREATION
 CAM WOODBURY
 801-292-8232

WEBER BASIN WATER
 JEFF JOHNSON
 801-682-5440

ROCKY MOUNTAIN POWER
 JEFFREY L. HARRIS
 888-221-7070



PROJECT DRAWINGS INDEX

SHEET NO.	DESCRIPTION
1	TITLE / VICINITY MAP / INDEX
2	SITE PLAN
S-100	STRUCTURAL NOTES
S-101	STRUCTURAL PLANS & DETAILS
S-102	STRUCTURAL PLANS & DETAILS



ESI ENGINEERING
 CONSULTING ENGINEERS
 3500 SOUTH MAIN STREET, SUITE 200
 SALT LAKE CITY, UT 84115
 TEL: (801) 283-1726

DESIGN: ALC 11-17	CHECK: ALC 11-17
DRAWN: CDP 11-17	CHECK: ALC 11-17
APPROVAL: DATE 11-17	CHECK: ALC 11-17
RECORD: DATE 11-17	CHECK: ALC 11-17
APPROVED: DATE 11-17	CHECK: ALC 11-17
PROJECT NUMBER: 17-182	SHEET NO. 15

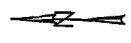
NO.	BY	DATE	REMARKS

GENERAL NOTES

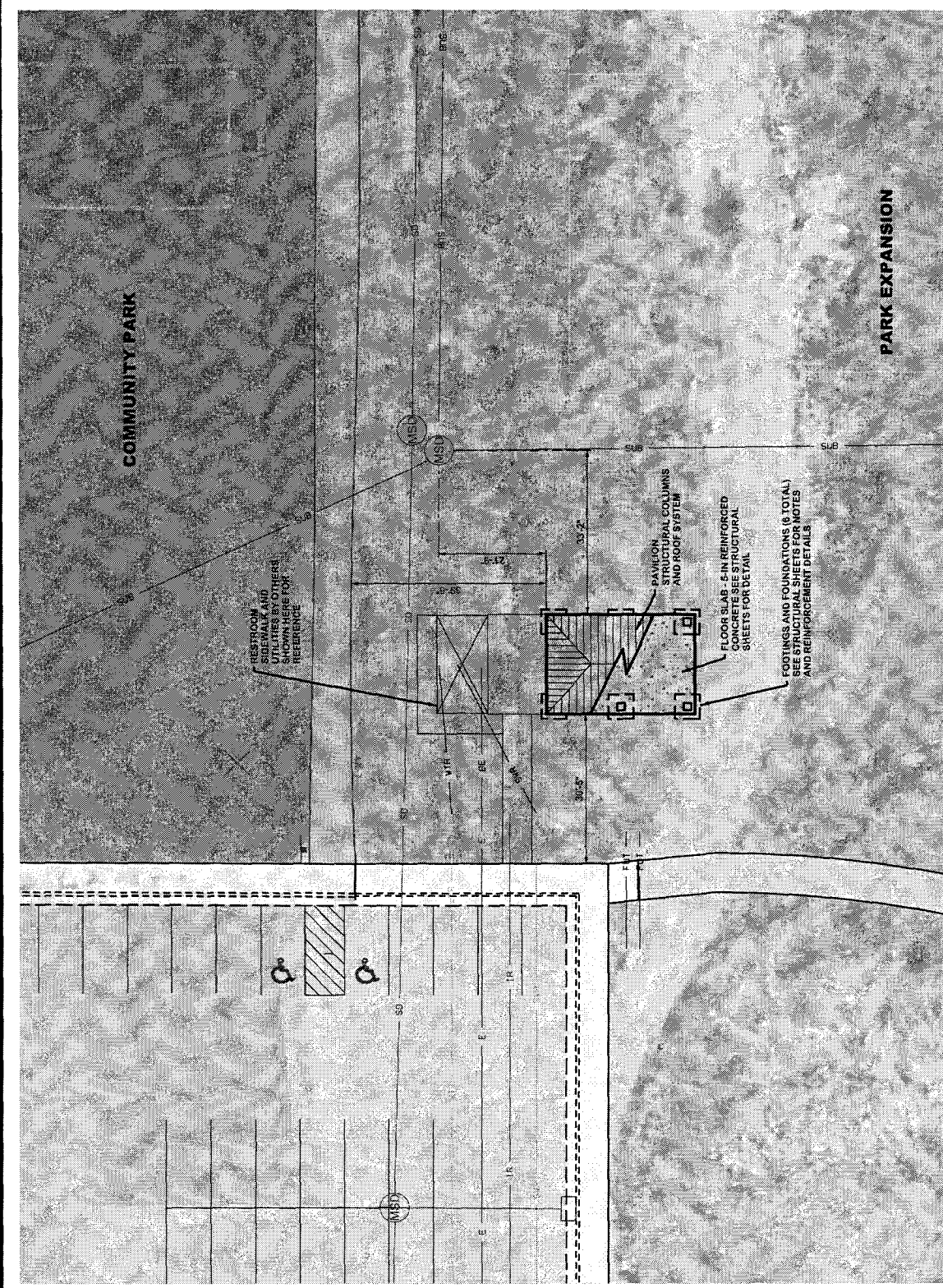
- EXISTING UTILITIES LOCATIONS SHOWN MAY NOT BE EXACT AND ALL UTILITIES MAY NOT BE SHOWN. CONTACT BLUE STAKES AND CENTERVILLE CITY PRIOR TO EXCAVATION.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CHECK CONDITIONS AT THE SITE BEFORE STARTING WORK. FIELD VERIFY LAYOUT AND ELEVATION WITH CITY ENGINEER.
- ANY OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE DRAWING SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK.
- THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES.
- THE CONTRACTOR IS REQUIRED TO CONTACT THE ENGINEER AT LEAST 48 HOURS PRIOR TO STARTING CONSTRUCTION OR BURING PERMITS AS REQUIRED TO PERFORM THE WORK.
- THE CONTRACTOR SHALL HAVE ON SITE AT ALL TIMES ONE COPY OF THE SIGNED APPROVED PLANS & SPECIFICATIONS, AS WELL AS ALL PERMITS AS REQUIRED TO PERFORM THE WORK.
- THE CONTRACTOR SHALL KEEP CITY STREETS FREE & CLEAN OF ALL CONSTRUCTION DEBRIS & DIRT TRACKED FROM SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PROJECT SAFETY.
- CONTRACTOR SHALL PROTECT & NOT DISTURB PROPERTY ADJACENT TO PROJECT (I.E. FENCES, LANDSCAPING, SPRINKLERS, ETC.). ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY BY CONTRACTOR SHALL BE RESTORED TO EQUAL CONDITION AT CONTRACTOR'S EXPENSE.
- ALL MATERIALS TO BE REMOVED, INCLUDING GARBAGE AND DEBRIS, SHALL BE PROPERLY PACKED & DISPOSED OF IN A SAFE & LEGAL MANNER BY THE CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR DOWATERING AND DIVERSION OF GROUND WATER AS NECESSARY TO COMPLETE WORK.
- CONTRACT WORK SHALL BE DONE IN ACCORDANCE WITH CENTERVILLE CITY STANDARDS.

GENERAL LEGEND

- EX. CONTOURS
VTR EX. CULINARY WATER
SWR EX. SANITARY SEWER
SD EX. STORM DRAIN
SUB EX. SUB DRAIN
IR EX. IRRIGATION
E EX. POWER
MSD STORM OR SUB DRAIN MANHOLE



SCALE 1:20 (Printed 11x17)
10 0 20
FEET



CENTERVILLE CITY
COMMUNITY PARK PAVILION
1250 NORTH FRONTAGE ROAD

SITE LAYOUT

REVISION	DATE	BY	DESCRIPTION	DESIGN	CDP
				DRAWN	CDP
				CHECKED	RS.G
				DATE	12/24/17



ESI ENGINEERING
CONSULTING ENGINEERS AND LAND SURVEYORS
350 SOUTH MAIN STREET, SUITE 206
SALEM, OHIO 44475
TEL (801) 263-1762

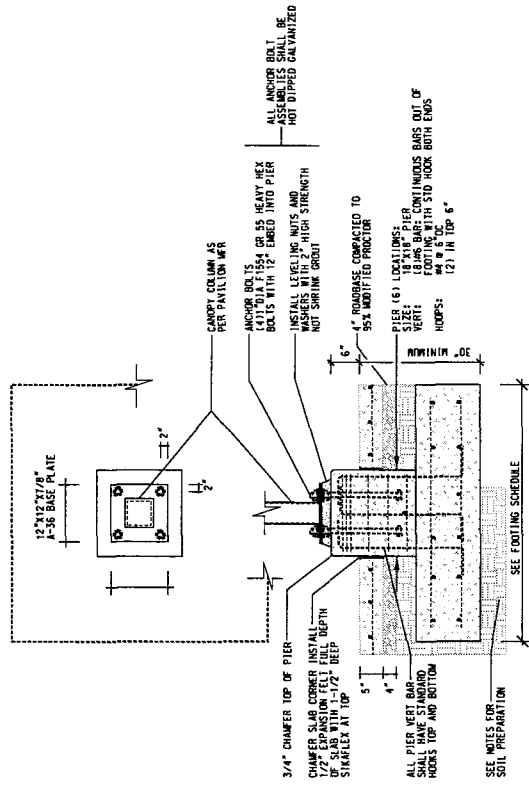
SHEET	OF
PROJECT NO.	17-102

FOUNDATION MATERIAL SPECIFICATIONS			
LOCATION	FOOTINGS	CONCRETE PIERS	SLABS ON GRADE
CONCRETE STRENGTH	$f'c = 3000 \text{ PSI}$	$f'c = 4000 \text{ PSI}$	$f'c = 3000 \text{ PSI}$
AIR %	35 +/- 1.5%	55 +/- 1.5%	INT 35 +/- 1.5% EXT 55 +/- 1.5%
TYPE II PORTLAND CEMENT AGG = 3/4"	WATER/CEMENT = 0.451 SLUMP = 4" MAX		
REBAR	GRADE = 60 KSI #4 LAP = 24" #5 LAP = 30" #6 LAP = 36"		

FOOTING SCHEDULE			
MARK	LENGTH	WIDTH	THICK
FS-5.0	60"	60"	18"
			75 #10 @ 12" ON CENTER TOP & BOTTOM

FLOOR SLAB SCHEDULE			
MARK	THICKNESS	REINFORCEMENT	TYPICAL LOCATION
FLOOR SLAB ON GRADE	5"	#3 @ 12" OC BOTH WAYS	EXTERIOR SLAB

1 FOUNDATION STRUCTURAL SCHEDULES



2 PAVILION FOUNDATION STRUCTURAL SECTION

REVISION	DATE	BY	DESCRIPTION	PHS
				DESIGN
			CHECKED	ELC
			DATE	NOV/2017

STRUCTURAL PLANS AND DETAILS

CENTERVILLE CITY
COMMUNITY PARK PAVILION
1250 NORTH, FRONTAGE ROAD

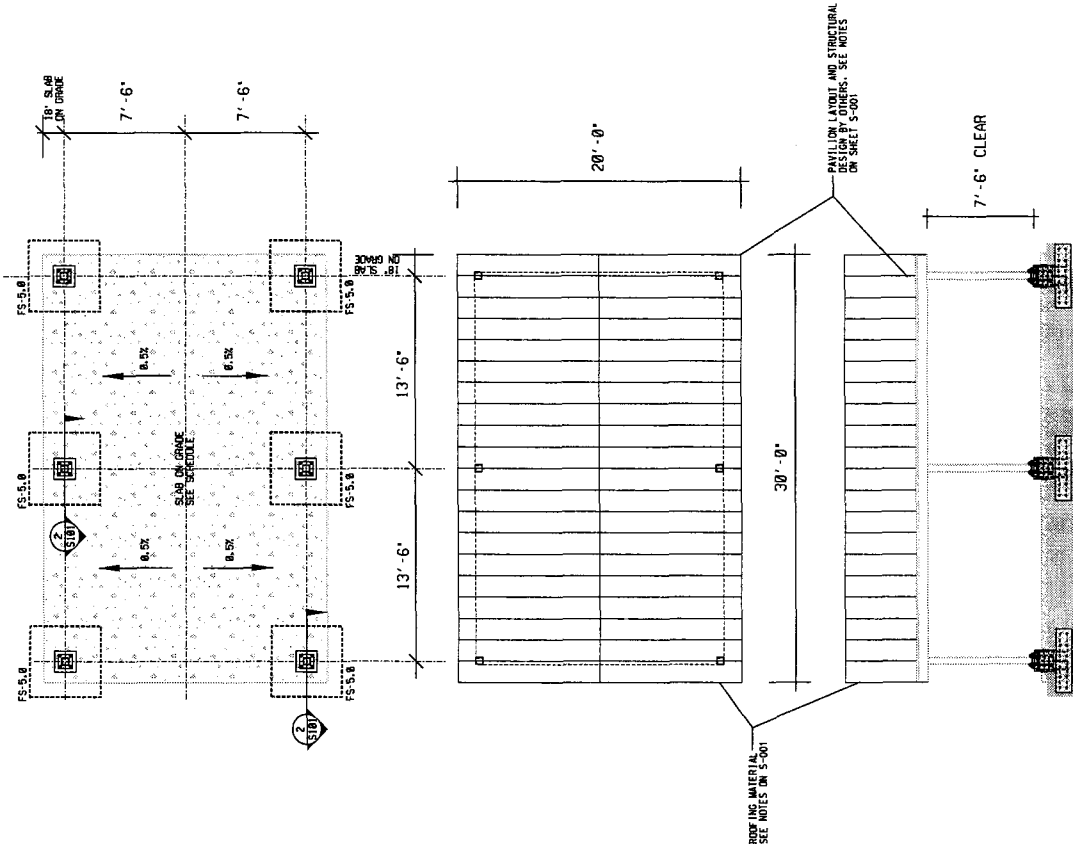


ESI ENGINEERING
CONSULTING ENGINEERS AND ARCHITECTS
3500 SOUTH MAIN STREET, SUITE 200
SALT LAKE CITY, UTAH 84115
TEL: (801) 963-1732

SHEET 5 OF 10

PROJECT NO. 17-18E

3 PAVILION PLANS AND ELEVATION: RECTANGULAR GABLE ROOF OPTION A



Steve Thacker

From: Kevin Campbell <Kevin.Campbell@esieng.com>
Sent: Thursday, February 01, 2018 11:35 AM
To: Steve Thacker
Cc: Bruce Cox; camwoodbury@hotmail.com; Cody Pedersen; Mackenzie Wood
Subject: Community Park Expansion Phase 3 - Landscape and Irrigation - NOA
Attachments: Landscape Bid Tabulation.pdf; #17-066 NOA-LSI.pdf

Steve,

As you know, we opened bids yesterday morning for the Landscaped portion of the Community Park Expansion. There were 5 contractors that attended the pre-bid meeting and 8 plan holders, but we received only two bids. Fortunately both bids were from qualified contractors and were very good bids.

- | | |
|-------------------------------|--------------|
| 1. Landscape Specialties Inc. | \$459,350.30 |
| 2. Sinc Contractors | \$508,402.00 |

We have reviewed references for Landscape Specialties Inc. and recommend that they be awarded the project in the amount of \$459,350.30. The City has 60 days to award this contract from date of bid opening.

Let me know if additional info is needed.

Kevin

Kevin Campbell, P.E.
Centerville City Engineer

Kevin Campbell, P.E.
ESI Engineering, Inc
3500 S. Main St.
SLC, Ut 84115
801.263.1752



BID TABULATION FOR CENTERVILLE CITY
Community Park Expansion Phase III - Landscape and Irrigation - #17-066
Bid Opening January 31, 2018

Item	Description	Amounts	Units	Engineer's Estimate		Landscape Specialties		Sinc Contractors	
				Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Grub and Grade Landscape Area	1	LS	\$15,000.00	\$15,000.00	\$33,300.00	\$33,300.00	\$36,840.00	\$36,840.00
2	Remove Existing Tree	8	EA	\$400.00	\$3,200.00	\$150.00	\$1,200.00	\$50.00	\$400.00
3	Irrigation System	1	LS	\$200,000.00	\$200,000.00	\$95,000.00	\$95,000.00	\$131,238.20	\$131,238.20
4	Tree, 2-in caliber	45	EA	\$500.00	\$22,500.00	\$395.00	\$17,775.00	\$338.00	\$15,210.00
5	Shrub, 5-gallon	21	EA	\$100.00	\$2,100.00	\$40.00	\$840.00	\$41.00	\$861.00
6	Topsoil (approx. 4.120 CY)	1	LS	\$164,800.00	\$164,800.00	\$153,000.00	\$153,000.00	\$170,149.10	\$170,149.10
7	Hydro Seeding	222,240	SF	\$0.18	\$40,003.20	\$0.22	\$48,892.80	\$0.13	\$28,891.20
8	Rock Mulch / Fabric (approx. 104 CY)	1	LS	\$3,120.00	\$3,120.00	\$15,600.00	\$15,600.00	\$5,460.00	\$5,460.00
9	Concrete Curb	120	LF	\$15.00	\$1,800.00	\$8.75	\$1,050.00	\$4.00	\$480.00
10	Park Bench and Concrete Pad	1	EA	\$1,200.00	\$1,200.00	\$1,025.00	\$1,025.00	\$1,895.00	\$1,895.00
11	Soccer Goal	4	EA	\$3,000.00	\$12,000.00	\$2,700.00	\$10,800.00	\$2,625.00	\$10,500.00
12	Barrier Net System	2	EA	\$20,000.00	\$40,000.00	\$14,500.00	\$29,000.00	\$14,950.00	\$29,900.00
13	Portable Backstop	2	EA	\$1,500.00	\$3,000.00	\$1,540.00	\$3,080.00	\$2,295.00	\$4,590.00
14	Temporary Fencing around Ball Fields	1,750	LF	\$4.00	\$7,000.00	\$4.15	\$7,262.50	\$2.85	\$4,987.50
15	Water Line Extension	40	LF	\$20.00	\$800.00	\$18.00	\$720.00	\$65.00	\$2,600.00
16	Sewer Line Extension	40	LF	\$20.00	\$800.00	\$29.00	\$1,160.00	\$65.00	\$2,600.00
17	Power Line Extension	40	LF	\$20.00	\$800.00	\$28.00	\$1,120.00	\$55.00	\$2,200.00
18	Street Light Conduit & Boxes	1,150	LF	\$8.00	\$9,200.00	\$7.50	\$8,625.00	\$3.00	\$3,450.00
19	SWPP Plan and BMP	1	LS	\$2,500.00	\$2,500.00	\$13,000.00	\$13,000.00	\$6,900.00	\$6,900.00
20	Mobilization	1	LS	\$18,000.00	\$18,000.00	\$16,900.00	\$16,900.00	\$49,250.00	\$49,250.00
Total Bid (Items 1-20)					\$547,823.20		\$459,350.30		\$508,402.00

Cash Flow Analysis for Park Improvements Funding

Updated 2/2/18

Fund 45 (PCIF) cash balance @ 12/31/17:	\$	-
Fund 27 (RAP Tax) cash balance @ 11/30/17:*	\$	231,405
Tingey Donation Reserve	\$	(50,000)
December 2017 expenditures	\$	(7,328)
Due to CPT to bring current 11/30/17	\$	(5,756)
December RAP revenue 85%	\$	25,606
Available cash in Funds 45/27 @ 12/31/17	\$	193,927
Reserve for completion of Community Park Phase 2 after 12/31/27	\$	(129,615)
Available for Community Park Phase 3 @ 1/1/18	\$	64,312
Impact fee revenue (Fund 45) January -June 2018	\$	-
RAP Tax revenue January-June 2018 85%	\$	165,750
Parks asphalt maintenance 2018 (21,190 + 3,380)	\$	(24,570)
RDA transfer for imported soil (approved 7/15/14)	\$	100,000
Available for Community Park Phase 3 January-June 2018	\$	305,492
Community Park Phase 3 cost estimate (updated 2/2/18)	\$	(589,350)
Funding deficit for Community Park Phase 3	\$	(283,858)
Impact fee revenue FY 2019 (111 units x \$2,869)	\$	318,459
RAP Tax revenue FY 2019 85%	\$	341,445
Impact fee revenue July-December 2019	\$	-
RAP Tax revenue July-December 2019 85%	\$	175,844
Island View Park Renovation Phase 1 match-CY 2019	\$	(677,000)
Funding deficit for Island View Park Phase 1	\$	(125,110)

* Assumes City Council approves use of the 5% RAP contingency thru November 2017 for Parks, or \$28,541

Future RAP Tax Revenue (cash basis):

		100%		85%	Increase Assumption
FY 2020 (Jan.- June)	\$	206,876	\$	175,845	3%
FY 2021	\$	426,164	\$	362,239	3%
FY 2022	\$	438,948	\$	373,106	3%
FY 2023	\$	452,117	\$	384,299	3%
FY 2024	\$	465,680	\$	395,828	3%
FY 2025	\$	479,651	\$	407,703	3%
FY 2026 (11 months)	\$	439,680	\$	373,728	3%
RAP Tax Revenue available for other purposes:			\$	2,472,748	

(repay Rec District Loan; Island View Park Renovation Phase 2; asphalt maintenance; etc.)

NOTE: If an inter-fund loan is set up between Parks Capital Improvement Fund (PCIF) and RAP Tax Fund, then RAP Tax Fund could receive transfers from PCIF in future as Park Impact Fee revenue is received from new residential development.



MSSL MOUNTAINLAND SUPPLY
184 West 3300 South
Salt Lake City, UT 84115
801-484-8885
Fax 801-484-6954



Quotation

EXPIRATION DATE	QUOTE NUMBER
02/07/2018	S102502758
REMIT TO: MOUNTAINLAND SUPPLY COMPANY Dept #880104 PO Box 29650 PHOENIX, AZ 85038-9650	PAGE NO. 1 of 5

QUOTE TO:

CENTERVILLE CITY
250 NORTH MAIN
ATTN: ACCOUNTS PAYABLE
CENTERVILLE, UT 84014

SHIP TO:

PARKS DEPT.CENTERVILLE CITY
689 NORTH 1250 WEST
CENTERVILLE, UT 84014

CUSTOMER NUMBER	CUSTOMER PO NUMBER	JOB NAME / RELEASE NUMBER	SALESPERSON		
16538	Rainbird		JOSH TANNER		
WRITER		SHIP VIA	TERMS	SHIP DATE	FREIGHT ALLOWED
JUSTIN LAROCCO				01/31/2018	No
ORDER QTY	DESCRIPTION		UNIT PRICE	EXT PRICE	
1ea	RB F42420 LXMMSS ESPLXM SS STAINLESS STEEL CABINET RAINBIRD SPECIAL ORDER RETURN POLICY APPLIES		450.450/ea	450.45	
1ea	RB F42430 LXMMSSPED ESP-LX SS STAINLESS STEEL PEDESTAL RAINBIRD SPECIAL ORDER RETURN POLICY APPLIES		572.946/ea	572.95	
1ea	RB ESP-LXD 50 STATION TWO WIRE DECODER BASED CONTROLLER F43100		632.940/ea	632.94	
15ea	B37200 100PESB-R RAINBIRD CONTROL VALVE; 1 FPT; SCRUBBER; PURPLE HANDLE DIAPHRAM SPECIAL ORDER RETURN POLICY APPLIES		77.616/ea	1164.24	
5ea	RB 150-PESB CONTROL VALVE 1-1/2 FPT PLASTIC W/ SCRUBBER B35113		92.169/ea	460.85	
85ea	RB 1804-SAM-P45 SPRAY BODY SAM PRS 45 PSI A44916		4.066/ea	345.58	
85ea	RB RD-04-S-P45-F SPRAY HEAD SAM PRS 45 PSI W/ FLOW SHIELD A37441		4.204/ea	357.36	
50ea	RB RD-12-S-P30-F SPRAY HEAD SAM PRS 30 PSI W/ FLOW SHIELD A37321		11.897/ea	594.83	
50ea	RB 1812-SAM-PRS SPRAY BODY SAM PRS 30 PSI A43815		11.550/ea	577.50	
150ea	RB RD-04-S-P30 SPRAY HEAD SAM PRS 30 PSI A37340		3.926/ea	588.91	
** Continued on Next Page *			Bid Total		



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<http://www.mountainlandsupply.com>



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16538	Rainbird		JOSH TANNER	
WRITER	SHIP VIA	TERMS	SHIP DATE	FREIGHT ALLOWED
JUSTIN LAROCCO			01/31/2018	No
ORDER QTY	DESCRIPTION	UNIT PRICE	EXT PRICE	
150ea	RB 1804SAMPRS 4" SPRAY BODY SAM PRS 30 PSI A44915	4.066/ea	609.84	
15ea	RB 1408 BUBBLER NOZZLE 2 GPM A16140	2.421/ea	36.32	
20ea	RB Y65650 5004+PCSR ROTOR 4IN PLUS PRS SAM CHECK VALVE PC/REVERSE FC 45PSI	10.695/ea	213.90	
48ea	RB 8005 BODY ROTOR FC/PC L/NOZZLE B81100	38.577/ea	1851.70	
2ea	RB UFCSTRIPR UF CABLE STRIPPERS SPECIAL ORDER RETURN POLICY APPLIES	9.091/ea	18.18	
240ea	RB 5000MPRMPK MPR NOZZLE Y046MPK MUST SELL IN BAG QTY = 30 EA PACK INCLUDES (10) 25FT 30FT 35FT TREES	0.002/ea	0.40	
25ea	RB NOZZLE 15F FULL 15 FT RADIUS 360 DEGREE 1800 A47000	0.549/ea	13.73	
25ea	RB NOZZLE 15H HALF 15 FT RADIUS 180 DEGREE 1800 A47070	0.549/ea	13.73	
25ea	RB NOZZLE 15Q QUARTER 15 FT RADIUS 90 DEGREES 1800A47005	0.549/ea	13.73	
25ea	RB NOZZLE HE-VAN-15 15 HIGH EFFICIENCY VARIABLE ARC 0-360 DEG 1800 HE1501	0.537/EA	13.43	
25ea	RB NOZZLE 9SST STRIP 9X17FT SIDE STRIP 1800 A47047	0.549/ea	13.73	
** Continued on Next Page *		Bid Total		



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16538	Rainbird		JOSH TANNER		
WRITER		SHIP VIA	TERMS	SHIP DATE	FREIGHT ALLOWED
JUSTIN LAROCCO				01/31/2018	No
ORDER QTY	DESCRIPTION		UNIT PRICE	EXT PRICE	
25ea	RB NOZZLE 12F FULL 12 FT RADIUS 360 DEGREE 1800 A47009		0.549/ea	13.73	
25ea	RB NOZZLE 12H HALF 12 FT RADIUS 180 DEGREE 1800 A47012		0.549/ea	13.73	
25ea	RB NOZZLE 12Q QUARTER 12 FT RADIUS 90 DEGREE 1800 A47014		0.549/ea	13.73	
25ea	RB NOZZLE HE-VAN-12 12 HIGH EFFICIENCY VARIABLE ARC 0-360 DEG 1800 HE1201		0.537/EA	13.43	
25ea	RB NOZZLE 10H HALF 10 FT RADIUS 180 DEGREE 1800 A47016		0.549/ea	13.73	
25ea	RB NOZZLE 10Q QUARTER 10 FT RADIUS 90 DEGREE 1800 A47017		0.549/ea	13.73	
25ea	RB NOZZLE HE-VAN-10 10 HIGH EFFICIENCY VARIABLE ARC 0-360 DEG 1800 HE1001		0.537/EA	13.43	
100ea	RB NOZZLE 15SST SIDE STRIP 4X30 FT 1800 A47008		0.549/ea	54.90	
5ea	RB NOZZLE 15EST STRIP 4X15 FT END STRIP 1800 A47006		0.549/ea	2.75	
5ea	RB NOZZLE 15LCS LEFT CORNER STRIP 15 FT 1800 A47033A		0.549/ea	2.75	
5ea	RB NOZZLE 15RCS RIGHT CORNER STRIP 15 FT 1800 A47034A		0.549/ea	2.75	
** Continued on Next Page *			Bid Total		



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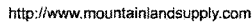
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16538	Rainbird		JOSH TANNER		
WRITER		SHIP VIA	TERMS	SHIP DATE	FREIGHT ALLOWED
JUSTIN LAROCCO				01/31/2018	No
ORDER QTY	DESCRIPTION		UNIT PRICE	EXT PRICE	
60ea	RB NOZZLE R-VAN1724 ROTARY 17-24FT RADIUS 45-270 YELLOW A84663		3.836/ea	230.18	
60ea	RB NOZZLE R-VAN18 ROTARY 13-18FT RADIUS 45-270 BLACK A84660 *NEW*		3.836/ea	230.18	
20ea	RB NOZZLE 14 LT GREEN 6504 /7005 / 8005 B8160014		0.002/ea	0.04	
60ea	RB NOZZLE 18 DARK BLUE 6504 /7005 / 8005 B8160018		0.002/ea	0.12	
20ea	RB NOZZLE 20 RED 6504 / 7005 / 8005 B8160020		0.002/ea	0.04	
17ea	RB FD-102TURF FIELD DECODER ONE VALVE - USED FOR MASTER VALVE / PUMP RELAY M13004		97.944/ea	1665.05	
3ea	RB FD-202TURF FIELD DECODER TWO VALVES M13005		142.296/ea	426.89	
3ea	RB FD-401TURF FIELD DECODER FOUR VALVES M13006		196.350/ea	589.05	
2ea	RB FD-601TURF FIELD DECODER SIX VALVES M13007		311.850/ea	623.70	
5ea	RB LSP-1TURF DECODER LINE SURGE PROTECTION M13008		52.668/ea	263.34	
2ea	RB SD-210 TURF FLOW SENSOR DECODER M13009		302.610/ea	605.22	
** Continued on Next Page *			Bid Total		



EXPIRATION DATE	QUOTE NUMBER
02/07/2018	S102502758
REMIT TO: MOUNTAINLAND SUPPLY COMPANY Dept #880104 PO Box 29650 PHOENIX, AZ 85038-9650	PAGE NO. 5 of 5

SHIP TO:

PARKS DEPT.CENTERVILLE CITY
689 NORTH 1250 WEST
CENTERVILLE, UT 84014

Bid Total does not include tax or freight. All prices herein supercede all prior quotes and are subject to change without prior notice. No guarantee is made as to the accuracy of the quantities listed.
*** NOTE- All Special Order Material is Non-Returnable

<><> WE'VE TIED THE KNOT! <><>

[illegible]

As of January 1, 2016 Mountain States Supply has merged with Mountainland Supply!

**INTERLOCAL AGREEMENT
FOR THE LEASE OF PROPERTY WITH PRIORITY USE RIGHTS**

THIS INTERLOCAL AGREEMENT is made and entered into this ____ day of _____, 2017, by and between **SOUTH DAVIS RECREATION DISTRICT**, a political subdivision of the State of Utah, and **CENTERVILLE CITY**, a municipal corporation.

WHEREAS, Centerville City (the "City") is a Utah municipality for the purpose of benefitting the residents of the City; and

WHEREAS, the South Davis Recreation District (the "District") is a local district organized under Utah law for the purpose of providing recreation services to the residents of the District, which includes the residents of the City; and

WHEREAS, the District is currently experiencing difficulty finding field space for the operation of recreational programs for the residents of the District; and

WHEREAS, the City currently has available space which is planned for the development of a public park with play fields that are capable of supporting the recreational purposes of the District, however, the City's current fiscal year budget and the anticipated budget for the upcoming fiscal year do not allow for full development of the play fields as planned and contemplated; and

WHEREAS, the City offers a limited recreation program to its citizens and also relies on the programs of the District to serve the recreational needs of its citizens; and

WHEREAS, the Utah Interlocal Cooperation Act allows public entities to cooperate in the sharing of revenues and in the provision of services in the interest of the public; and

WHEREAS, the District has determined that it has available funds to assist in the development of play fields and related facilities on the City property and is willing to provide advance funding to the City for the development of the play fields in exchange for the City's agreement to lease such developed fields to the District with a priority use right as more particularly provided in this Agreement; and

WHEREAS, the Board of Trustees of the District and the City Council of the City have each independently determined that the entry of this Agreement provides significant public benefit to the residents of the City and the District; and

WHEREAS, the parties now desire to reduce their understandings to writing;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

TERMS

1. Incorporation of Recitals. The foregoing Recitals are hereby incorporated as substantive terms of this Agreement.

2. Lease. The City hereby leases to the District, on a non-exclusive basis, the property shown on Exhibit "A," attached hereto and incorporated herein by reference (the "Premises"), for the term as set forth in this Agreement and upon all the terms and conditions set forth below. With the lease of the Premises, the City grants to the District a priority use right as set forth in paragraph 6, below.

3. Advance Funding. Upon execution of this Interlocal Agreement by the City, the District hereby agrees to provide to the City, as advance funding for the construction and development of playing fields, the sum of \$500,000. The City hereby agrees to use the funds advanced by the District to construct, develop and complete the playing fields and related improvements (the "Improvements") in accordance with the plans approved by the District and attached hereto as Exhibit "B," and incorporated herein by reference. The advance funding being provided by the District for the development of the playing fields shall be repaid by the City as set forth in paragraph 7, below. It is acknowledged by the parties that the City does not need the funds until and unless the project for the Improvements is bid and awarded in accordance with the City's formal bidding procedures. The City agrees to provide the District with at least 15 days advance written notice that the funds are to be advanced to the City. Interest on the funds shall not accrue until the funds are actually advanced to the City.

4. Lease Payment. In consideration of the advance funding provided by the District, and in consideration of the provision of public recreation programs utilizing the Improvements and being provided and administered by the District, the District hereby agrees to pay to the City the sum of \$100 per year, payable on April 1, 2019, and each year thereafter during the term of the Lease. Any Lease payment not received by the City by April 30 of any year during the term of the Lease shall, after notice from the City to the District, be considered delinquent and shall bear interest at 5% per annum until paid in full.

5. Term. The term of this Lease shall be five years from the date of this Agreement.

6. Priority Use Rights. In accordance with the provisions of this paragraph, the District shall have a priority use right over other private parties, clubs and programs to use the playing fields on the Premises. The priority use right shall be administered by the District and City, acting jointly. The District agrees to provide the City with a schedule for the use of the playing fields by January 15th of each year. In order to provide oversight and management of the playing fields, such schedule shall be reviewed and approved by the City's Parks and Recreation Director. Such review and approval shall be subject to the terms and conditions of this Lease and the priority use right provided herein. Any times not scheduled by the District, or any fields that are not actually being used by the District, shall be available for the City to use or to schedule for any other purpose, or for the District to use on a non-scheduled, first come, first served basis. It is understood and acknowledged by the parties that the District does not intend to schedule the new playing fields for every available day and hour during the term of the Lease, but intends to schedule the use of the playing fields as needed to provide for the District's

recreation programs. The District may not sublease the Premises or the priority use right provided in this Lease. The City agrees not to enter into any long-term lease or facility use arrangement for the playing fields on the Premises with any private party, club or program during the term of this Lease, but shall offer the use of the playing fields for other users on a first come, first served basis (not to exceed a 10-day reservation window). The City further agrees that the District's priority use right shall continue for the term of the Lease regardless of whether the City prepays the advance funding repayment set forth in paragraph 7.

7. Advance Funding Repayment. The advance funding provided by the District to accelerate the construction and development of the Improvements shall be repaid by the City to the District over a five year period in yearly payments of principal of \$100,000, plus interest accrued on the outstanding principal amount at the rate equal to the yearly average of interest paid by the Public Treasurers Investment Fund. There shall be no penalty for prepayment. In the event the City is delinquent in any Payment due, the District shall provide the City with written notice of such delinquency and demand for payment. If the City fails to pay the delinquent Payment within 180 days from the receipt of the written notice of delinquency, the District may, at its discretion, record the deed attached hereto as Exhibit "C," and incorporated herein by reference, which will result in the District becoming temporary owner of an undivided 50% interest in the Premises. The deed shall not be recorded by the District except as set forth in this Paragraph 7. The District shall deed such interest in the Premises back to the City within 30 days after payment in full of the \$500,000 advance funding.

8. Construction. The City hereby agrees to cause the Improvements to be constructed in a good and workmanlike manner and in accordance with the approved plans. The City agrees to pursue in good faith commencement of construction of the Improvements no later than July 1, 2018, and to complete such Improvements without undue delay. The Improvements are expected to be available for use by spring of 2019, but such availability date is only an estimate and not a guarantee. The City agrees to pursue in good faith the completion of the Improvements. Upon completion of the Improvements, as determined by the City, the District's lease and priority use right shall commence immediately.

9. Maintenance. The City hereby agrees to maintain the Improvements in good condition and repair for the term of this Agreement. The City shall undertake regular mowing of the fields during seasons of growth and shall use reasonable irrigation practices to maintain the fields for their intended purpose. The District shall have no responsibility for any costs of maintenance of the property. The City reserves the right to cancel use of the playing fields if it determines that damage to the fields is so severe that further play or use of the fields would increase the damage beyond an acceptable level or would be unsafe for use.

10. Regulations. District use of the playing fields shall comply with all applicable City ordinances, rules and regulations regarding use of City facilities and parks. The District shall provide reasonable supervision of its users during use of the playing fields and shall ensure that the playing fields and related facilities are used in a safe, prudent, and responsible manner and only for their usual and intended purposes. The District shall be responsible for cleanup after each game or use of the playing fields. The District shall be liable for any damage other than ordinary wear and tear resulting from the District's use of the playing fields and related

facilities. The District and its employees responsible for providing supervision of its users shall obey any reasonable directions or instructions of City personnel regarding the use of the playing fields.

11. Indemnification. The District hereby agrees to indemnify and hold the City and its officers and employees harmless from any and all claims, damages, suits, demands, judgments, and costs, including attorney's fees, from the negligence or acts of any employee, agent, and officer representative of the District in the performance of the District's obligations described in this Interlocal Agreement. The City hereby agrees to indemnify and hold the District and its officers and employees harmless from any and all claims, damages, suits, demands, judgments, and costs, including attorney's fees, from the negligence or acts of any employee, agent, and officer representative of the City in the performance of the City's obligations described in this Interlocal Agreement.

12. Resolutions. This Interlocal Agreement shall be conditioned on the adoption by the legislative body of each party of a Resolution approving this Interlocal Agreement as required by law.

13. Authority to Bind. Each individual executing this Interlocal Agreement represents and warrants that such person is authorized to do so, and, that upon executing this Interlocal Agreement, this Interlocal Agreement shall be binding and enforceable in accordance with its terms upon the party for whom such person is acting.

14. Further Documents and Acts. Each of the parties hereto agrees to cooperate in good faith with the others, and to execute and deliver such further documents and perform such other acts as may be reasonably necessary or appropriate to consummate and carry into effect the transactions contemplated under this Interlocal Agreement.

15. Entire Agreement. This Interlocal Agreement is the final expression of and contains the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior understandings with respect thereto.

16. Partial Invalidity. If any term or provision of this Interlocal Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Interlocal Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each such term and provision of this Interlocal Agreement shall be valid and shall be enforced to the fullest extent permitted by law.

17. Amendments. No addition to or modification of any provision contained in this Interlocal Agreement shall be effective unless fully set forth in writing executed by each of the parties hereto.

18. No Separate Legal Entity. No separate legal entity is created by this Interlocal Agreement.

19. Assignment. No party may assign its rights, duties or obligations under this Interlocal Agreement without the prior written consent first being obtained from all parties.

20. Termination. The City reserves the right to terminate this Agreement within six months from the date of final execution of this Agreement, and prior to any advance funding from the District, due to substantive and unforeseen costs, circumstances, or budgeting issues that may arise during the formal bidding process or during the final design and engineering of the Improvements.

21. Administration. The operation, governance, and fiscal procedures of this Agreement as a joint and cooperative undertaking of the parties is governed by the Interlocal Cooperation Act, as set forth in *Utah Code Ann.* §§ 11-13-101, et seq. Pursuant to Section 11-13-207 of the Act, this Agreement shall be administered by the Executive Director of the District and the City Manager of the City acting as a joint board.

IN WITNESS WHEREOF, the parties hereto have caused this Interlocal Agreement to be executed by and through their respective, duly authorized representatives as of the ____ day of _____, 2017.

“CITY”

ATTEST:

CENTERVILLE CITY

City Recorder

By: _____
Mayor Clark A. Wilkinson

“DISTRICT”

ATTEST:

SOUTH DAVIS RECREATION DISTRICT

Clerk

By: _____
Mayor Rick Earnshaw, Chair, Board of Trustees

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
2/6/2018**

Item No. 10.

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: 8:55

SUBJECT

RECOMMENDATION

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

BACKGROUND

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
2/6/2018**

Item No. 11

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

Initiated By:

Scheduled Time:

SUBJECT

a. Centerville Community Foundation Board

RECOMMENDATION

Mayor Wilkinson will recommend appointments to the Centerville Community Foundation Board of Directors.

BACKGROUND

The terms of four board members have expired or will expire by March, as shown in the attached list.

ATTACHMENTS:

Description