



CENTERVILLE CITY

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

Incorporated in 1915

Mayor

Paul A. Cutler

City Council

Tamilyn Fillmore

William Ince

Stephanie Ivie

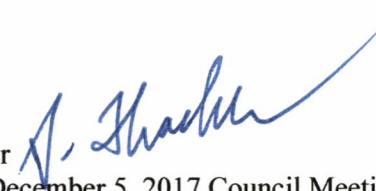
George McEwan

Robyn Mecham

City Manager

Steve H. Thacker

interoffice MEMORANDUM

to: Mayor Cutler
City Council
cc: Department Heads
Planning Commission
from: Steve H. Thacker, City Manager 
subject: City Manager's Summary of December 5, 2017 Council Meetings
date: December 1, 2017

5:00 RDA/ACB Meeting

- a. **CPT 2018 Budget** – Per the Operating Lease between the RDA and CenterPoint Legacy Theatre, the RDA is to review CPT's proposed annual budget and specifically approve the facilities maintenance portion of that budget. Jan Davis will attend to answer questions.
- b. **HVAC commissioning work** – The RDA consulting engineer, Kelly Gibbons of FEA, has submitted a progress report, which the RDA/ACB can review, pertaining to the HVAC systems in the performing arts center.
- c. **Loans between RDA project areas** – Jake Smith and I will update the RDA Board about our efforts to update the status of loans from the Parrish Gateway Project Area to the two CDA Project Areas.
- d. **RDA Annual Report** – This annual report—due by November 1 each year—was sent to the RDA Board (i.e. City Council) in November. The Board may have questions about the report's content.

6:30 Council Pictures

7:00 Regular City Council Meeting

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

E.2. Public Hearing – Proposed Vacation of Public Utility Easements – Hogan Office Park Subdivision – Moto United Power Sports has combined two lots in the Hogan Office Park Subdivision with the intent to construct a building over the former common lot line. Therefore, the public utility easements along this former common lot line need to be vacated.

E.3. Public Hearing – Subdivision Plat Amendment – Centerville Orchard Plat C and Island View Plat H – The owner of a parcel consisting of two former lots desires now to re-subdivide the parcel back into two former lots, located at approximately 629 East 700 South.

- E.4. **Public Hearing – Zoning Map Amendment- Davis County – 641 East 200 South** – Davis County owns approximately one acre at 641 East 200 South that they desire to rezone from Public Facility-Low to Residential-Low. Their intent is to develop this property into several single-family home sites. This property was part of two acres owned by the County between 100 South and 200 South that was used for flood control and natural open space. The northern portion was deeded by the County to the City recently and will remain as a flood control corridor and open space.
- E.5. **Biennial Report regarding Moderate Income Housing Plan** - The City Council is required to submit a report to the State by December 31, 2017 regarding its Moderate Income Housing Plan. The Council discussed this matter in an earlier work session and directed staff to bring back a draft report for their consideration.
- E.6. **Consider Employee Association proposal of definition of ‘resident’** - The Centerville City Employees Association has requested the Council grant current or former City employees living outside the City limits—with 10 years or more employment with the City-- “resident” status pertaining to cemetery fees and park pavilion rentals. Per the Council’s request, staff have gathered some information from other Utah cities about special benefits they may give their employees.
- E.7. **Consider Resolution supporting extension of Legacy Parkway Scenic Byway Designation** Northern Davis County cities are seeking an extension of the Legacy Parkway scenic byway designation for the West Davis Corridor. This Resolution is a way for Centerville City to support that initiative.
- E.8. **Approve purchase of generators for water system** - Randy Randall, Public Works Director, recommends purchase of two generators to serve as power backups at two water wells. The Water Fund Budget includes \$85,000 for this purpose.
- E.9. **Discuss proposal to update Park Impact Fee Analysis** - Pursuant to the Council’s request, staff have evaluated the desirability of updating the City’s Park Impact Fee Analysis, which was last done in December 2012. Jake and I have discussed this matter with an impact fee specialist from LYRB and determined this update can be done relatively easy in-house and that an increase in the park impact fee is justified. We will explain further at the meeting and recommend we proceed with the formal public process.
- E.10. **Frontage Road Bike Lane Project** - The City has been approved for nearly \$1 million in federal funding to widen the Frontage Road (from McDonald’s to Lund Lane) to accommodate standard bike lanes in both directions. Before the design work can proceed, the City Council needs to approve the conceptual design and a Federal Aid Agreement. These improvements are to be made in 2018 in conjunction with a City-funded project to overlay this same section of the Frontage Road.
- E.11. **Consider Resolution No. 2017-24 approving the 2018 City Council meeting schedule** - State law requires the Council to adopt and publish an annual schedule of their regular meetings, including time and place.
- E.12. **Mayor’s Report** – Mayor Cutler will report on a recent Davis County Council of Governments meeting, and possibly other matters of City interest.
- E.13. **City Manager’s Report** – I will update the Council about what the staff has done to create more burial spaces, including studying options for a second cemetery. I also want to confirm a calendar of future work sessions.

E.14. 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.15. Appointments to Boards/Committees – Mayor Cutler may recommend appointments.

Potential Agenda Items for December 19, 2017 City Council meetings (subject to change):

- *Christmas Coloring Contest winners*
- *Recognize Tingey Family donation for park pavilion*
- *Recording secretary agreements*
- *Update re 1250 West road extension*
- *Review proposed use of 1250 west right-of-way for federal funding application*
- *Monthly financial report*
- *City Council Liaison Report-Councilman McEwan- Mosquito Abatement District & UTOPIA*

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 DECEMBER 5, 2017 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 City Assistant to the City Manager, 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:

5:00 RDA/ACB Meeting

- a. Review CenterPoint Theatre budget for 2018
- b. Update on HVAC commissioning work
- c. Staff report re loans between RDA project areas
- d. RDA Annual Report

6:30 Council Pictures

7:00 A. ROLL CALL

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

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT

Councilman Ince

7:05 D. OPEN SESSION (This item allows for the public to comment on any subject of municipal concern, including agenda items that are not scheduled for a public

hearing. Citizens are encouraged to limit their comments to two (2) minutes per person. Citizens may request a time to speak during Open Session by calling the City Recorder's office at 801-295-3477, or may make such request at the beginning of Open Session.) Please state your name and city of residence.

E. BUSINESS

- | | |
|------|--|
| 7:05 | 1. Minutes Review and Acceptance <ul style="list-style-type: none"> a. November 15, 2017 joint City Council/Planning Commission work session minutes; November 21, 2017 work session and regular meeting minutes |
| 7:10 | 2. Public Hearing - Proposed Vacation of Public Utility Easements - Hogan Office Park Subdivision <p>Consider petition to vacate public utility easements along the side lot lines of Lot 4 and Lot 5 of the Hogan Office Park Subdivision located at approximately 940 North 950 West - Ordinance No. 2017-33</p> |
| 7:15 | 3. Public Hearing - Subdivision Plat Amendment - Centerville Orchard Plat C and Island View Plat H <p>Consider proposed Subdivision Plat Amendment for Centerville Orchards Plat C and Island View Plat H located at approximately 629 East 700 South</p> |
| 7:25 | 4. Public Hearing - Zoning Map Amendment - Davis County - 641 East 200 South <p>Consider the proposed Zoning Map Amendment for the Davis County property located at approximately 641 East 200 South from Public Facility-Low (PF-L) to Residential-Low (R-L) - Ordinance No. 2017-32</p> |
| 7:45 | 5. Biennial Report regarding Moderate Income Housing Plan |
| 8:15 | 6. Consider Employee Association proposal of definition of 'resident' |
| 8:30 | 7. Discuss proposal to update Park Impact Fee Analysis |
| 8:40 | 8. Consider Resolution supporting extension of Legacy Parkway Scenic Byway Designation |
| 8:50 | 9. Approve purchase of generators for water system |
| 9:00 | 10. Frontage Road Bike Lane Project <ul style="list-style-type: none"> a. Proposed design of roadway and bike lanes b. Federal Aid Agreement |
| 9:20 | 11. Consider Resolution No. 2017-24 approving the 2018 City Council meeting schedule |
| 9:25 | 12. Mayor's Report <ul style="list-style-type: none"> a. Davis County Council of Governments meeting |
| 9:30 | 13. City Manager's Report <ul style="list-style-type: none"> a. Update re City cemetery burial spaces and study of options b. Confirm dates of future meetings |
| 9:15 | 14. 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 |
| | 15. Possible action following closed meeting, including appointments to boards and committees |

F. ADJOURNMENT

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
12/5/2017**

Item No.

Short Title: RDA/ACB Meeting

Initiated By:

Scheduled Time: 5:00

SUBJECT

- a. Review CenterPoint Theatre budget for 2018
- b. Update on HVAC commissioning work
- c. Staff report re loans between RDA project areas
- d. RDA Annual Report

RECOMMENDATION

The RDA Board and Administrative Control Board (ACB) of the Davis Center for the Performing Arts should address items a and b in the work session. The Bountiful members of the ACB can then be excused while the RDA Board addresses items c and d.

BACKGROUND

a. CPT 2018 Budget -- The Operating Lease between the RDA and CenterPoint Legacy Theatre requires the RDA Board to review CPT's proposed annual operating budget no later than December 10 each year. CPT's budget is attached as three documents. The RDA/ACB may provide comments to CPT on any item in the proposed budget; however, the only portion that requires approval is the facilities maintenance section (the third budget document). As owner of the facility, the RDA should determine whether they believe the maintenance budget is sufficient to keep the building and grounds in good condition.

The RDA/ACB should also review the revenue amounts being allocated into the Maintenance Reserve Fund, Operating Reserve Fund and Capital Projects Reserve Fund, and proposed uses of these reserve Funds, if any. CPT should provide a status report of how revenues in the Capital Projects Reserve Fund have been spent in comparison with the amounts and purposes approved in the prior year(s).

b. HVAC commissioning work -- FEA submitted the attached progress summary regarding the HVAC commissioning work the RDA Board authorized earlier this year for the performing arts center. The attached invoice for a progress payment in the amount of \$10,420 has been paid from the Theater Reserve Fund (i.e. RDA restricted funds), the first payment from the \$30,000 budget approved in an earlier RDA/ACB meeting for HVAC commissioning work. Near the end of the summary report, Kelly Gibbons expresses concern that some of the conditions he discovered should have been detected and reported by Harris Service as part of their HVAC maintenance services contract. In response to a question from the City Manager about this comment, Kelly stated in a subsequent email:

- "I think we should at a minimum sit down with them and review their maintenance contract and our expectations. I will set that up before issuing them any work orders to correct issues we are not resolving "in house"."

c. Loans between RDA project areas -- Staff will report on their efforts to determine the status of what is owed by the Legacy Crossing CDA and Barnard Creek CDA to the Parrish Gateway Project Area. When the Legacy Crossing and Barnard Creek project areas were created, startup costs and some infrastructure costs were paid initially from Parrish Gateway Project Area tax increment revenue, with the intent these loans would eventually be repaid from Legacy Crossing and Barnard Creek tax increment revenue.

d. RDA Annual Report -- This report is due every year by November 1. This year's report was sent earlier to the City Council (RDA Board) via email, but is also attached. This is an opportunity for the RDA Board to ask questions about this report. The email cover letter sent with the report to the Council earlier is also attached. It includes some explanatory notes about the report.

ATTACHMENTS:

Description

- ▣ 2018 CPT Budget Summary
- ▣ 2018 CPT Budget Detail
- ▣ 2018 CPT Facilities Budget
- ▣ FEA Progress Summary
- ▣ FEA Invoice for CPT Commissioning
- ▣ RDA 2017 Annual Report
- ▣ City Manager Email re RDA Annual Report

CenterPoint Legacy Theatre	2018 Summary	2017 Budget	Change	% Chang
Season Ticket Show Revenue	825,000	777,000		
Single Show Ticket Revenue	394,000	404,000		
Encore Club Program	6,000	15,000		
Leishman Hall Revenue	45,000	35,000		
Gala - Fundraising	120,000	118,400		
Event - Concerts	16,000	33,000		
Misc. Revenue (play bill ads...)	9,600	8,500		
Concessions	72,000	63,000		
Season/Show Sponsorships	95,000	78,000		
Academy	334,625	295,310		
Prop and Costume rental	10,200	18,600		
Facility Rental	11,100	10,000		
Total Operating Revenue	\$ 1,938,525	\$ 1,855,810	82,715	4.46%
Direct Production Costs-Barlow	484,185	517,412	(33,227)	-6.42%
Academy Expenses	260,752	228,457	32,295	14.14%
Rental Expenses (Costume, Props, Facility)	7,625	12,575	(4,950)	-39.36%
Concessions	54,378	46,455	7,923	17.06%
Leishman	44,913	31,196	13,717	43.97%
Production Overhead Costs	202,333	187,491	14,843	7.92%
Total Direct Costs	\$ 1,054,186	\$ 1,023,585	30,601	2.99%
Marketing	132,099	129,544	2,555	1.97%
Development	151,594	143,948	7,646	5.31%
Ticket office	110,626	107,328	3,298	3.07%
Administrative	228,758	192,647	36,110	18.74%
Facilities and Maintenance	313,604	314,762	(1,158)	-0.37%
Total Admin Expenses	936,682	888,230	48,452	5.45%
Total Operating Expenses	1,990,868	1,911,815	79,053	4.13%
Depreciation	37,856	20,741		
Total Expenses	\$ 2,028,724	1,932,556	96,168	4.98%
Net Income From Operations	(90,199)	(76,746)	(13,453)	17.53%
Other Non Operational Items:				
Foundations/Corporations/Grants	65,000	54,000	11,000	20.37%
Individuals and small Corporation donations	30,000	40,000	(10,000)	-25.00%
Total Donations	95,000	94,000		
Net Income	\$ 4,801	\$ 17,254	(12,453)	-72.18%
Other Items:				
Maintenance reserve funding	20,335	19,498	Based on 1% of revenue	
Operation reserve funding				
Variable rent		-		
	(15,534)	(2,244)		

CenterPoint Legacy Theatre
2018 Budget

	January	February	March	April	May	June	July	August	September	October	November	December	Total
Revenues													
Season Ticket Sales	105,230	33,673	96,811	71,556	46,301	67,347	50,510	113,648	12,628	109,439	29,464	88,393	825,000
Individual Ticket Sales	26,350	19,050	81,600	21,500	21,500	23,000	23,000	43,700	5,100	53,200	11,400	64,600	394,000
Encore Club	6,000	-	-	-	-	-	-	-	-	-	-	-	6,000
Season/Show Sponsorship	35,000	10,000	-	10,000	-	10,000	-	10,000	10,000	-	10,000	-	95,000
Leishman Hall Revenue	5,500	1,500	-	-	-	15,500	-	6,500	500	-	1,107	14,393	45,000
Gala Fundraiser	-	-	-	-	60,000	60,000	-	-	-	-	-	-	120,000
Events	-	-	-	-	-	-	-	-	16,000	-	-	-	16,000
Academy Tuition	24,500	24,500	24,500	24,500	24,500	29,000	1,500	825	24,500	24,500	24,500	24,500	251,825
Academy Materials Fee	100	250	150	100	11,000	4,000	1,400	4,500	3,500	-	-	-	25,000
Academy Costume Fee	-	-	7,800	-	-	-	-	-	-	-	4,500	-	12,300
Academy Theater Ticket Sales	-	-	5,600	5,000	8,800	-	-	-	16,000	4,000	6,000	100	45,500
Facility Rental	600	600	600	600	2,000	3,100	600	600	600	600	600	600	11,100
Costume Rental	700	700	700	700	700	700	700	700	700	700	700	700	8,400
Prop Rental	150	150	150	150	150	150	150	150	150	150	150	150	1,800
Concessions	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	72,000
Miscellaneous Income	800	800	800	800	800	800	800	800	800	800	800	800	9,600
Total Revenues	210,930	97,223	224,711	140,906	181,751	219,597	84,660	187,423	96,478	199,389	95,221	200,236	1,938,525

Expenses

Barlow Theatre Expenses[illegible]

CenterPoint Legacy Theatre
2018 Budget

	January	February	March	April	May	June	July	August	September	October	November	December	Total
Accompanist - Audition	-	400	-	-	400	-	400	-	450	-	400	-	2,450
Workers Comp	683	683	-	-	-	683	-	-	-	683	-	683	4,780
Fly Crew	-	-	-	-	-	-	-	-	-	-	-	-	-
Costume Material/Rental,etc	1,500	10,000	-	-	7,500	-	3,500	-	4,500	7,500	5,500	-	40,000
Wigs	100	800	-	-	400	-	400	-	400	500	500	-	3,100
Paint & Supplies	150	250	-	-	250	-	150	-	200	300	150	-	1,450
Lighting Supplies	150	800	-	-	200	-	150	-	150	300	150	-	1,900
Sound Supplies	100	200	-	-	150	-	50	-	100	200	150	-	950
Music Track Adjustments	-	250	-	-	250	-	250	-	250	250	250	-	1,500
Props	800	1,200	-	-	800	-	700	-	1,100	1,200	1,100	-	6,900
Special Effects	500	1,000	-	-	500	-	400	-	500	750	800	-	4,450
Construction Materials	2,500	3,500	-	-	2,500	-	2,500	-	3,000	3,000	3,000	-	20,000
Royalties	14,380	28,605	-	-	26,170	-	24,540	-	12,520	23,790	27,000	-	157,005
Program Printing	-	4,200	4,500	-	-	4,200	-	4,500	-	4,200	-	4,500	30,600
Printing - Copies	500	500	-	-	500	-	500	-	500	500	500	-	3,500
Mailing Charges	-	200	200	-	-	200	-	200	-	200	-	200	1,400
Dry Cleaning	-	400	1,300	-	-	900	-	800	-	1,000	-	1,000	6,000
Wig/Costume Maintenance	150	400	-	-	400	-	150	-	-	400	400	-	2,300
Food	400	650	50	50	600	50	500	50	600	650	550	50	4,200
Recognition Treats	150	560	520	520	200	360	200	520	660	520	250	360	4,500
Total Barlow Theatre Expenses	37,813	77,998	15,020	64,870	9,643	60,323	9,320	53,603	66,150	14,653	59,900	14,893	484,185
Leishman Hall Expenses													
Production Manager	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage Manager	400	-	-	-	-	400	-	-	-	-	400	-	1,600
Director	900	-	-	-	-	900	-	-	-	-	2,250	-	4,950
Music Director	-	-	-	-	-	500	-	-	-	-	-	-	500
Costumer	600	-	-	-	-	700	-	-	-	-	600	-	2,500
Stitchers	-	-	-	-	-	-	-	-	-	-	-	-	-
Set Designer	100	-	-	-	-	100	-	-	-	-	100	-	400
Set Painters	80	-	-	-	-	80	-	-	-	-	80	-	320
Light/Sound Designer	-	-	-	-	-	1,000	-	-	-	-	1,100	-	2,100
Prop Coordinator	150	-	-	-	-	150	-	-	-	-	150	-	600
SDC Fees	-	-	-	-	-	-	-	-	-	-	730	-	730
Show Stage Managers	350	140	-	-	-	210	280	-	140	-	-	490	1,960
Asst Stage Managers	-	-	-	-	-	-	-	-	-	-	-	-	-
Sound Techs	339	136	-	-	-	204	271	-	136	-	-	475	1,900
Lighting Techs	-	-	-	-	-	-	-	-	-	-	-	-	-
Spotlight Techs	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage Crew	-	-	-	-	-	-	-	-	-	-	-	-	-
Set construction	250	-	-	-	-	250	-	-	-	-	250	-	1,000
Builders	-	-	-	-	-	-	-	-	-	-	-	-	-
Wig Mistress	-	-	-	-	-	-	-	-	-	-	-	-	-
Workers Comp	114	-	-	-	-	114	-	-	-	-	114	-	458
Costume Material	450	-	-	-	-	450	-	-	-	-	450	-	1,800
Wigs	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting & Sound Supplies	100	-	-	-	-	100	-	-	-	-	100	-	400
Props	300	-	-	-	-	150	-	-	-	-	300	-	1,050
Special Effects	50	-	-	-	-	50	-	-	-	-	50	-	200
Construction Materials	300	-	-	-	-	150	-	-	-	-	200	-	1,050
Royalties	1,400	-	-	-	-	2,735	-	-	-	-	1,360	-	6,895

CenterPoint Legacy Theatre

2018 Budget

	January	February	March	April	May	June	July	August	September	October	November	December	Total
Program-Printing	-	1,500	-	-	-	-	2,000	-	1,500	-	-	2,000	7,000
Printing-Copies	25	-	-	-	-	-	25	-	-	-	-	-	100
Marketing	1,600	-	-	-	-	1,600	-	1,600	-	-	1,600	-	6,400
Dry Cleaning	-	100	-	-	-	-	100	-	-	-	-	100	400
Food	90	-	-	-	-	-	-	-	-	-	90	-	360
Recognition	60	-	-	-	-	-	-	60	-	-	60	-	240
Total Leishman Hall Expenses	7,659	1,876	-	-	-	10,018	2,651	7,859	1,776	-	10,009	3,065	44,913
Academy Expenses													
Academy Overhead Wage & Salar	13,500	13,500	13,500	13,500	13,500	13,500	7,333	7,333	13,500	13,500	13,500	13,500	143,500
Production Staff Wages	700	700	1,800	2,350	3,050	3,050	700	1,050	6,350	1,000	2,500	700	21,600
Technical Staff Wages	-	2,000	1,200	1,250	1,250	1,250	-	-	1,500	1,000	1,000	200	9,400
Academy Payroll Taxes	1,445	1,598	1,621	1,667	1,720	1,720	973	1,000	1,992	1,544	1,659	1,460	17,652
Office Supplies-Instructional	200	200	200	200	200	200	200	200	200	200	200	200	2,400
Royalties	-	-	-	3,000	3,000	3,000	-	-	-	-	-	3,500	9,500
Costumes	-	3,000	3,000	3,000	1,500	1,500	100	1,400	2,000	1,200	1,000	200	17,900
Props	-	300	500	500	-	100	100	100	500	500	500	-	3,100
Sets	-	1,000	1,800	500	500	500	-	-	1,500	500	500	-	6,400
Sound-Music, Effects	-	-	400	-	-	-	-	-	200	200	-	-	800
Marketing	142	142	142	142	142	142	142	142	142	142	142	142	1,700
Food	100	100	250	250	250	250	50	50	500	500	500	100	2,700
Miscellaneous Expense	150	150	150	150	150	150	150	150	150	150	150	150	1,800
Printing Programs & Scripts	-	200	1,050	1,050	-	-	100	200	1,200	-	1,200	-	5,000
Online Registration Fees	600	600	600	600	600	600	1,200	350	350	600	600	600	7,300
Friend to Friend	833	833	833	833	833	833	833	833	833	833	833	833	10,000
Total Academy Expenses	17,670	24,323	27,046	28,992	26,695	12,681	11,881	12,808	30,917	21,869	24,284	21,585	260,752
Facility Rental Expenses													
Facility Rental Wages	-	-	-	-	-	300	1,400	-	-	-	-	-	1,700
Equipment Rental	25	25	25	25	25	100	25	25	25	25	25	25	375
Total Facility Rental Expenses	25	25	25	25	25	400	1,425	25	25	25	25	25	2,075

CenterPoint Legacy Theatre

2018 Budget

	January	February	March	April	May	June	July	August	September	October	November	December	Total
Costume Rental Expenses													
Costume Rental Wages	350	350	350	350	350	350	350	350	350	350	350	350	4,200
Printing													-
Miscellaneous	350	350	350	350	350	350	350	350	350	350	350	350	4,200
Total Costume Rental Expenses													
Prop Rental Expenses													
Wages	113	113	113	113	113	113	113	113	113	113	113	113	1,350
Total Prop Rental Expenses	113	113	113	113	113	113	113	113	113	113	113	113	1,350
Concession Expenses													
Concessions Wages	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	15,600
Payroll Taxes	132	132	132	132	132	132	132	132	132	132	132	132	1,578
Employee Uniforms	200	-	-	-	-	-	-	-	-	-	-	-	200
Concessions Supplies	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	36,000
Concessions equipment	1,000	-	-	-	-	-	-	-	-	-	-	-	1,000
Total Concession Expenses	5,632	4,432	4,432	4,432	4,432	4,432	4,432	4,432	4,432	4,432	4,432	4,432	54,378
Other Production Costs													
Production Overhead Wages	9,021	12,028	18,042	12,028	12,028	12,028	12,028	18,042	12,028	12,028	12,028	15,035	156,366
Production Payroll Taxes	1,011	1,241	1,702	1,241	1,241	1,241	1,241	1,702	1,241	1,241	1,241	1,472	15,818
Production Staff Benefits	-	-	-	-	-	-	-	-	-	-	-	-	-
Small Tools	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Repair and Maintenance	-	6,000	-	-	-	-	-	-	-	-	-	-	6,000
Equipment Purchases													
Costumes	300	300	300	300	300	300	300	300	300	300	300	300	3,600
Props	-	-	150	-	-	-	-	-	150	-	-	-	300
Sound supplies	600	600	600	600	600	600	600	600	600	600	600	600	7,200
Lights-gel, etc	300	300	300	300	300	300	300	300	300	300	300	300	3,600
Sign language interpretation	750	-	750	750	750	-	750	750	-	750	750	750	5,250
Miscellaneous Expense	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Total Other Production Expenses	12,333	20,820	22,194	15,570	14,820	14,820	14,820	22,044	14,970	15,570	14,820	18,807	202,333
Marketing Expenses													
Marketing Wages	2,258	3,011	4,516	3,011	3,011	3,011	3,011	4,516	3,011	3,011	3,011	3,763	39,140
Marketing Payroll Taxes	253	311	426	311	311	311	311	426	311	311	311	368	3,959
Artistic design/photography	3,050	900	200	650	200	2,100	1,350	800	800	200	550	1,200	12,000
Postage	-	-	-	-	-	-	-	-	-	-	-	-	-
Printing	2,000	1,300	1,600	1,000	1,000	1,000	1,500	4,000	800	1,000	2,000	1,800	18,900
Advertising	3,500	4,300	2,500	4,700	2,600	5,000	3,900	4,400	7,700	3,525	5,500	7,325	54,950
Website	25	250	25	25	25	25	450	25	25	25	25	25	950
Community Outreach/PR	50	50	50	50	50	50	700	50	50	50	50	50	1,900
Miscellaneous Expense	25	25	25	25	25	25	25	25	25	25	25	25	300
Total Marketing	11,161	10,147	9,342	9,772	7,122	12,597	10,822	14,242	12,722	8,147	11,472	14,557	132,099
Business Development													
Development Wages	3,622	4,829	7,243	4,829	4,829	4,829	4,829	7,243	4,829	4,829	4,829	6,036	62,774
Development Payroll Taxes	406	498	683	498	498	498	498	683	498	498	498	591	6,350
Correspondence	20	20	20	20	20	20	20	20	20	20	20	40	300
Decorations	100	100	100	100	100	100	100	100	100	100	100	100	1,800
Encore Club	680	-	400	-	-	400	400	400	-	400	400	400	3,480

CenterPoint Legacy Theatre
2018 Budget

[illegible]

CenterPoint Legacy Theatre
2018 Budget

	January	February	March	April	May	June	July	August	September	October	November	December	Total
Lamps/Ballast/Fixtures	400	400	400	400	400	400	400	400	400	400	400	400	4,800
Equipment Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
Seat & Paver Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Lease Expense	6,636	6,636	6,636	6,636	6,636	6,636	6,636	6,636	6,636	6,636	6,636	6,636	79,632
Miscellaneous	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Grounds/Snow Removal/MTC	3,000	3,000	1,000	3,000	2,000	9,000	4,000	2,500	3,000	3,000	6,000	1,000	40,500
Total Facilities Expenses	30,461	25,431	21,481	23,298	24,498	30,998	29,948	24,598	27,198	25,531	27,231	22,931	313,604
Depreciation	2,490	2,490	2,490	2,490	2,490	2,490	3,657	3,657	3,657	3,982	3,982	3,982	37,856
Total Expenses	182,841	200,138	138,783	190,846	129,126	198,556	131,734	190,908	208,806	128,249	192,050	136,687	2,028,724
Net Operating Income	28,089	(102,915)	85,928	(49,939)	52,625	21,041	(47,074)	(3,485)	(112,329)	71,140	(96,829)	63,549	(90,199)
Other Income (Expense)													
Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Income (Expense)	-	-	-	-	-	-	-	-	-	-	-	-	-
Donations													
Seat Donations													-
Paver Donations													-
Donations	1,600	1,600	11,500	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	30,000
Grants	10,000	-	5,000	5,000	-	5,000	-	-	-	-	-	40,000	65,000
Total Donations	11,600	1,600	16,500	6,700	1,700	6,700	1,700	1,700	1,700	1,700	1,700	41,700	95,000
Net Income	39,689	(101,315)	102,428	(43,239)	54,325	27,741	(45,374)	(1,785)	(110,629)	72,840	(95,129)	105,249	4,801

CenterPoint Legacy Theatre Facilities Budget 2018

Account Description	January	February	March	April	May	June	July	August	September	October	November	December	YTD Total
Safety Expense													
Computer & Software Equipment													
Contract Repairs & Maintenance	865	865	865	865	865	865	865	865	865	865	865	865	10,380
Repairs & Maintenance	2,900	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	2,100	1,100	1,500	16,400
Janitorial Expense	3,000	3,000	3,000	3,000	4,200	3,000	3,000	3,000	5,500	4,000	3,000	3,000	40,700
Janitorial Supplies	350	350	350	350	350	350	350	350	350	350	350	350	4,200
Water/Sewer/Trash	355	25	25	192	192	192	492	192	192	25	25	25	1,932
Gas	3,000	3,000	1,900	1,300	1,200	1,000	800	400	400	1,200	1,800	3,000	19,000
Electricity	5,000	4,700	4,000	4,500	5,600	6,500	7,600	6,800	6,800	5,000	4,700	4,200	65,400
HVAC	3,250	650	500	250	250	250	3,000	650	250	250	650	250	10,200
HVAC Contract	1,605	1,605	1,605	1,605	1,605	1,605	1,605	1,605	1,605	1,605	1,605	1,605	19,260
Lamps/Ballast/Fixtures	400	400	400	400	400	400	400	400	400	400	400	400	4,800
Equipment Expense													
Seat & Paver Expenses													
Facility Lease Expense	6,636	6,636	6,636	6,636	6,636	6,636	6,636	6,636	6,636	6,636	6,636	6,636	79,632
Miscellaneous	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Grounds/Snow Removal/MTC	3,000	3,000	1,000	3,000	2,000	9,000	4,000	2,500	3,000	3,000	6,000	1,000	40,500
Total	30,461	25,431	21,481	23,298	24,498	30,998	29,948	24,598	27,198	25,531	27,231	22,931	313,604

FEA Engineering Associates, LLC

October 28, 2017

CenterPoint Legacy Theatre
525 North 400 West
Centerville, Ut 84014

Attn: Jansen Davis – Executive Director / RDA Member
Steve Thacker – Centerville City Manager / RDA Member

Re: CenterPoint Theatre Commissioning

Steve/Jan,

As you know we are in the process of commissioning portions of the HVAC systems and equipment as agreed upon under the initial contract. Below is a summary of items found, completed, and in process. I have also attached an invoice for activities from August to October, please contact me with any questions or concerns regarding this billing.

Summary:

1- Basement Rooms

A. Issue – In general rooms are always too cold.

- a. All of the VAVR Boxes were reviewed and minimum heating/cooling airflows were revised to reflect actual load conditions rather than them being based on maximum capacity.
- b. Heating water flow in the basement VAVR boxes was too low. Heating water differential pressure setpoint was bumped up from 3.5 psi to 9.0 psi to provide more flow to the basement. A lot of sediment was found in the basement heating water lines. The higher flows should flush this sediment out of the system and into filtration devices.
- c. Many of the VAVRs in the basement rooms were either programmed incorrectly or had missing set screws which did not allow them to function properly. Some of these areas have occupancy sensors installed in them but are not hooked up to the VAVR boxes. In all cases set screws were replaced

and/or programming was corrected. If occupancy sensors are to be used additional wiring will need to be installed and programming completed so they will function properly.

2- Boilers

A. Issue – Boilers are not providing hot enough water.

- a. Boilers were found to be in-hand operation mode and not operating based off the reset schedule FEA provided the last time we addressed boiler issues. With the boilers operating as such, they do not have the ability to switch between each other if conditions require it. One of the boilers needs a new starter. Both boilers need to be automated through Johnson Controls and not be controlled in hand operation mode.

3- AHU Sequences & Scheduling

A. Issue – Under present operating condition the system is inflexible and does not allow for variation when rooms are in occupied mode or unoccupied mode. Many of the areas are on occupied mode longer than needed.

- a. A thorough review of typical occupancy is underway and an easy override procedure is being developed by FEA to account for cases when occupancy is not scheduled. Sequences have been reviewed and now need to be compared to what is programmed in the Johnson Controls. Damper and control valve functional testing is in process.

4- Vestibules

A. Issue – Vestibules are too hot when the cabinet heater is on.

- a. The cabinet heater set points were adjusted. The internal thermostat on the cabinet heater needs to be relocated to the wall in the vestibule.

5- Building Pressurization

A. Issue – Fire sprinklers burst due to freezing within the mechanical space.

- a. Building pressurization sequences are being reviewed. A thermostat must be installed in the mechanical space to monitor temperature in the space. Fire sprinkler lines must be insulated and heat traced in the mechanical space. As they exist today, they are too close to the relief dampers which presents the possibility of freezing.
- b. Building pressure tubing was in the process of being reconfigured. However, it has been left unfinished and is not in a condition I would consider acceptable. A scope of work needs to be developed to correct this deficiency. It should then be put out for bid and awarded to a contractor that can complete the work required to bring the system into full operating condition.

As our work has progressed, it has become apparent that the items we have addressed have not been commissioned. There is also concern as to what is being performed under the Harris "test and inspect" contract as many of these issues should have been brought to the owner's attention so corrections could have been initiated.

If you have any questions or concerns about the work performed to date or the direction the commissioning is progressing, please don't hesitate to contact our office.

Sincerely,

Kelly Gibbons
Jay Gibbons
FEA Engineering Associates, LLC

FEA Engineering Associates, LLC

Invoice

Client: City of Centerville
Invoice: 17-004-002

Bill To: City of Centerville
Centerville, Utah
Attn: Steve Thacker

Date: October 29, 2017
Due Date: November 29, 2017

Remit To: FEA Engineering Assoc., LLC
10167 Willis Rd.
Middleton, Idaho 83644

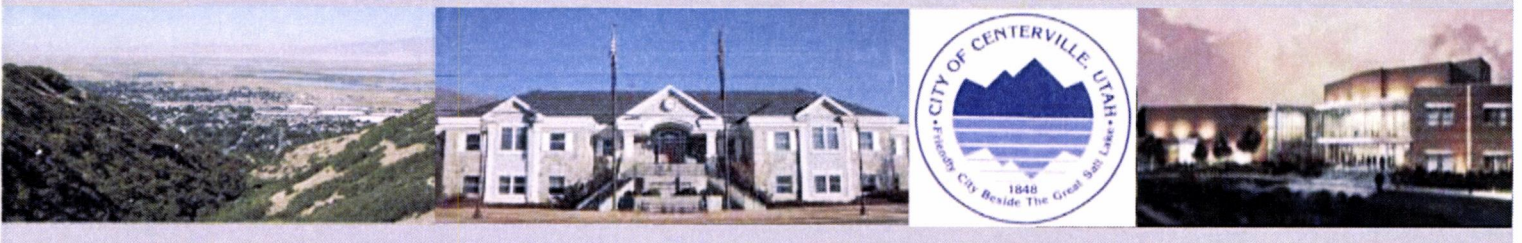
Date	Rate Description	Subtotal
8/1/2017	FEA Engineering Hours – 50 hrs @ \$125	\$6,250.00
to	Contractor Programming Hours – 18 hrs @ \$105	\$1,890.00
10/31/2017	Contractor Technician Hours – 24 hrs @ \$95	\$2,280.00
Total Billing		\$10,420.00

~ Please Feel Free to Call if You Have Any Questions Regarding This Bill ~

2017 ANNUAL REPORT

REDEVELOPMENT AGENCY OF CENTERVILLE CITY, UTAH

IN COMPLIANCE WITH UTAH CODE SECTION 17C-1-603 AND 17C-1-402(9)(b)



NOVEMBER 1, 2017


LEWIS YOUNG
ROBERTSON & BURNINGHAM, INC.

GATEWAY PLAZA BUILDING - 41 N. RIO GRANDE, STE 101 - SALT LAKE CITY, UT 84101
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SECTION 1: EXECUTIVE SUMMARY

INTRODUCTION

Lewis Young Robertson & Burningham, Inc ("LYRB") has been retained by the Centerville City Redevelopment Agency (the "Agency") to assist with the management of the Agency's three project areas:

Parrish Gateway RDA
Legacy Crossing CDA; and
Barnard Creek CDA

The purpose of this report, in part, is to fulfill the requirements of Utah Code section 17C-1-402 and 17C-1-603 – Agency Report. As new reporting requirements were adopted in legislation and became effective in 2011 and further revised and amended in 2016, this report facilitates the RDA's compliance with the new code, providing the data necessary to fulfill these new reporting requirements. This section of Utah Code mandates that the Agency provide an annual report to the county auditor, the State Tax Commission, the State Board of Education, as well as each of the taxing entities that levy a tax on property from which the Agency collects tax increment. The taxing entities involved in the various project areas of the Centerville City RDA, to which this report is being provided, are summarized in the table below.

Table 1.1: RDA Taxing Entities

RDA TAXING ENTITIES	
Steve Thacker	Centerville City
Heidi Voordeckers	Davis County
Curtis Koch	Davis County
Reid Newey	Davis School District
Craig Carter	Davis School District
John Miller	South Davis Recreation District
Gary Hatch	Davis County Mosquito Abatement District
Dal Wayment	South Davis Sewer District
Tage Flint	Weber Basin Water Conservancy District
Natalie Grange	Utah State Board of Education
Lorraine Austin	Utah State Board of Education
Barry Conover	Utah State Tax Commission

This annual report is for informational purposes and is intended to provide an overview of each Project Area that lies within the boundaries of the RDA, including descriptions of each Project Area, significant activities, project timelines, actual and estimated tax increment collections, and any other information pertinent to the taxing entities.

Provided in this report is an overview of the **Parrish Gateway RDA, Legacy Crossing CDA, and Barnard Creek CDA**, including summaries of the current and projected budgets, sources and uses of tax increment funds, Project Area growth statistics, and identification of certain concerns/needs.

OVERVIEW OF THE REDEVELOPMENT AGENCY

The Centerville City Redevelopment Agency was created in accordance with the provision of the Utah Neighborhood Development Act, UCA 17A-2-1201, 17A-2-1202, and 17A-2-1203.

Originally, under the Act, each project area created by a Redevelopment Agency was classified simply as a Redevelopment Area (RDA). In 1998, the Act was expanded to allow the creation of various types of project areas to be used to achieve different outcomes, including Urban Renewal Area (URA) and Economic Development Area (EDA). In 2006, the Act was further modified to provide for an additional project area type, Community Development Area (CDA).

Changes to the Act, made in 2016, put an end to the three aforementioned classifications. Going forward all project areas envisioned and created by a Redevelopment Agency are categorized by a single designation and are known as Community Reinvestment Areas (CRA). Previously created projects will still be subject to the predecessor rules under which they were created and will still be designated as RDAs, URAs, CDAs, and EDAs but new projects will need to conform to the CRA modifications.

CRAs are created under a redevelopment agency. To create a CRA, an agency must first adopt a survey resolution that designates a survey area and authorizes the agency to prepare a project area plan and budget. The draft budget and plan are then created and then the agency must meet the noticing requirements concerning its intent to adopt the plan and budget. Once the agency adopts the draft plan and budget as the final plan and budget after a public hearing, it can then collaborate with the taxing entities. If the agency plans to use eminent domain in the CRA, a blight study must be performed in the designated area. The Agency then forges an agreement to receive tax increment participation and approval of the blight study from a taxing entity committee (TEC). With the potential use of eminent domain and a TEC, the CRA is required to allocate 20% of its tax increment revenue to affordable housing. If the agency does not intend to pursue eminent domain, interlocal agreements for tax increment participation can be entered into with individual taxing entities. No TEC is required. The affordable housing requirement for this approach is only 10% of the CRA's tax increment revenue.

As the Parrish Gateway RDA was created prior to this expansion of UCA 17C, and prior to 1993, this Project Area has been classified simply as a Redevelopment Area, or RDA. The Legacy Crossing CDA Project Area and Barnard Creek, which were created subsequent to this expansion, have been classified as a CDA, and tax increment participation is agreed to by each of the taxing entities through interlocal agreement.

AUTHORITY AND POWERS OF THE AGENCY

The authority of the Agency is directed by UCA Title 17C.
17C-1-202

- I. A community development and renewal agency may:
 - Sue and be sued;
 - Enter into contracts generally;
 - Buy, obtain an option upon, or otherwise acquire an interest in real or personal property;
 - Sell, convey, grant, dispose of by gift, or otherwise dispose of any interest in real or personal property;
 - Enter into a lease agreement on real or personal property, either as lessee or lessor;
 - Provide for urban renewal, economic development, and community development as provided in this title;
 - Receive tax increment as provided in this title;



- If disposing of or leasing land, retain controls or establish restrictions and covenants running with the land consistent with the project area plan;
- Accept financial or other assistance from any public or private source for the agency's activities, powers, and duties, and expend any funds so received for any of the purposes of this title;
- Borrow money or accept financial or other assistance from the federal government, a public entity, or any other source for any of the purposes of this title and comply with any conditions of the loan or assistance;
- Issue bonds to finance the undertaking of any urban renewal, economic development, or community development or for any of the agency's other purposes, including:
 - Reimbursing an advance made by the agency or by a public entity or the federal government to the agency;
 - Refunding bonds to pay or retire bonds previously issued by the agency; and
 - Refunding bonds to pay or retire bonds previously issued by the community that created the agency for expenses associated with an urban renewal, economic development, or community development project; and
- Transact other business and exercise all other powers provided for in this title.

GOVERNING BOARD OF TRUSTEES AND STAFF

Table 1.2: Board of Trustees

GOVERNING BOARD		
Paul Cutler	Chairman	Centerville City Mayor
Stephanie Ivie	Vice Chair	Centerville City Council
Tamilyn Fillmore	RDA Board Member	Centerville City Council
William Ince	RDA Board Member	Centerville City Council
George McEwan	RDA Board Member	Centerville City Council
Robyn Mecham	RDA Board Member	Centerville City Council

Table 1.3: Staff Members

STAFF MEMBERS		
Steve H. Thacker	Executive Director	City Manager

SUMMARY OF FUNDS REQUESTED

In accordance with Utah Code 17C-1-603(3) this report is for informational purposes only, and does not alter the amount of tax increment that this Agency is entitled to collect. **The Agency requests all tax increment legally available from each of the Agency's project areas described below;** however these estimates should in no way be interpreted or applied as a limitation upon the amount the Agency is entitled to receive under applicable statute(s), project area budget(s), and/or interlocal cooperation agreements.

Table 1.4: Estimate of Tax Increment

ESTIMATE OF TAX INCREMENT TO BE PAID TO THE AGENCY		
	Tax Year 2017 (Received in FY 2018)	Tax Year 2018 (Received in FY 20189)
Property Tax Increment		
Parrish Gateway RDA (Including Haircut)	1,174,038	1,174,038
Legacy Crossing CDA	264,073	264,073
Barnard Creek CDA	113,028	139,730
Total Revenue	\$ 1,551,140	\$1,577,842

GENERAL OVERVIEW OF ALL PROJECT AREAS

LYRB has updated the Project Area Budget for each area which includes a multi-year projection of revenues based upon current market conditions. The combined projection for all three Project Areas forecasts that the areas will generate approximately \$14M for the remainder of the life of the projects. Approximately \$12.7M will come from tax increment revenues and the other \$1.3M from haircut revenues which will be used to pay for qualified recreation and or cultural facilities.



PARRISH GATEWAY RDA



LEGACY CROSSING CDA



BARNARD CREEK CDA



Table 1.5: Combined Budget

COMBINED PROJECT AREA BUDGET		
REVENUES	FY 2017 TOTALS	REMAINING LIFE (INCLUDES FY 2017 TOTALS)
PROPERTY TAX INCREMENT		
Parrish Gateway RDA	1,099,983	5,802,369
Legacy Crossing CDA	192,947	3,097,753
Barnard Creek CDA	100,897	3,831,378
<i>Property Tax Increment Subtotal</i>	<i>1,393,827</i>	<i>12,731,500</i>
HAIRCUT		
Parrish Gateway RDA	155,520	1,323,326
<i>Haircut Subtotal</i>	<i>155,520</i>	<i>1,323,326</i>
Total Revenue	\$1,549,347	\$14,054,825
EXPENDITURES	FY 2017 TOTALS	REMAINING LIFE (INCLUDES FY 2017 TOTALS)
Agency Administration	69,691	636,575
Developer Incentive Payments	344,371	3,137,906
Contribution to or Use of Fund Balance	979,675	8,957,018
Haircut Projects	155,520	1,323,326
Total Expenditures	\$1,549,347	\$14,054,825

SECTION 2: OVERVIEW OF THE PARRISH GATEWAY RDA PROJECT AREA

Table 2.1: Project Area Overview

OVERVIEW				
<u>Type</u> RDA	<u>Acreage</u> 97 97 Developed	<u>Purpose</u> Commercial Development	<u>Taxing District</u> 8	<u>Tax Rate</u> 0.012125
<u>Creation Year</u> 1989	<u>Base Year</u> 1989	<u>Term</u> 25 Years	<u>Trigger Year</u> 1997	<u>Expiration Year</u> 2021
<u>Base Value</u> (\$4,160,860)	<u>TY 2016 Value</u> 125,436,753	<u>Increase</u> 2915%	<u>FY 2017 Increment</u> \$1,261,759 Calculated \$1,255,503 Collected	<u>Remaining Life</u> 5 Years

The Parrish Lane Gateway Project Area was created in 1989 and has been active with development of the Centerville Marketplace Project in 1995 that includes a Super Target, Home Depot, Kohls, and several thousand square feet of other medium and small box retail. More recent major developments have been a Walmart, small box retail and restaurants. The Marketplace Business park is a two-building development of class A office park consisting of 140,000 square feet of space. The development was augmented with a two-level parking structure. The Redevelopment Agency partnered with other governmental entities to construct a 60,000 square foot regional performing arts center. The Davis Center for Performing Arts (the "Arts Center") opened in 2011. The facility is operated by CenterPoint Legacy Theatre, non-profit organization. The addition of the Art Center has contributed to the overall vitality of the area, restaurants and retail businesses;



The Parrish Gateway RDA Project Area was created in September 1989 with the purpose of incentivizing commercial development in Centerville. As the Parish Gateway RDA Project Area was created prior to 1993, a taxing entity committee was not established for this Project Area.



SOURCES OF FUNDS

Table 2.2: Sources of Funds

FY 2017 SOURCES OF FUNDS	
Total Property Tax Increment Calculated (With Haircut)	1,261,759
Haircut Calculation Issue ¹	(6,256)
Property Tax Increment Collected	1,099,983
Haircut ("Additional Tax Increment")	155,520
Total Sources of Funds	\$1,255,503

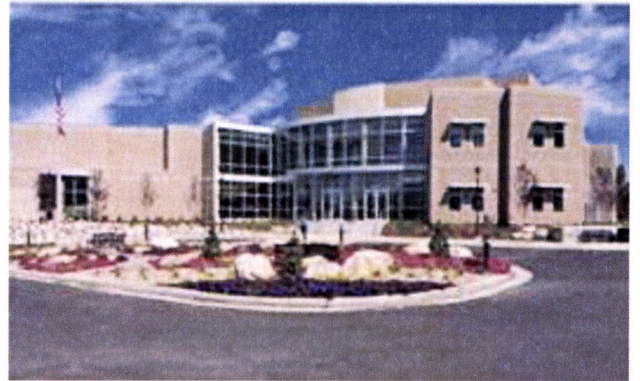
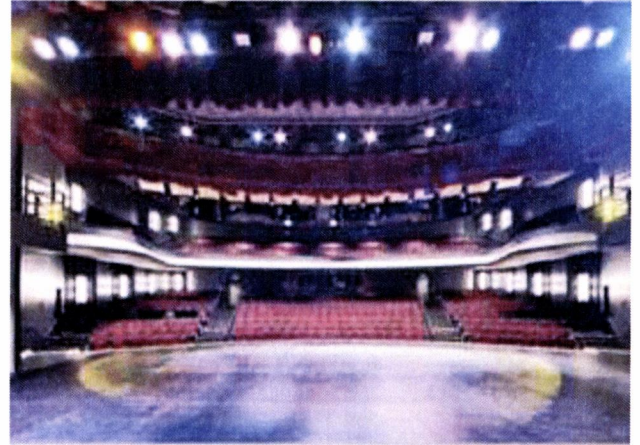
Table 2.3: Tax Increment Levels

TAX INCREMENT LEVELS	
Tax Years	%
1997-2001	100%
2002-2006	80%
2007-2011	75%
2012-2016	70%
2017-2021	60%

USES OF FUNDS

Table 2.4: Uses of Funds

FY 2017 USES OF FUNDS	
Agency Administration (5%)	54,999
Developer Payments	180,194
Redevelopment Activities ²	864,790
Haircut Projects	155,520
Total Uses of Funds	\$1,255,503



The Agency's payments to developers and future developer agreement obligations are as follows:

- ✱ The Agency has paid Land Rover \$94K since the completion date of the dealership expansion. The Participation Agreement annual allocation is approximately \$26K through 2021. The 2017 payment was \$30,035, slightly less than the \$30,686 shown in the attached multi-year budget to correct an overpayment in prior years.
- ✱ Prior to FY2017 Dayton was underpaid by \$51K due to calculation errors between 2014 and 2016. The amount paid in FY2017 is \$150,159, which corrected the errors of prior years.

Repayment of the Series 2009 Centerville City Sales Tax Revenue Bonds will be paid in part through tax increment received from the Parrish Gateway RDA. In FY2016 the total debt service payment

¹ The County calculated the haircut payment using 34.32% as the "Fraction of RDA Total", but distributed the haircut with a "Fraction of RDA Total" as 32.99%. The Agency will discuss this issue with the County.

² Redevelopment Activities include debt service payments on RDA bonds and expenses related to arts center and other improvements in project area.



from TIF was \$593,012. The amount from TIF in FY2017 is \$590,688. The remaining balance from redevelopment activities, \$324,865, was used for other project area expenses.

PROJECT AREA BUDGET UPDATE

The budget summarized below displays revenues in the fiscal year received rather than the calendar year collected.

Table 2.5: Project Area Budget

PROJECT AREA BUDGET FY 2017-2022		
REVENUES	TOTALS	NPV @ 4%
Property Tax Increment	5,802,369	5,083,481
Haircut	1,323,326	1,149,320
Total Revenue	\$7,125,695	\$6,232,801
EXPENDITURES		
Agency Administration	290,118	254,174
Developer Payments	681,710	597,270
Redevelopment Activities	4,830,540	4,232,037
Haircut Projects	1,323,326	1,149,320
Total Expenditures	\$7,125,695	\$6,232,801

PROJECT AREA REPORTING AND ACCOUNTABILITY

RELATIVE GROWTH IN ASSESSED VALUE

Table 2.6: Growth in Assessed Value

GROWTH IN ASSESSED VALUE	CURRENT YEAR	PRIOR YEAR	GROWTH RATE	AAGR
ASSESSED VALUES IN PROJECT AREA				
Annual Growth in Project Area (2016 vs. 2015)	125,436,753	118,651,474	6%	6%
Project Area Life Growth in Project Area (2016 vs. Base)	125,436,753	4,160,860	2915%	13%
ASSESSED VALUES IN CENTERVILLE CITY				
Annual Growth in Centerville City (2016 vs. 2015)	1,051,320,103	935,769,275	12%	12%
Lifetime Growth in Centerville City (2016 vs. Base)	1,051,320,103	447,938,522	135%	3%

BENEFITS DERIVED BY PARTICIPATING TAXING ENTITIES

Table 2.7: Benefits to Taxing Entities

BENEFITS TO TAXING ENTITIES
*Job Creation
*Increased Property Tax Revenues and to some entities sales tax revenues
*Significantly higher growth in tax base compared to other areas within the City

Currently, the primary benefit experienced by the participating taxing entities is the increased property tax revenues generated from the Project Area as property values have increased. The taxing entities are

also benefiting from the creation of jobs resulting from commercial development within the Project Area.

The most significant benefit to the taxing entities will be realized when the life of the Project Area expires in tax year 2021. At that point the Agency will no longer receive tax increment and the taxing entities will receive property tax income based on the full assessed value in the Project area.

Table 2.8: Growth in Tax Increment

GROWTH IN TAX INCREMENT	ORIGINAL BUDGET REVENUES	ACTUAL INCREMENTAL REVENUES	BASE YEAR VALUE REVENUES	% ABOVE BASE
TAX INCREMENT FROM PROJECT AREA				
Fiscal Year 2017	N/A	1,255,502	50,483	2487%
Lifetime Revenue (2017-2022)	N/A	9,408,713	301,600	3120%
PASS THROUGH INCREMENT (ABOVE BASE)				
Fiscal Year 2017	N/A	315,900	50,483	626%
Lifetime Revenue (2017-2022)	N/A	2,276,762	301,600	755%

NOTABLE DEVELOPMENT AND FUTURE PROJECTS

The Parrish Gateway Project Area was created with the intent of incentivizing commercial development of the Centerville Marketplace. Various improvements have been completed in the Project Area to date. A new children's dentistry office/lab is nearly finished within Project Area, which will increase the incremental property tax value.

Redevelopment is also occurring within the immediate vicinity of the project area. A Quick Quack Car Wash site plan has been approved and is about to begin construction, immediately adjacent to Project Area boundary as depicted in **Exhibit A**.

OTHER ISSUES

The total tax increment the County calculated to be distributed to the Agency for the project area was \$1,261,759, but only \$1,255,503 was collected. The shortfall of \$6,256, is due to an error in how the haircut payment was calculated in the 695a Report compared to how it was calculated for distribution.

The County calculated the haircut in the TY2016 695a Report using 34.32% as the "Fraction of RDA Total", but distributed the haircut with the "Fraction of RDA Total" as 32.99%. This difference was the cause for the Agency receiving \$6,256 less than what the 695a report stated the RDA was due. The Agency will discuss this issue with the County.

The Agency has had difficulty in the past managing its obligations to developers. Between 2014 and 2016, the Agency underpaid Dayton West and slightly overpaid Land Rover in 2016. The Agency has since discovered the cause for the underpayments and overpayment and has rectified the problem for future payments.

PROJECT AREA MULTI-YEAR BUDGET

The following sheet represents the multi-year budget from TY 2014 – TY 2021



Centerville City - Parrish Gateway RDA Redevelopment Agency Multi-Year Budget

Fiscal Year Tax Year	Base Year 1990 1989	Projected									
		Year 18 2015 2014	Year 19 2016 2015	Year 20 2017 2016	Year 21 2018 2017	Year 22 2019 2018	Year 23 2020 2019	Year 24 2021 2020	Year 25 2022 2021		
ASSESSED VALUATION											
Centerville Tax District 8											
Real Property		89,911,037	106,368,824	114,211,131	114,518,490	114,518,490	114,518,490	114,518,490	114,518,490	114,518,490	
Personal Property		9,370,403	11,543,610	10,730,354	10,645,814	10,645,814	10,645,814	10,645,814	10,645,814	10,645,814	
Centrally Assessed Property		668,069	739,040	495,268	514,946	514,946	514,946	514,946	514,946	514,946	
Base Year Value		(4,160,860)	(4,163,522)	(4,163,522)	(4,163,522)	(4,163,522)	(4,163,522)	(4,163,522)	(4,163,522)	(4,163,522)	
Incremental Value		104,110,399	122,814,996	129,600,275	129,842,772	129,842,772	129,842,772	129,842,772	129,842,772	129,842,772	
Dayton West Property Value		2,855,872	11,491,229	11,634,176	11,634,176	11,634,176	11,634,176	11,634,176	11,634,176	11,634,176	
Land Rover Property Value		3,490,987	3,640,814	3,615,424	3,615,424	3,615,424	3,615,424	3,615,424	3,615,424	3,615,424	
Incremental Property Tax Rates											
Davis County (Net of Assessing & Collecting)		0.001911	0.001905	0.001779	0.001993	0.001993	0.001993	0.001993	0.001993	0.001993	
Davis County Library		0.000361	0.000361	0.000342	0.000376	0.000376	0.000376	0.000376	0.000376	0.000376	
Davis School District		0.008259	0.008555	0.008125	0.007575	0.007575	0.007575	0.007575	0.007575	0.007575	
Centerville City		0.001072	0.001088	0.000983	0.001354	0.001354	0.001354	0.001354	0.001354	0.001354	
South Davis Sewer District		0.000301	0.000303	0.000287	0.000214	0.000214	0.000214	0.000214	0.000214	0.000214	
South Davis Recreation District		0.000338	0.000334	0.000306	0.000279	0.000279	0.000279	0.000279	0.000279	0.000279	
Davis County Mosquito Abatement District		0.000124	0.000122	0.000116	0.000107	0.000107	0.000107	0.000107	0.000107	0.000107	
Weber Basin Water Conservancy District		0.000199	0.000196	0.000187	0.000174	0.000174	0.000174	0.000174	0.000174	0.000174	
Net Combined Rate		0.012565	0.012864	0.012125	0.012072	0.012072	0.012072	0.012072	0.012072	0.012072	
Total Property Tax Increment		\$ 1,308,147	\$ 1,579,882	\$ 1,571,403	\$ 1,567,462	\$ 1,567,462	\$ 1,567,462	\$ 1,567,462	\$ 1,567,462	\$ 1,567,462	
Property Tax Participation Rate for Budget											
All Taxing Entities											
Property Tax Increment for Budget											
Davis County (Net of Assessing & Collecting)		139,268	163,774	161,391	155,266	155,266	155,266	155,266	155,266	155,266	
Davis County Library		26,309	31,035	31,026	29,293	29,293	29,293	29,293	29,293	29,293	
Davis School District		601,893	735,478	737,102	590,135	590,135	590,135	590,135	590,135	590,135	
Centerville City		78,124	93,536	89,178	105,484	105,484	105,484	105,484	105,484	105,484	
South Davis Sewer District		21,936	26,049	26,037	16,672	16,672	16,672	16,672	16,672	16,672	
South Davis Recreation District		24,633	28,714	27,760	21,736	21,736	21,736	21,736	21,736	21,736	
Davis County Mosquito Abatement District		9,037	10,488	10,524	8,336	8,336	8,336	8,336	8,336	8,336	
Weber Basin Water Conservancy District		14,503	16,850	16,965	13,556	13,556	13,556	13,556	13,556	13,556	
Total Property Tax Increment for Budget		\$ 915,703	\$ 1,105,924	\$ 1,099,982	\$ 940,477	\$ 940,477	\$ 940,477	\$ 940,477	\$ 940,477	\$ 940,477	
Haicut Calculation Tax Rate											
South Davis Metro Fire Service Area		0.000010	0.000010	0.000010	0.000010	0.000010	0.000010	0.000010	0.000010	0.000010	
State Assessing & Collecting		0.000013	0.000012	0.000011	0.000010	0.000010	0.000010	0.000010	0.000010	0.000010	
County Assessing & Collecting		0.000237	0.000236	0.000224	0.000207	0.000207	0.000207	0.000207	0.000207	0.000207	
Total Tax Rate		0.012815	0.013112	0.012370	0.015969	0.015969	0.015969	0.015969	0.015969	0.015969	
Total Tax Rate Less School District's Portion		0.004556	0.004557	0.004245	0.006394	0.006394	0.006394	0.006394	0.006394	0.006394	
Percent of Tax Rate Not From School District		35.55%	33.50%	34.32%	37.25%	37.25%	37.25%	37.25%	37.25%	37.25%	
Tax Increment Generation											
Tax Increment		915,703	1,105,924	1,099,982	940,477	940,477	940,477	940,477	940,477	940,477	
Haicut Increment		139,522	158,763	161,777	233,561	233,561	233,561	233,561	233,561	233,561	
Current Year Adjustments											
Net Tax Increment		\$ 1,055,225	\$ 1,264,687	\$ 1,261,759	\$ 1,174,038	\$ 1,174,038	\$ 1,174,038	\$ 1,174,038	\$ 1,174,038	\$ 1,174,038	
PROJECT AREA BUDGET											
REVENUES											
Property Tax Increment Calculated		1,055,225	1,264,687	1,261,759	940,477	940,477	940,477	940,477	940,477	940,477	
Property Tax Increment Collected & Distributed		1,099,983	1,264,687	1,261,759	940,477	940,477	940,477	940,477	940,477	940,477	
Haicut Revenues				155,520	233,561	233,561	233,561	233,561	233,561	233,561	
Interfund Loan		-	-	-	-	-	-	-	-	-	
Interest Earnings		-	-	-	-	-	-	-	-	-	
Fund Balance		-	-	-	-	-	-	-	-	-	
Total Revenue		\$ 1,055,225	\$ 1,264,687	\$ 1,255,503	\$ 1,174,038	\$ 1,174,038	\$ 1,174,038	\$ 1,174,038	\$ 1,174,038	\$ 1,174,038	
EXPENDITURES											
Incremental Fund											
Administration Fee		45,785	55,296	54,999	47,024	47,024	47,024	47,024	47,024	47,024	
Dayton West Payment		25,119	103,476	98,745	84,269	84,269	84,269	84,269	84,269	84,269	
Land Rover Payment		30,705	32,785	30,686	26,187	26,187	26,187	26,187	26,187	26,187	
Redevelopment Activities		814,094	914,367	915,553	782,997	782,997	782,997	782,997	782,997	782,997	
Obligated Haicut Projects		139,522	158,763	161,777	233,561	233,561	233,561	233,561	233,561	233,561	
Total Expenditures		\$ 1,055,225	\$ 1,264,687	\$ 1,261,760	\$ 1,174,038	\$ 1,174,038	\$ 1,174,038	\$ 1,174,038	\$ 1,174,038	\$ 1,174,038	
TOTALS											
TOTALS		915,703	1,105,924	1,099,982	940,477	940,477	940,477	940,477	940,477	940,477	
NPV @ 4%		139,522	158,763	161,777	233,561	233,561	233,561	233,561	233,561	233,561	
NPV @ 4%		\$ 1,055,225	\$ 1,264,687	\$ 1,261,759	\$ 1,174,038	\$ 1,174,038	\$ 1,174,038	\$ 1,174,038	\$ 1,174,038	\$ 1,174,038	

SECTION 3: OVERVIEW OF THE LEGACY CROSSING CDA PROJECT AREA

Table 3.1: Project Area Overview

OVERVIEW				
<u>Type</u> CDA	<u>Acreage</u> 130 100 Developed 30 Undeveloped	<u>Purpose</u> Commercial Development	<u>Taxing District</u> 8	<u>Tax Rate</u> 0.012125
<u>Creation Year</u> 2010	<u>Base Year</u> 2010	<u>Term</u> 15	<u>Trigger Year</u> 2014	<u>Expiration Year</u> 2028
<u>Base Value</u> \$17,300,027	<u>TY 2016 Value</u> \$68,068,986	<u>Increase</u> 293%	<u>FY 2017 Increment</u> \$192,947 Calculated \$192,947 Distributed	<u>Remaining Life</u> 11 years

The Legacy Crossing Community Development Area (CDA) was adopted to facilitate development in an area that was lacking in infrastructure including water, drainage, sewer, roads and traffic control. This area has also become a gateway to the City, with the completion of the Legacy Parkway. The initial project was the Larry H. Miller Megaplex, a 14-screen theater complex and an IMAX theater. Recent projects have been a 75,000 square foot class A office, several smaller office and retail buildings and multifamily housing.



The Legacy Crossing CDA Project Area was created in 2010 and is governed by the Project Area Plan dated March 16, 2010, as well as Interlocal Agreements and Resolutions between the Agency and Davis County, Davis County School District, Centerville City, Weber Basin Water Conservancy District, Davis County Mosquito Abatement District, South Davis County Sewer Improvement District, South Davis Recreation District, and Davis County Library. These documents define the duration and use of property tax generated within the Project Area as well as conditions and obligations by the Agency and each participating tax entity.

The purpose of this Project Area is to incentivize the commercial and residential development, which will create jobs and increase property and sales tax revenue to the taxing entities. The Project Area includes 130 acres, located entirely within the boundaries of Centerville City on the western boundary



of the City adjacent to Parrish Lane and 1250 West in between Legacy Highway and Interstate 15. A map of the Project Area is included as **Exhibit B**.

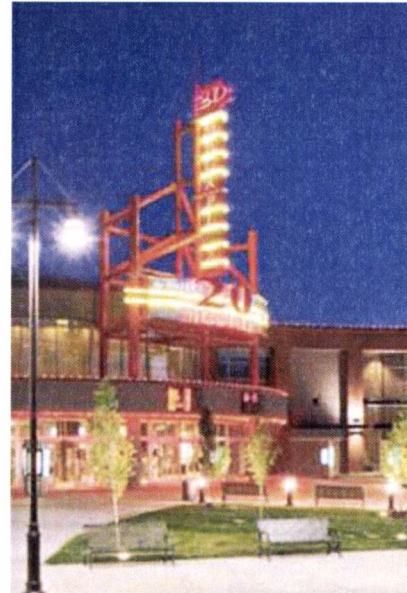
SOURCES OF FUNDS

Table 3.2: Sources of Funds

FY 2017 SOURCES OF FUNDS	
Property Tax Increment Calculated	192,947
Property Tax Increment Distributed	192,947
Total Sources of Funds	\$ 192,947

Table 3.3: Tax Increment Levels

TAX INCREMENT LEVELS		
Taxing Entities	Length	%
Davis County	15 Years	30%
Davis County School District	15 Years	30%
Centerville City	15 Years	50%
Weber Basin Water Conservancy District	15 Years	30%
Davis County Mosquito Abatement District	15 Years	30%
South Davis Sewer Improvement District	15 Years	30%
South Davis Recreation District	15 Years	30%
Davis County Library	15 Years	30%



USES OF FUNDS

Table 3.4: Uses of Funds

FY 2017 USES OF FUNDS	
CDA Administration (5%)	9,647
Developer Payments	146,159
Redevelopment Activity	37,141
Total Uses of Funds	\$ 192,947

The Agency has paid \$395,012 to Legacy Crossing Theater LLC since the FY 2014 trigger year. In FY 2016, the City negotiated an arrangement with Legacy Crossing in order to remit a portion of their tax increment to Wright and Tueller, two property owners within the Legacy CDA. The arrangement is for a 3-year period, where the two property owners will receive the tax increment generated from their properties. The Agency paid \$5,942 to Tueller & Wright during the first year of the arrangement.

The 2017 payments to developers are \$140,687 to Legacy Crossing Theatre, LLC and \$5,472 to Tueller & Wright.

PROJECT AREA BUDGET UPDATE

The budget summarized below displays revenues in the fiscal year received rather than the calendar year collected.



Table 3.5: Project Area Budget

PROJECT AREA BUDGET FY 2017-2028		
REVENUES	TOTALS	NPV @ 4%
Property Tax Increment	3,097,753	2,409,957
Total Revenue	\$ 3,097,753	\$ 2,409,957
EXPENDITURES		
CDA Administration	154,888	120,498
Public Infrastructure	1,947,164	1,520,548
Redevelopment Activities - Development Enhancements	995,701	768,911
Total Expenditures	\$ 3,097,753	\$ 2,409,957

PROJECT AREA REPORTING AND ACCOUNTABILITY

RELATIVE GROWTH IN ASSESSED VALUE

Table 3.6: Growth in Assessed Value

GROWTH IN ASSESSED VALUE	CURRENT YEAR	PRIOR YEAR	GROWTH RATE	AAGR
ASSESSED VALUES IN PROJECT AREA				
Annual Growth in Project Area (2016 vs. 2015)	68,068,986	63,137,962	8%	8%
Project Area Life Growth in Project Area (2016 vs. Base)	68,068,986	17,300,027	293%	22%
ASSESSED VALUES IN CENTERVILLE CITY				
Annual Growth in Centerville City (2016 vs. 2015)	1,051,320,103	935,769,275	12%	12%
Lifetime Growth in Centerville City (2016 vs. Base)	1,051,320,103	872,675,696	20%	3%

BENEFITS DERIVED BY PARTICIPATING TAXING ENTITIES

Table 3.7: Benefits to Taxing Entities

BENEFITS TO TAXING ENTITIES
*Job Creation
*Increased Property Tax Revenues and to some entities sales tax revenues
*Significantly higher growth in tax base compared to other areas within the City

Currently, the primary benefit experienced by the participating taxing entities is the increased property tax revenues generated from the Project Area as property values have increased. The taxing entities are also benefiting from the creation of jobs resulting from commercial development within the Project Area.

The most significant benefit to the taxing entities will be realized when the life of the Project Area expires in tax year 2027. At that point the Agency will no longer receive tax increment and the taxing entities will receive property tax income based on the full assessed value in the Project area. As illustrated below, development has resulted in the participating taxing entities receiving 199% more tax increment above the base value.



Table 3.8: Growth in Tax Increment

GROWTH IN TAX INCREMENT	ORIGINAL BUDGET REVENUES	ACTUAL INCREMENTAL REVENUES	BASE YEAR VALUE REVENUES	% ABOVE BASE
TAX INCREMENT FROM PROJECT AREA				
Tax Year 2016	1,307,775	610,178	209,763	291%
Lifetime Revenue (2016-2027)	12,810,280	9,619,226	2,507,068	384%
PASS THROUGH INCREMENT (ABOVE BASE)				
Tax Year 2016	726,307	417,231	209,763	199%
Lifetime Revenue (2016-2027)	2,049,717	6,521,473	2,507,068	260%

NOTABLE DEVELOPMENT AND FUTURE PROJECTS

The Parrish Gateway Project Area was created with the intent of incentivizing commercial development within the project area. Most recently, the Legacy Trails Apartment Complex was completed with a total number of 162 residential units. The Maverik gas station/store was also completed on southwest corner of 1250 West/Parrish Lane.

A Storage unit project has been approved and is now under construction on southeast corner of 200 North/1250 West.

Mixed-use planned development (hotel, commercial pads and 111 apartment units) on the northwest corner of 1250 West/Parrish Lane is scheduled for possible City Council approval in November of 2017.

OTHER ISSUES

The Agency has had difficulty in the past managing its obligations to developers. In 2014 there was an underpayment to Legacy Crossing Theatre, LLC, followed by two years of overpayments. The Agency has since discovered the cause for the under payment and overpayments and has rectified the problem for future payments.

PROJECT AREA MULTI-YEAR BUDGET

The following sheet represents the multi-year budget from TY 2013 – TY 2027.



	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000
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SECTION 4: OVERVIEW OF THE BARNARD CREEK CDA PROJECT AREA

Table 4.1: Project Area Overview

OVERVIEW				
<u>Type</u> CDA	<u>Acreage</u> 155 115 Developed 40 Undeveloped	<u>Purpose</u> Commercial Development	<u>Taxing District</u> 8	<u>Tax Rate</u> 0.012125
<u>Creation Year</u> FY 2013	<u>Base Year</u> FY 2012	<u>Term</u> 20 Years	<u>Trigger Year</u> FY 2017	<u>Expiration Year</u> FY 2036
<u>Base Value</u> \$15,525,163	<u>TY 2016 Value</u> \$26,620,358	<u>Increase</u> 71%	<u>FY 2017 Increment</u> 100,897 Calculated 100,897 Received	<u>Remaining Life</u> 19 Years

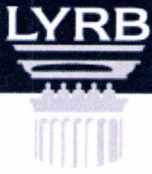
When this project area was created in 2013, the area lacked infrastructure including storm water, culinary water, and roads. This area is becoming a job creation area including office and flex space.

The Barnard Creek CDA Project Area was created with the purpose of incentivizing commercial development within Centerville City- business park, office park, and light industrial uses; and creating a quality employment center for the South Davis Area. The tax increment necessary to incentivize these uses was triggered in FY 2017.



The Project Area is governed by the Project Area Plan dated July 16, 2013, as well as Interlocal Agreements and Resolutions between the Agency and Davis County, Davis County School District, Centerville City, Weber Basin Water Conservancy District, Davis County Mosquito Abatement District, South Davis County Sewer Improvement District, South Davis Recreation District, and Davis County Library. These documents define the duration and use of property tax generated within the Project Area as well as conditions and obligations by the Agency and each participating tax entity.

The Project Area lies entirely within Centerville City and includes approximately 155 acres of property located west of I-15 and between 725 North and 1275 North. A map of the Project Area is included as **Exhibit C**.



SOURCES OF FUNDS

Table 4.2: Sources of Funds

FY 2017 SOURCES OF FUNDS	
Property Tax Increment Calculated	100,897
Property Tax Increment Collected and Remitted	100,897
Total Sources of Funds	\$ 100,897

Table 4.3: Tax Increment Levels

TAX INCREMENT LEVELS		
Taxing Entities	Length	%
Davis County	20 Years	75%
Davis County School District	20 Years	75%
Centerville City	20 Years	75%
Weber Basin Water Conservancy District	20 Years	75%
Davis County Mosquito Abatement District	20 Years	75%
South Davis Sewer Improvement District	20 Years	75%
South Davis Recreation District	20 Years	75%
Davis County Library	20 Years	75%

USES OF FUNDS

Table 4.4: Uses of Funds

FY 2017 USES OF FUNDS	
CDA Administration @ 5%	5,045
Project Development @ 85%	85,762
Reserved for Housing Revitalization @ 10%	10,090
Total Uses of Funds	\$ 100,897

The Agency entered into a Participation Agreement (the "Salmon Agreement") with Salmon HVAC on March 4, 2014. To date the Agency has paid a total amount of \$39,310. In 2016 the Agency paid \$21,292 prematurely- i.e. before tax increment was triggered- and another \$18,018 in 2017. The premature payment in 2016 was partially corrected with the 2017 payment and will be fully corrected by a reduction in the 2018 payment.

FORECASTED PROJECT AREA BUDGET

The multi-year budget attached to this document and summarized below displays revenue in the fiscal year received rather than the calendar year collected.



Table 4.5: Project Area Budget

PROJECT AREA BUDGET		FY 2017-2036
REVENUES	TOTALS	NPV @ 5%
Property Tax Increment	3,831,378	2,532,336
Total Revenue	\$ 3,831,378	\$ 2,532,336
EXPENDITURES	TOTALS	NPV @ 5%
CDA Administration @ 5%	191,569	126,617
Project Development @ 85%	3,831,378	2,152,485
Housing Revitalization @ 10%	383,138	253,234
Total Expenditures	\$ 3,831,378	\$ 2,532,336

PROJECT AREA REPORTING AND ACCOUNTABILITY

RELATIVE GROWTH IN ASSESSED VALUE

Table 4.6: Growth in Assessed Value

GROWTH IN ASSESSED VALUE	CURRENT YEAR	PRIOR YEAR	GROWTH RATE	AAGR
ASSESSED VALUES IN PROJECT AREA				
Annual Growth in Project Area (2016 vs. 2015)	26,620,358	19,259,354	38%	38%
Project Area Life Growth in Project Area (2016 vs. Base)	26,620,358	15,525,163	71%	11%
ASSESSED VALUES IN CENTERVILLE CITY				
Annual Growth in Centerville City (2016 vs. 2015)	1,051,320,103	935,769,275	12%	12%
Life Growth in Centerville City (2016 vs. Base)	1,051,320,103	827,472,254	27%	5%

BENEFITS DERIVED BY PARTICIPATING TAXING ENTITIES

Table 4.7: Benefits to Taxing Entities

BENEFITS TO TAXING ENTITIES
*Job Creation
*Increased Property Tax Revenues and to some entities sales tax revenues
*Significantly higher growth in tax base compared to other areas within the City

Currently, the primary benefit experienced by the participating taxing entities is the increased property tax revenues generated from the Project Area as property values have increased. The taxing entities are also benefiting from the creation of jobs resulting from commercial development within the Project Area.

The most significant benefit to the taxing entities will be realized when the life of the Project Area expires in tax year 2035. At that point the Agency will no longer receive tax increment and the taxing entities will receive property tax income based on the full assessed value in the Project area. As illustrated below, development has resulted in the participating taxing entities receiving 18% more tax increment above the base value.



Table 4.8: Growth in Tax Increment

GROWTH IN TAX INCREMENT	ORIGINAL BUDGET REVENUES	ACTUAL INCREMENTAL REVENUES	BASE YEAR VALUE REVENUES	% ABOVE BASE
TAX INCREMENT FROM PROJECT AREA				
Tax Year 2016	58,875	134,529	188,243	71%
Lifetime Revenue (2016-2035)	5,611,116	5,108,504	3,749,218	136%
PASS THROUGH INCREMENT (ABOVE BASE)				
Tax Year 2016	44,156	33,632	188,243	18%
Lifetime Revenue (2016-2035)	4,208,337	1,277,126	3,749,218	34%

NOTABLE DEVELOPMENT AND FUTURE PROJECTS

The Barnard Creek Project Area was created with the intent of incentivizing commercial development within the project area. Most recently, the second building in the Pastures LLC office/industrial development was completed. The Parrish Creek Business Park has been approved with a site plan for five office/industrial buildings. The Moto United sales center was approved and will begin construction soon.

In the way of infrastructure, the culvert conveying Barnard Creek flows through a portion of Project Area has been replaced and enlarged. This project was done in partnership with Davis County. A new culinary water transmission main has also been constructed under I-15 (at 1000 North) to serve this Project Area and facilitate the growth in the area.

OTHER ISSUES

The Agency has had difficulty in the past managing its obligations to developers. In 2016 there was a premature payment to Salmon. The Agency has since discovered this premature payment and will correct this mistake by a reduction in the 2018 payment.

There are no other issues at present which need to be addressed.

PROJECT AREA MULTI-YEAR BUDGET

The following sheet represents the multi-year budget from TY 2016 – TY 2035.



Centerville City - Barnard Creek CDA
Redevelopment Agency Multi-Year Budget

WE PROVIDE SOLUTIONS

EXHIBIT A: MAP OF PARRISH GATEWAY RDA PROJECT AREA

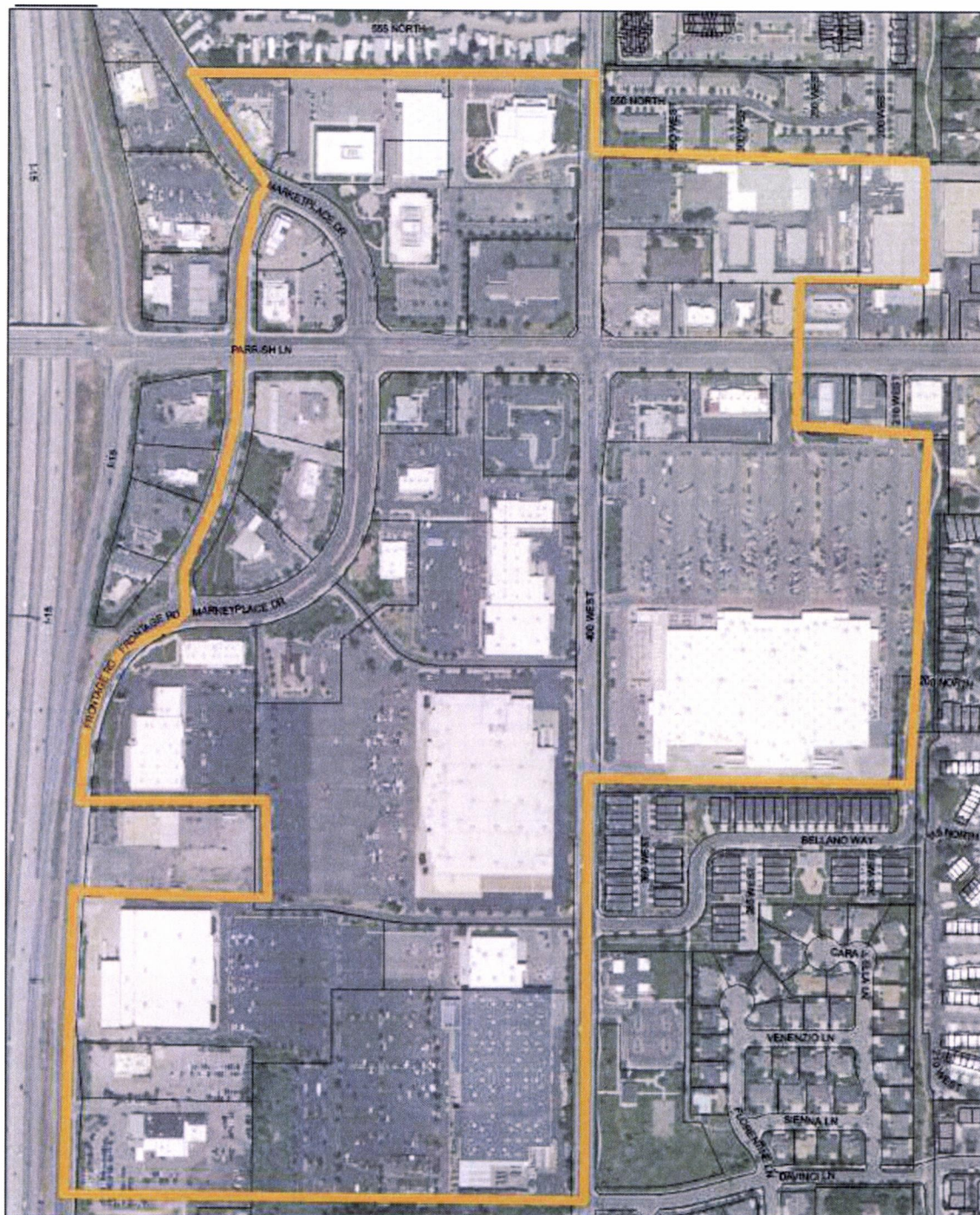
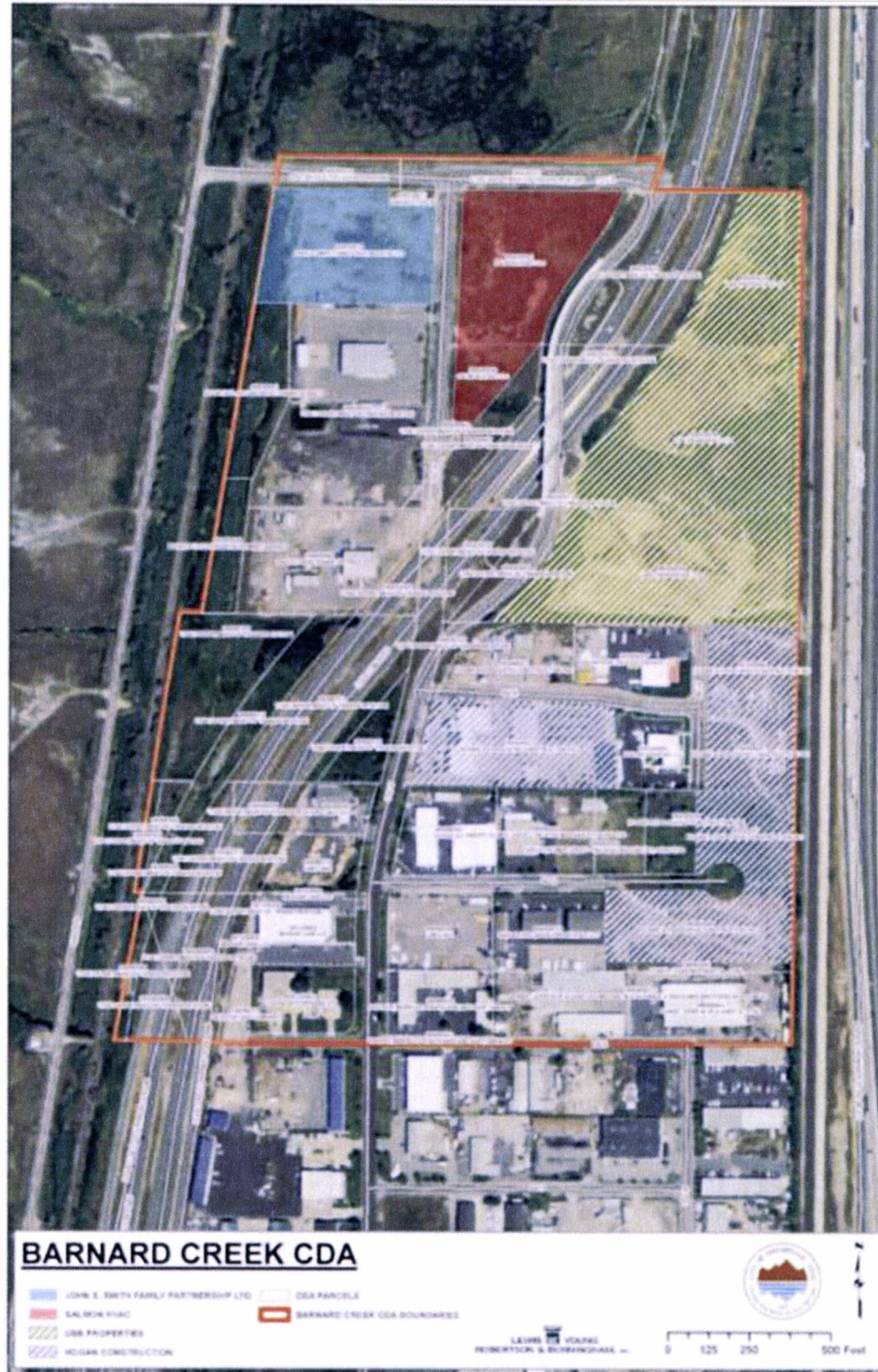


EXHIBIT B: MAP OF LEGACY CROSSING CDA PROJECT AREA



EXHIBIT C: MAP OF BARNARD CREEK CDA PROJECT AREA



Steve Thacker

From: Steve Thacker
Sent: Thursday, November 09, 2017 5:00 PM
To: City Council; wilkandco@aol.com
Cc: Jacob Smith; Lisa Romney; Marcus Arbuckle
Subject: 2017 Annual Report - Centerville City Redevelopment Agency
Attachments: 2017 Centerville City RDA Report (11.1.2017).pdf

Mayor and Council Members:

Attached is the 2017 Annual Report for the Centerville City Redevelopment Agency. State law requires an annual report be submitted by November 1 to the State Tax Commission and to each of the participating entities in the project area tax increment agreements (school district, county, etc.). This report is a good primer on the RDA and its three project areas. I can answer questions about this report when we meet in an RDA/ACB meeting in December, but here are a few points for now:

- Section 1 is an overview of the RDA, followed by Sections 2, 3 and 4 pertaining to the three Project Areas.
- At the end of Sections 2, 3 and 4 there is a paragraph about the correction of tax increment payments either overpaid or underpaid in prior years. You may remember I reported this problem to you earlier this year. With LYRB's help in May and June, all prior errors in payments were corrected this year, with the exception of one more reduction needed in the Barnard Creek CDA tax increment payment to Salmon (Pasture LLC), which will be resolved in 2018.
- You will notice that the summary of how tax increment funds are used in each project area indicates only 5% used for administration. This is less than the amount we are transferring from the RDA to the General Fund each year as an "Administrative Service Charge". The amount of 5% was shown in each of the Project Area Budgets when initially created, so our annual reports have been reporting the use of this amount for "Administration". I am interpreting this to be the amount allocated for just the basic administration of the RDA. I believe we have a defensible argument that the Administrative Service Charge in our annual City and RDA budgets can be greater (and is greater) than the 5% because it is reimbursing the City for staff time and overhead related to all the other activities staff are engaged in relating to the RDA—such as extensive involvement with the operation of the performing arts center; use of RDA funds for other improvements within the Project Areas; etc. I do not have records to show how much of staff's time has been for basic administration versus all the other RDA related activities, so I am using the assumption of 5% for basic administration used when the Project Areas were created. We can discuss this further, if you wish, when we meet in December.
- Despite reviewing and revising this report twice with LYRB staff, I noticed there is one paragraph at the top of Page 10 in which the numbers were not updated to equal a sum corrected and shown in Table 2.4. I guess it is hard to get a report like this perfect. ☺

I hope this report will be useful to you.

Steve

From: Shanon Handley [mailto:shanon@lewisyoung.com]
Sent: Wednesday, November 01, 2017 9:18 PM
To: Steve Thacker
Cc: Cody Hill
Subject: FW: 2017 Annual Report - Centerville City Redevelopment Agency

Hello Steve,

CENTERVILLE

**Staff Backup Report
12/5/2017**

Item No.

Short Title: Council Pictures

Initiated By:

Scheduled Time: 6:30

SUBJECT

RECOMMENDATION

BACKGROUND

CENTERVILLE

**Staff Backup Report
12/5/2017**

Item No.

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

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ☐ City Manager Summary of December 5, 2017 Meetings

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
12/5/2017**

Item No. 1

Short Title: Minutes Review and Acceptance

Initiated By: City Recorder

Scheduled Time: 7:05

SUBJECT

- a. November 15, 2017 joint City Council/Planning Commission work session minutes; November 21, 2017 work session and regular meeting minutes

RECOMMENDATION

BACKGROUND

After the City Council has reviewed and approved the November 15, 2017 joint City Council/Planning Commission work session minutes, these will be presented to the Planning Commission at their December 13, 2017 meeting for their review and approval. If they make any changes, the minutes will be brought back to the City Council to ratify those changes. If they do not have any changes, the minutes will be finalized for signature.

ATTACHMENTS:

Description

- ▢ 11-15-2017 joint cc/pc work session meeting minutes
- ▢ 11-21-17 work session minutes
- ▢ 11-21-17 regular council meeting minutes

Minutes of the Centerville City Council and Planning Commission joint work session held Wednesday, November 15, 2017 at 5:30 p.m. in the Centerville City Council Chambers, 250 North Main Street, Centerville, Utah.

COUNCIL MEMBERS PRESENT

Paul A. Cutler, Mayor
Robyn Mecham
George McEwan
Stephanie Ivie
Tami Fillmore
William Ince

PLANNING COMMISSION MEMBERS PRESENT

Cheylonn Hayman, Vice Chair
Kevin Daly
Kathy Helgesen
Gina Hirst
Logan Johnson
Becki Wright

MEMBERS ABSENT

David Hirschi, Chair, Planning Commission

STAFF PRESENT

Steve Thacker, City Manager
Cory Snyder, Community Development Director
Lisa Romney, City Attorney
Cassie Younger, Assistant Planner
Avalon Comly, Recording Secretary
Katie Rust, Recording Secretary

VISITORS

None

DISCUSSION OF SOUTH MAIN STREET CORRIDOR PLAN

Cory Snyder, Community Development Director, provided his draft version of the South Main Street Design Guidelines in advance of the meeting and posed questions to the group about what joint vision the Council and Planning Commission have for Main Street. He stated that his perception is that land uses are also important and listed some examples from recent months.

Mayor Cutler asked the body if more progress could be made coming to an agreement regarding the Table of Uses on Main Street than on revisions to the Design Guidelines. Mr.

1 Snyder agreed that it is imperative to ensure that both bodies have the same vision of what Main
2 Street should be.

3
4 Councilman Ince asked how other cities, including Bountiful, Farmington and Kaysville,
5 are dealing with their Main Streets, and their uses. He also asked if it would make sense for
6 everyone present to identify what they would most like to see happen and least like to see happen
7 in the development of Main Street.

8
9 Cory Snyder discussed ways in which Bountiful and Farmington dealt with their Main
10 Street development and how these areas differ from Centerville.

11
12 Mayor Cutler expressed that he would like to work on giving Centerville Main Street a
13 more consistent look and feel.

14
15 Councilman George McEwan asked if the intent in revising design guidelines and further
16 clarifying uses of Main Street is to control blight or to create a gathering place corridor. He
17 expressed that he does not feel that Centerville will ever create a gathering place type Main
18 Street. He feels that the changing of design standards for Main Street and changes to the overlay
19 are to control blight and that is the standpoint that he will be looking at recommendations from.

20
21 Councilwoman Mecham reiterated the differences between Centerville's Main Street and
22 neighboring city's Main Street's. She stated that she is concerned about the mixed-use
23 development of Main Street, due to the possibility that if Main Street is opened up to developers
24 of residential housing, she feels that Main Street would become mostly residential. She does not
25 mind residential development on Main Street as long as it is limited. Ms. Mecham stated she
26 wants to primarily keep Main Street development commercial, though she has some concerns
27 with restaurants, as she wants to make sure that commercial uses do not infringe upon current
28 residents. She suggested possibly keeping restaurants on one side of Main Street, or a certain
29 distance from homes to achieve this.

30
31 Councilman McEwan stated that he believes the density of the community is part of its
32 identity and that he believes there is room for residential growth on Main Street, as long as the
33 overall density of the area is maintained such that there is not a problem with overcrowding.

34
35 Mr. Snyder raised questions about what styles of multi-family housing development on
36 Main Street would be acceptable.

37
38 Councilman Ince stated that he believes more multi-family housing development on Main
39 Street is needed, but he does not want it to be too large, or multi-level. He used, as an example of
40 appropriate multi-family housing for Main Street, the four-plex that is on the corner of Pages
41 Lane and 400 East. He believes starter homes, or suitable housing for the aging population in

1 Centerville is currently underrepresented. Commissioner Wright agreed that in looking at the
2 South Main Street Corridor plan it will be important to examine inclusionary zoning and main-
3 floor living options, because there is a great need for that. However, she also wanted to ensure
4 that the complexities and intricacies of Main Street area are taken into account.

5
6 In response, Mayor Cutler asked the group how they felt about various types of multi-
7 family units on Main Street.

8
9 Councilwoman Mecham wanted to define the limits of Main Street and consider how
10 much traffic Main Street actually gets due to current traffic patterns. She questioned if the low
11 traffic on Main Street would possibly impact the success of commercial development.

12
13 Councilwoman Fillmore suggested it would be beneficial for everyone to review the staff
14 report that came out 2 or 3 years ago about Main Street and asked that staff send that report out.
15 She pointed out that there are currently many succeeding commercial establishments on Main
16 Street and suggested that in order to determine how to enhance Main Street, the group should
17 study what is currently working.

18
19 Councilwoman Mecham agreed with Ms. Fillmore's suggestion and further clarified that
20 she would like to ensure that establishments that are added to Main Street will encourage
21 additional commercial growth in the future.

22
23 Community Development Director Cory Snyder said that a protectionist attitude seems to
24 have developed around the residential areas of Main Street. He stated that these protectionist
25 strategies have come with a price to Main Street development, and suggested to the group that
26 they examine these policies, as they may lead to blight and slow decline.

27
28 Councilwoman Fillmore responded that is where the convergence of the uses and the
29 design standards for Main Street will come in. She explained that she believes ensuring the
30 proper design standards are in place for Main Street will protect the neighborhood and create a
31 small-town feel, while also opening up uses of Main Street to quality establishments.

32
33 Mayor Cutler questioned if others are concerned about maintaining a small-town feel.

34
35 Councilman McEwan stated that he does not think that it is realistic to create a small-
36 town feel on a state highway.

37
38 Commissioner Helgesen reminded the group that Main Street is the only thoroughfare
39 that runs from Bountiful all the way through Centerville, so there will always be traffic on this
40 street. As such, she explained that she feels well-known restaurants would revitalize Main Street
41 and be successful there.

1 Commissioner Wright made the point that auto-oriented uses will not be relevant in the
2 future due to technological advances being made in that arena. Given the demographic of the
3 current younger population and the kinds of small business that they are starting, Ms. Wright
4 would like to see the group consider lifestyle uses for Main Street as these are very popular. She
5 also stated that she would like to preserve the nice civic features of Main Street, and utilize the
6 existing features of Main Street to maintain the small-town feel. Mr. Snyder added that most of
7 these lifestyle shops that Ms. Wright is talking about would not be allowed to come to Main
8 Street given the current use list. Ms. Wright responded that she would like to review the use list
9 for Main Street and decide what is acceptable while also keeping the design standards high.

10
11 Councilwoman Fillmore agreed that she would also like to examine the use list to remove
12 things that are distasteful while also opening it up so that new businesses can be successful and
13 so that Main Street will not see blight, while still keeping design standards high, this would also
14 protect current residents.

15
16 Councilwoman Mecham raised concerns about why there was not more development of
17 Main Street using the current design standards. Mr. Snyder addressed some opportunities that
18 did arise, but which were ultimately not allowed to develop on Main Street.

19
20 Councilman McEwan inquired if we could move the commercial area of Main Street to
21 one side like Farmington has done on their Main Street. Mayor Cutler responded that he feels
22 this is not viable for Centerville.

23
24 Commissioner Helgesen pointed out that Centerville is a very different city from
25 Farmington, Bountiful, or Kaysville geographically. She reiterated that sit-down eateries would
26 be a great way to revitalize Main Street, and would be loved by residents. She expressed that a
27 mixed-use for Main Street with residential and commercial is completely acceptable, but wanted
28 to caution about density due to traffic.

29
30 Commissioner Daly agreed with Commissioner Helgesen that sit-down restaurants would
31 be a good addition to Main Street.

32
33 Commissioner Helgesen added that she would also like to see an assisted living facility
34 on Main Street as there is a huge need for something like that.

35
36 Mayor Cutler questioned if it is possible to attract things like assisted living facilities to
37 Main Street without also opening up Main Street for other large residential building uses that are
38 less attractive. Mr. Snyder responded that small assisted living facilities are no longer successful,
39 but it is 60-90 bed facilities that are, and this size of facility would not work on Main Street.

40

1 Councilwoman Fillmore addressed previous statements that Main Street in Bountiful is
2 “dead at night” and stated that she believes this ties into the kind of protectionist feeling that she
3 would like to maintain, in that it is respectful of residents. She explained that she would like to
4 create a feeling that people live on Main Street and that it is a nice walkable neighborhood.
5 Commissioner Wright agreed with this and added that she likes the community gatherings that
6 happen on Main Street in Bountiful and the respectful neighborhood atmosphere. She stated that
7 this would be a good thing to model on Centerville’s Main Street.

8
9 Councilman McEwan reminded the group that there are not many walkable months and
10 businesses will be more concerned with parking areas. Mr. Snyder agreed that there would be a
11 significant cost to ensure lifestyle business added to Main Street would be accessible during the
12 whole year.

13
14 Commissioner Wright expressed that she wished the library would have been built on
15 Main Street, as that would have helped to create a civic area.

16
17 Mayor Cutler asked the group, based on previous comments, whether there is any
18 opposition to opening up the table of uses for Main Street to include an assisted living facility,
19 and asked again whether it was possible to open up uses for assisted living facilities without also
20 opening up Main Street for other large building uses that are less attractive. Mr. Snyder and Ms.
21 Romney theorized on how this might be possible.

22
23 Vice Chair Hayman expressed that the current uses of Main Street are too restrictive and
24 are stifling the creativity of potential business owners. She questioned if the group could define
25 uses they do not want to see on Main Street and then open Main Street up for all other uses not
26 excluded, rather than trying to find ways to get specific types of businesses to develop on Main
27 Street.

28
29 In response, Mayor Cutler questioned what uses the group does not want to see on Main
30 Street. He specifically asked if auto uses are unacceptable to the group.

31
32 The group agreed that the auto businesses are incongruent with the direction they would
33 like to take Main Street development.

34
35 Councilwoman Fillmore stated that the test for what is acceptable to her on Main Street is
36 whether it is “neighborhood friendly”. She does not feel that an industrial warehouse use would
37 be “neighborhood friendly” for instance.

38
39 Councilwoman Mecham agreed that she would not like industrial warehouse uses on
40 Main Street.

41

Commissioner Hayman made an observation the City Council and Planning Commission need to be on the same page with regards to development of Main Street, and added that when the Planning Commission does not have clear direction from the City Council, misunderstandings arise. She requested the City Council think about what they would like to see for Main Street and come back to the Planning Commission with at least some general parameters.

Councilman Ince reminded everyone of his earlier invitation to go around the table and state what they do want to see, and what they do not want to see on Main Street.

Councilman McEwan replied to Commissioner Hayman's point that he would like to hear everyone's individual opinion about what the direction should be for Main Street and then an agreement could be reached that would take into account all of those viewpoints. Right now he said that he does not have a clear idea of what agreement could be reached, as many extremes have been discussed.

Commissioner Fillmore agreed with Councilman McEwan and stated that she felt the conversation at this work session was very helpful in beginning to discuss uses of Main Street and she would like to have another meeting in which design standards could also be discussed.

Councilwoman Ivie stated that she would not like to have tall residential buildings on Main Street.

Cory Snyder agreed to send out a list of potential uses for feedback from members of both bodies.

ADJOURNMENT

The meeting was adjourned at 6:52 p.m.

Marsha L. Morrow, City Recorder

Date Approved

David P. Hirschi, Planning Chair

Date Approved

Avalon Comly, Recording Secretary

PRELIMINARY DRAFT

Minutes of the Centerville City Council **work session** held Tuesday, November 21, 2017 at 5:30 p.m. in the Centerville City Council Chambers, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Mayor	Paul A. Cutler
Council Members	Tamilyn Fillmore William Ince Stephanie Ivie George McEwan Robyn Mecham

STAFF PRESENT

Steve Thacker, City Manager
Lisa Romney, City Attorney
Marcus Arbuckle, Keddington & Christensen
Katie Rust, Recording Secretary

STAFF ABSENT

Jacob Smith, Management Services Director

VISITORS

Jeff Bauer, Hinton Burdick (via web phone)
Mike Spilker, Hinton Burdick (via web phone)
Clark Wilkinson, Mayor-elect

AUDIT REPORT FOR FY 2017

Marcus Arbuckle, CPA Advisor with Keddington & Christensen reported on adjustments made to the FY 2017 financial statements. An inventory of stored water-related parts was completed by the Public Works Department, and an asset amount added to the financial statements. The City Manager will discuss with Randy Randall and Mike Carlson what an appropriate level of water parts inventory would be reasonable.

Mike Spilker, Auditor with Hinton Burdick, commented that the FY 2017 Audit went smoothly, with six adjustments recommended. No material weaknesses or significant deficiencies were found. Mr. Spilker presented the FY 2017 Audit Report, and answered questions from the Council. The three findings from their compliance review were explained.

Questions were asked about property tax revenue amounts in the 10-year history on page 93, and the different amounts of interest expense reported for FY 2016 and FY 2017 on page 17. [NOTE: These numbers were subsequently corrected/adjusted before the CAFR was submitted to the State.]

FY 2018 FINANCIAL REPORT

Mr. Arbuckle presented a financial report for the four-month period ending October 31, 2017, and answered questions from the Council.

ADJOURNMENT

The work session was adjourned at 6:45 p.m.

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Marsha L. Morrow, City Recorder

Date Approved

Katie Rust, Recording Secretary

PRELIMINARY DRAFT

Minutes of the Centerville **City Council** meeting held Tuesday, November 21, 2017 at 7:00 p.m. at Centerville City Hall, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Mayor	Paul A. Cutler
Council Members	Tamilyn Fillmore William Ince Stephanie Ivie George McEwan Robyn Mecham

STAFF PRESENT

Steve Thacker, City Manager
Lisa Romney, City Attorney
Marsha Morrow, City Recorder
Cory Snyder, Community Development Director
Marcus Arbuckle, Keddington & Christensen
Katie Rust, Recording Secretary

STAFF ABSENT

Jacob Smith, Management Services Director

VISITORS

Roger Timmerman, UTOPIA Executive Director
Interested Citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE

PRAYER OR THOUGHT

Councilwoman Fillmore

CANVASS OF 2017 MUNICIPAL GENERAL ELECTION RESULTS

Marsha Morrow, City Recorder, provided the Council with results of the 2017 Municipal General Election, which were read aloud by Mayor Cutler. Councilman McEwan made a **motion** to accept results of the 2017 Municipal General Election as reported by Davis County. Councilman Ince seconded the motion, which passed by unanimous vote (5-0).

OPEN SESSION

No one wished to comment.

MINUTES REVIEW AND ACCEPTANCE

Minutes of the November 8, 2017 work session and regular Council meeting were reviewed. Amendments to the regular Council meeting minutes were requested. Councilman Ince made a **motion** to approve the November 8, 2017 work session minutes, and the regular Council meeting minutes as amended. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).

SUMMARY ACTION CALENDAR

- a. Interlocal Agreement with South Davis Metro Fire Service Area for Collection of Public Safety Impact Fees – Resolution No. 2017-21
- b. Commence warranty period for Miles Manor Subdivision
- c. Municipal Code Amendments regarding appointment of City Recorder and City Treasurer – Ordinance No. 2017-31

d. Public Utility Easements for Symphony Homes

Councilwoman Fillmore made a **motion** to approve all four items on the Summary Action Calendar, including Resolution No. 2017-21 and Ordinance No. 2017-31. Councilman Ince seconded the motion, which passed by unanimous vote (5-0).

PUBLIC HEARING – ZONING CODE AMENDMENT – DENSITY GRADATION IN R-M ZONE

Cory Snyder, Community Development Director, presented Ordinance No. 2017-28 with revisions requested by the Council to cap the maximum density in the R-M Zone to six units per acre, and to eliminate the conditional use permit option for additional density in the R-M Zone. Development Standards were revised to prohibit apartments and parking lot style development in R-M Zones. Responding to a question from Mayor Cutler regarding exterior design standards, Mr. Snyder stated brick could be added to the list of acceptable building materials.

Mayor Cutler opened a public hearing at 7:22 p.m., and closed the public hearing seeing that no one wished to comment. Councilman McEwan expressed concern with the “natural elements” requirement in the Design Standards, and commented that most single-family residences in the city would not meet that requirement. Mr. Snyder responded that design standards are increased for the denser zone. Councilwoman Fillmore stated she feels good about the proposed protection and increased standards for quality. She said her concern is not with the bigger developments, but with the smaller multi-family developments that often get neglected over time. She said she believes starting with high-quality materials may help negate that tendency. Responding to a question from Councilman Ince, Mr. Snyder explained that stucco does not have long-term durability. He pointed out that a developer can appeal to the City if they want to build a project with materials not on the approved list.

Councilwoman Fillmore said she is not comfortable taking away the extra layer of control and protection provided by conditional use, but the design standards as written make her more comfortable. She said she will vote against the proposed Ordinance because she is not comfortable leaving the question of R-M2 unanswered. She said she feels the proposed ordinance is incomplete. Councilwoman Mecham said she believes conditional use has changed since the time it was implemented for Main Street, and she likes the protection provided by the proposed design standards. Responding to a question from Councilman Ince, Mr. Snyder stated the landscaping and open space requirements match the City standard for residential development.

Councilwoman Mecham made a **motion** to adopt Ordinance No. 2017-28, with the addition of brick as an acceptable building material. Councilwoman Ivie seconded the motion, which passed by majority vote (4-1), with Councilwoman Fillmore dissenting.

WASATCH INTEGRATED WASTE MANAGEMENT DISTRICT

John Higginson, Centerville liaison with the Wasatch Integrated Waste Management District, reported that the Davis Energy Recovery Facility (DERF) is permanently closed, resulting in a reduction in the life expectancy of the landfill. The DERF location will become a recyclables processing and transfer facility. The Wasatch Integrated Waste Management District does not anticipate an increase in garbage or waste fees for in-district residents at this time. A \$25 out-of-district drop-off fee has been implemented. Responding to a question from Councilman Ince, Mr. Higginson stated that glass recycling is costly, with little payback.

UTOPIA/UIA UPDATE

Roger Timmerman, UTOPIA Executive Director, updated the Council on UTOPIA/UIA progress and growth. He reported growth in all existing UTOPIA markets. Mr. Timmerman stated UIA is considering expansion to areas outside member cities to financially benefit UIA as a whole. He emphasized that expansion outside member cities would only occur if member cities would benefit. He said the desire of the UIA Board is to complete build-out of the network, and make progress toward providing debt relief. The Council asked questions and discussed possible ways to speed up debt relief.

MAYOR'S REPORT

- South Davis Metro Fire Service Area financial statements are available with the agenda on NovusAgenda. Mayor Cutler reported the annual fire assessment formula has been adjusted, which will increase Centerville's fire assessment for the current fiscal year by about \$10,000.
- The Mayor updated the Council regarding utility bill adjustments.
- A majority of the Council indicated a desire to put discussion of continued billboard prohibition along Legacy Highway on a future agenda.
- The Tingey family has donated \$50,000 toward construction of a pavilion at the Community Park Expansion.

CITY MANAGER'S REPORT

- The Council discussed future work session topics and scheduling.
- The Centerville City Employees Association requests an expansion of the definition of "Resident" to include persons with at least 10 years of service as City employees. Councilman McEwan requested information regarding how other cities address the issue. Mayor Cutler suggested the change would cost almost nothing, and might create goodwill with employees. The topic will be placed on a future agenda for discussion.

ADJOURNMENT

At 9:23 p.m., Councilman McEwan made a **motion** to adjourn the meeting. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).

Marsha L. Morrow, City Recorder

Date Approved

Katie Rust, Recording Secretary

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
12/5/2017**

Item No. 2.

Short Title: Public Hearing - Proposed Vacation of Public Utility Easements - Hogan Office Park Subdivision

Initiated By: Opulent Holdings, LLC and Cameron Eggertz, Applicant

Scheduled Time: 7:10

SUBJECT

Consider petition to vacate public utility easements along the side lot lines of Lot 4 and Lot 5 of the Hogan Office Park Subdivision located at approximately 940 North 950 West - Ordinance No. 2017-33

RECOMMENDATION

Approve Ordinance No. 2017-33 vacating public utility easements along the side lot lines of Lot 4 and Lot 5 of the Hogan Office Park Subdivision located at approximately 940 North 950 West.

BACKGROUND

The City has received a petition to vacate a public utility easement located along the side lot lines of Lot 4 and Lot 5 of the Hogan Office Park Subdivision located at approximately 940 North 950 West. The petition has been filed by Opulent Holdings, LLC, the property owner of record of the subject property. Lot 4 and Lot 5 of the Hogan Office Park Subdivision have been legally combined into one parcel or lot as recorded in the Davis County Recorder's Office. Opulent Holdings, LLC desires to develop the combined lots for the construction of a building or buildings for the Moto United Power Sports. The final site plan approved for the project provides for the construction of a building over and across the previous lot line between Lot 4 and Lot 5 and the corresponding public utility easement. In order to construct the building at this location, the existing public utility easement needs to be vacated. The procedure for vacating a public utility easement is set forth in Utah Code Ann. 10-9a-609.5. The City Council is required by law to hold a public hearing on the petition and the proposed vacation of the public utility easement. Notice of the public hearing has been provided in accordance with Utah Code Ann. 10-9a-208. Pursuant to State law, the City Council is required to determine whether there is good cause for the vacation and that the public interest or any person will not be materially injured by the proposed vacation. The applicant is not aware of any utilities located within the public utility easement and the City has received signed letters from the major utility companies authorizing release of the public utility easement. For the reasons set forth herein, there appears to be good cause for the vacation of the easement and it does not appear that any person or entity will be materially injured by the vacation. Staff recommends approval of Ordinance No. 2017-33 vacating the public utility easement located between Lot 4 and Lot 5 of the Hogan Office Park Subdivision.

ATTACHMENTS:

Description

- ☐ Ordinance No. 2017-33 - PUE Vacation - Moto United
- ☐ Hogan Office Park Subdivision - PUE Vacation Map
- ☐ UCA 10-9a-609.5
- ☐ Final Site Plan - Moto United

ORDINANCE NO. 2017-33

AN ORDINANCE GRANTING THE PETITION TO VACATE A PUBLIC UTILITY EASEMENT ALONG THE SIDE LOT LINES OF LOT 4 AND LOT 5 OF THE HOGAN OFFICE PARK SUBDIVISION LOCATED AT APPROXIMATELY 940 NORTH 950 WEST, CENTERVILLE, UTAH

WHEREAS, Centerville City has received a petition from Opulent Holdings, LLC, owner of Parcel No. 06-240-0007, consisting of Lot 4 and Lot 5 of the Hogan Office Park Subdivision located at approximately 940 North 950 West, Centerville, Davis County, Utah ("Property"); and

WHEREAS, Opulent Holdings, LLC has combined the previous lots into one parcel or lot constituting the Property and desires to construct a building or building across the previous lot line and the existing public utility easement which must be vacated prior to construction of the building or buildings; and

WHEREAS, the City Council has held a public hearing on this matter and provided notice of the date, time and place of the hearing in accordance with *Utah Code Ann.* § 10-9a-208; and

WHEREAS, the City Council is satisfied that neither the public nor any person will be materially injured by the proposed vacation of the public utility easement and that there is good cause for the vacation in accordance with *Utah Code Ann.* § 10-9a-609.5.

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

Section 1. Vacation. The City Council hereby finds there is good cause and neither the public nor any person will be materially injured by the vacation of the public utility easement along the side lot lines of Lot 4 and Lot 5 of the Hogan Office Park Subdivision located at approximately 940 North 950 West, Centerville, Davis County, Utah, which easement, as more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference, is hereby vacated. Pursuant to *Utah Code Ann.* § 10-9a-609.5, the vacation set forth herein shall operate as a revocation of the acceptance of and the relinquishment of the City's fee or interest therein, but shall not be construed to impair any right-of-way or easement of any lot owner or the franchise rights of any public utility.

Section 2. Recording. The City Recorder is directed to cause this Ordinance to be recorded in the office of the Davis County Recorder's Office in accordance with *Utah Code Ann.* § 10-9a-609.5, as amended.

Section 3. Severability Clause. If any 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 provisions, clauses and words 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. The vacation set forth herein shall become effective upon the date of recording of this Ordinance.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY,
STATE OF UTAH, THIS 5th DAY OF DECEMBER, 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 _____, 20____.

PUBLISHED OR POSTED this ____ of _____, 20____.

EXHIBIT A

**DESCRIPTION OF VACATED PUBLIC UTILITY EASEMENT
BETWEEN LOT 4 AND LOT 5 OF THE HOGAN OFFICE PARK
SUBDIVISION, CENTERVILLE, UTAH**

West's Utah Code Annotated

Title 10. Utah Municipal Code

Chapter 9A. Municipal Land Use, Development, and Management Act (Refs & Annos)

Part 6. Subdivisions

U.C.A. 1953 § 10-9a-609.5

§ 10-9a-609.5. Vacating a street, right-of-way, or easement

Currentness

(1) A petition to vacate some or all of a public street, right-of-way, or easement shall include:

(a) the name and address of each owner of record of land that is:

(i) adjacent to the public street, right-of-way, or easement; or

(ii) accessed exclusively by or within 300 feet of the public street, right-of-way, or easement; and

(b) the signature of each owner under Subsection (1)(a) who consents to the vacation.

(2) If a petition is submitted containing a request to vacate some or all of a street, right-of-way, or easement, the legislative body shall hold a public hearing in accordance with [Section 10-9a-208](#) and determine whether:

(a) good cause exists for the vacation; and

(b) the public interest or any person will be materially injured by the proposed vacation.

(3) The legislative body may adopt an ordinance granting a petition to vacate some or all of a public street, right-of-way, or easement if the legislative body finds that:

(a) good cause exists for the vacation; and

(b) neither the public interest nor any person will be materially injured by the vacation.

(4) If the legislative body adopts an ordinance vacating some or all of a public street, right-of-way, or easement, the legislative body shall ensure that one or both of the following is recorded in the office of the recorder of the county in which the land is located:

(a) a plat reflecting the vacation; or

(b) an ordinance described in Subsection (3).

(5) The action of the legislative body vacating some or all of a street, right-of-way, or easement that has been dedicated to public use:

(a) operates to the extent to which it is vacated, upon the effective date of the recorded plat, as a revocation of the acceptance of and the relinquishment of the municipality's fee in the vacated street, right-of-way, or easement; and

(b) may not be construed to impair:

(i) any right-of-way or easement of any lot owner; or

(ii) the franchise rights of any public utility.

Credits

Laws 2006, c. 163, § 5, eff. May 1, 2006; Laws 2007, c. 243, § 2, eff. Mar. 14, 2007; Laws 2009, c. 338, § 7, eff. May 12, 2009; Laws 2010, c. 381, § 8, eff. May 11, 2010.

U.C.A. 1953 § 10-9a-609.5, UT ST § 10-9a-609.5

Current through the 2017 First Special Session.



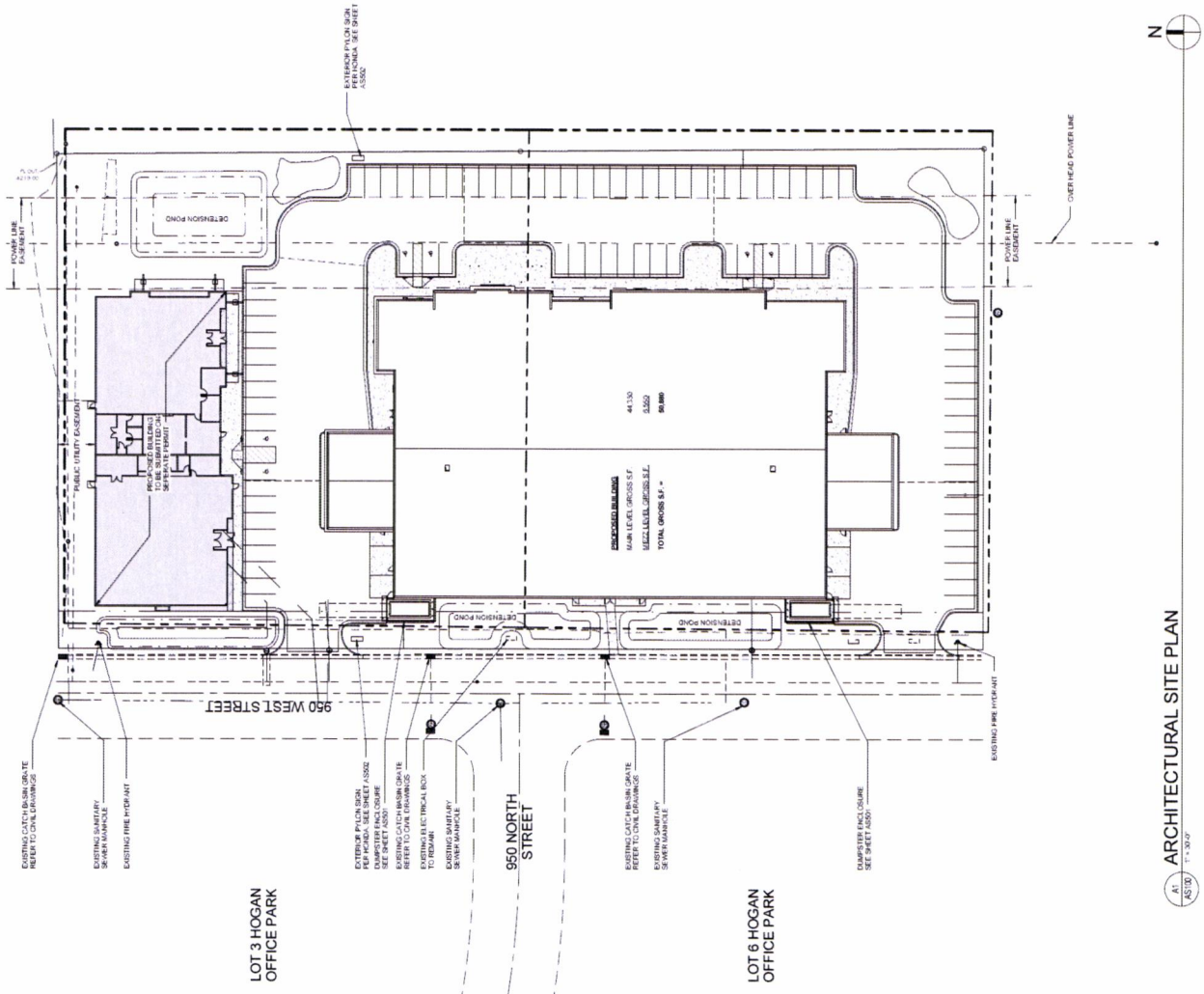
SHELL PERMIT SET 8-23-2017

**MOTO UNITED,
CENTERVILLE**
950 WEST 950 NORTH
CENTERVILLE, UTAH 84014

STAMP

[illegible]ARCHITECTURAL
SITE PLAN

AS100



ARCHITECTURAL SITE PLAN



ARC
T = 30.0°

PARKING LEGEND

RECURRING PARKING

1 PARKING STALL/1000 S.F. OF STORAGE

1 PARKING STALL 250 S F OF OFFICE

PROVIDED PARAGRAPH

TOTAL STORAGE AREA 54,919 S.F. / 1000 S.F. PER STORY - 45 STORIES

TOTAL OFFICE AREA: 6,487 S.F. / 260 S.F. PER STALL - 25 STALLS

80 STALLS	TOTAL STALLS REQUIRED
100	100
110	110
120	120
130	130
140	140
150	150
160	160
170	170
180	180
190	190
200	200
210	210
220	220
230	230
240	240
250	250
260	260
270	270
280	280
290	290
300	300
310	310
320	320
330	330
340	340
350	350
360	360
370	370
380	380
390	390
400	400
410	410
420	420
430	430
440	440
450	450
460	460
470	470
480	480
490	490
500	500
510	510
520	520
530	530
540	540
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710	710
720	720
730	730
740	740
750	750
760	760
770	770
780	780
790	790
800	800
810	810
820	820
830	830
840	840
850	850
860	860
870	870
880	880
890	890
900	900
910	910
920	920
930	930
940	940
950	950
960	960
970	970
980	980
990	990
1000	1000

TOTAL STALLS PROVIDED:	67 STALLS
------------------------	-----------

NOTE: 4 ACCESSIBLE STALLS ARE REQUIRED WHEN PARKING

KEYED NOTES

CRSA

ARCHITECTURE - PLANNING - INTERIORS
404 E SOUTH 1000
SALT LAKE CITY, UT 84102
(801) 355-5915 • www.crsa.utah.gov

SHELL PERMIT SET 8-23-2017

MOTO UNITED,
CENTERVILLE
860 WEST 860 NORTH
CENTERVILLE, UT 84014

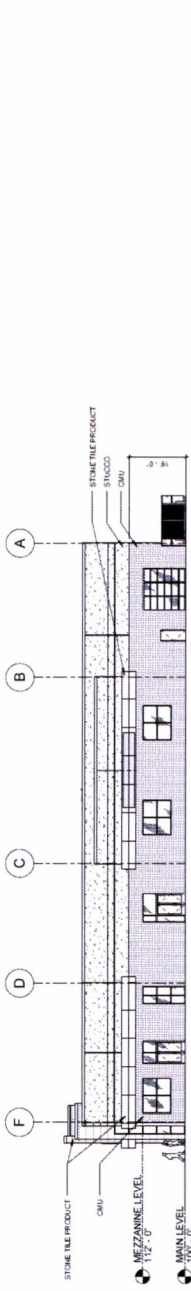
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SHEET TYPE	DATE
1. EXTERIOR ELEVATIONS	07/10/2017
2. EXTERIOR ELEVATIONS	07/10/2017
3. EXTERIOR ELEVATIONS	07/10/2017
4. EXTERIOR ELEVATIONS	07/10/2017
5. EXTERIOR ELEVATIONS	07/10/2017
6. EXTERIOR ELEVATIONS	07/10/2017
7. EXTERIOR ELEVATIONS	07/10/2017
8. EXTERIOR ELEVATIONS	07/10/2017
9. EXTERIOR ELEVATIONS	07/10/2017
10. EXTERIOR ELEVATIONS	07/10/2017
11. EXTERIOR ELEVATIONS	07/10/2017
12. EXTERIOR ELEVATIONS	07/10/2017
13. EXTERIOR ELEVATIONS	07/10/2017
14. EXTERIOR ELEVATIONS	07/10/2017
15. EXTERIOR ELEVATIONS	07/10/2017
16. EXTERIOR ELEVATIONS	07/10/2017
17. EXTERIOR ELEVATIONS	07/10/2017
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20. EXTERIOR ELEVATIONS	07/10/2017

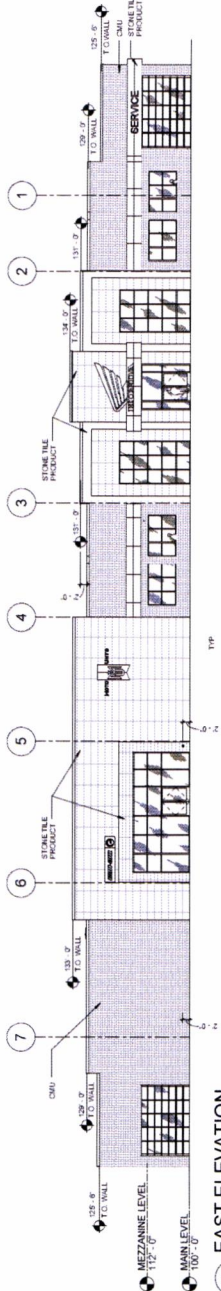
EXTERIOR
ELEVATIONS

AE201



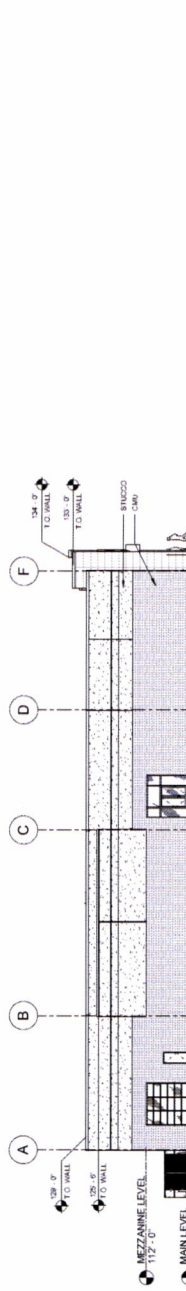
NORTH ELEVATION

1 AE201 1/16" = 1'-0"



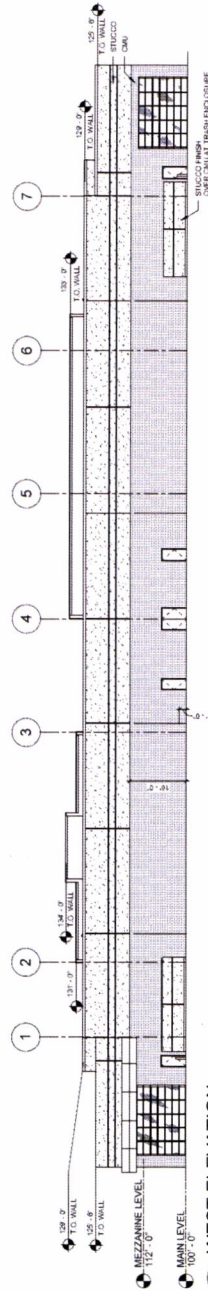
EAST ELEVATION

2 AE201 1/16" = 1'-0"



SOUTH ELEVATION

2 AE201 1/16" = 1'-0"



WEST ELEVATION

1 AE201 1/16" = 1'-0"



HONDA EXTERIOR SIGNAGE



ARCHITECTURE - PLANNING - INTERIORS
809 E SOUTH TEMPLE
SALT LAKE CITY UT 84102
(801) 336-8170 • www.crsa.com

SHELL PERMIT SET 642017

MOTO UNITED,
CENTERVILLE
650 WEST 950 NORTH
CENTERVILLE UTAH 84014

STAMP

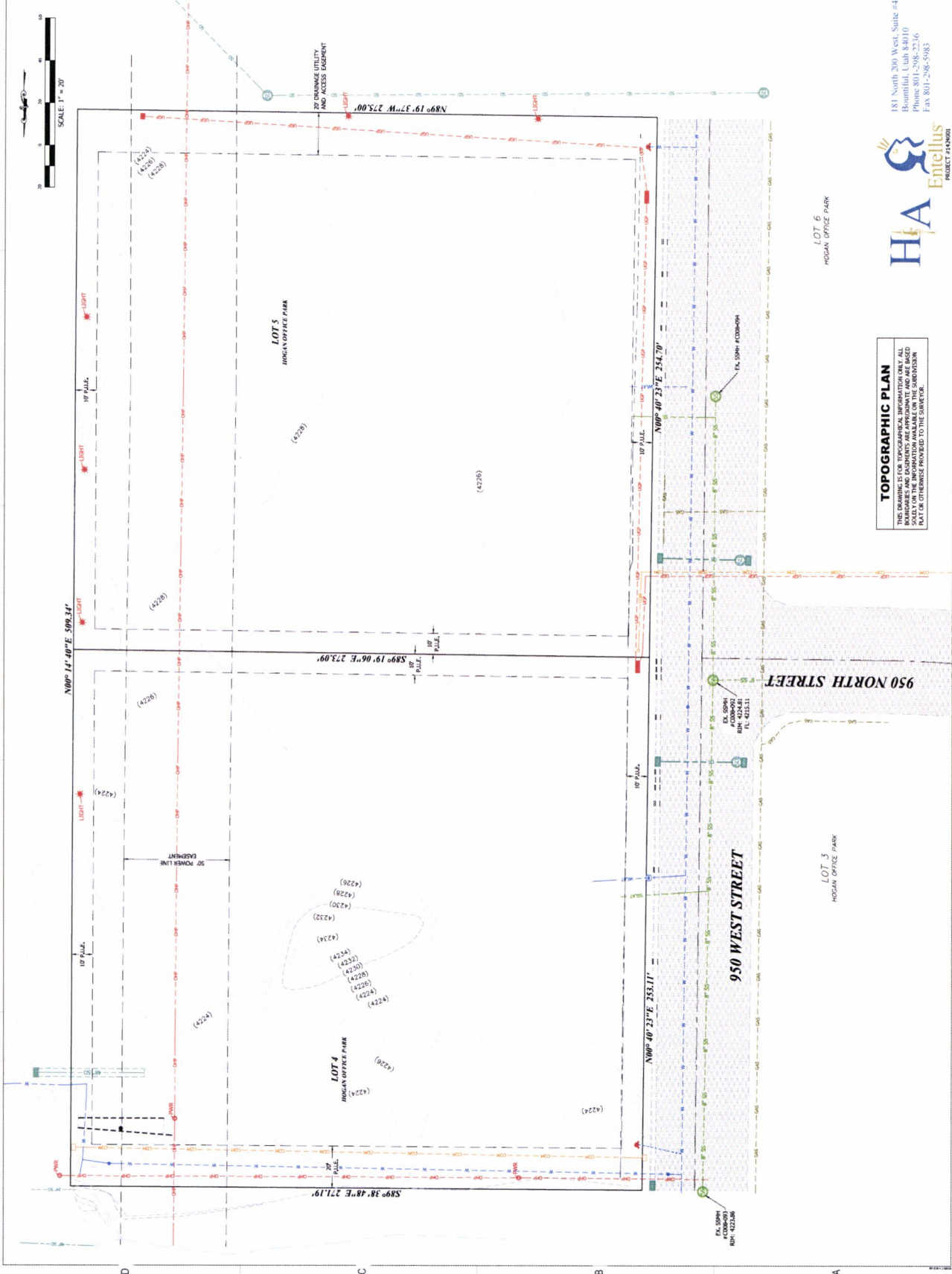


DATE: 6/24/15
PROJECT: 15000H
SHEET: 1 OF 1

PROJECT NUMBER: 15000H
SHEET NUMBER: 1 OF 1

TOPOGRAPHIC
SURVEY

C200



TOPOGRAPHIC PLAN
THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE SURVEYING BOARD OF THE STATE OF UTAH. THE BOUNDARIES AND LOCATIONS ARE APPROXIMATE AND ARE BASED ON THE INFORMATION AVAILABLE ON THE SURVEYOR'S MAP. NO GUARANTEE IS MADE FOR THE ACCURACY OF THE DATA.



181 North 300 West, Suite #4
Bountiful, Utah 84010
Phone 801-298-2216
Fax 801-298-5983

PROJECT NUMBER

4

3

2

1

5

CRSA

ARCHITECTURE - PLANNING - INTERIORS
609 E. SOUTH MAIN
SALT LAKE CITY, UT 84102
(801) 388-5115 • www.crsa-ut.com

SHELL PERMIT SET 8620-077

MOTO UNITED,
CENTERVILLE
500 WEST 850 NORTH
CENTERVILLE, UT 84014

STAMP



DATE: 6/24/17
PROJECT: 16077
SHEET: 16077-001

PROJECT: 16077
SHEET: 16077-001

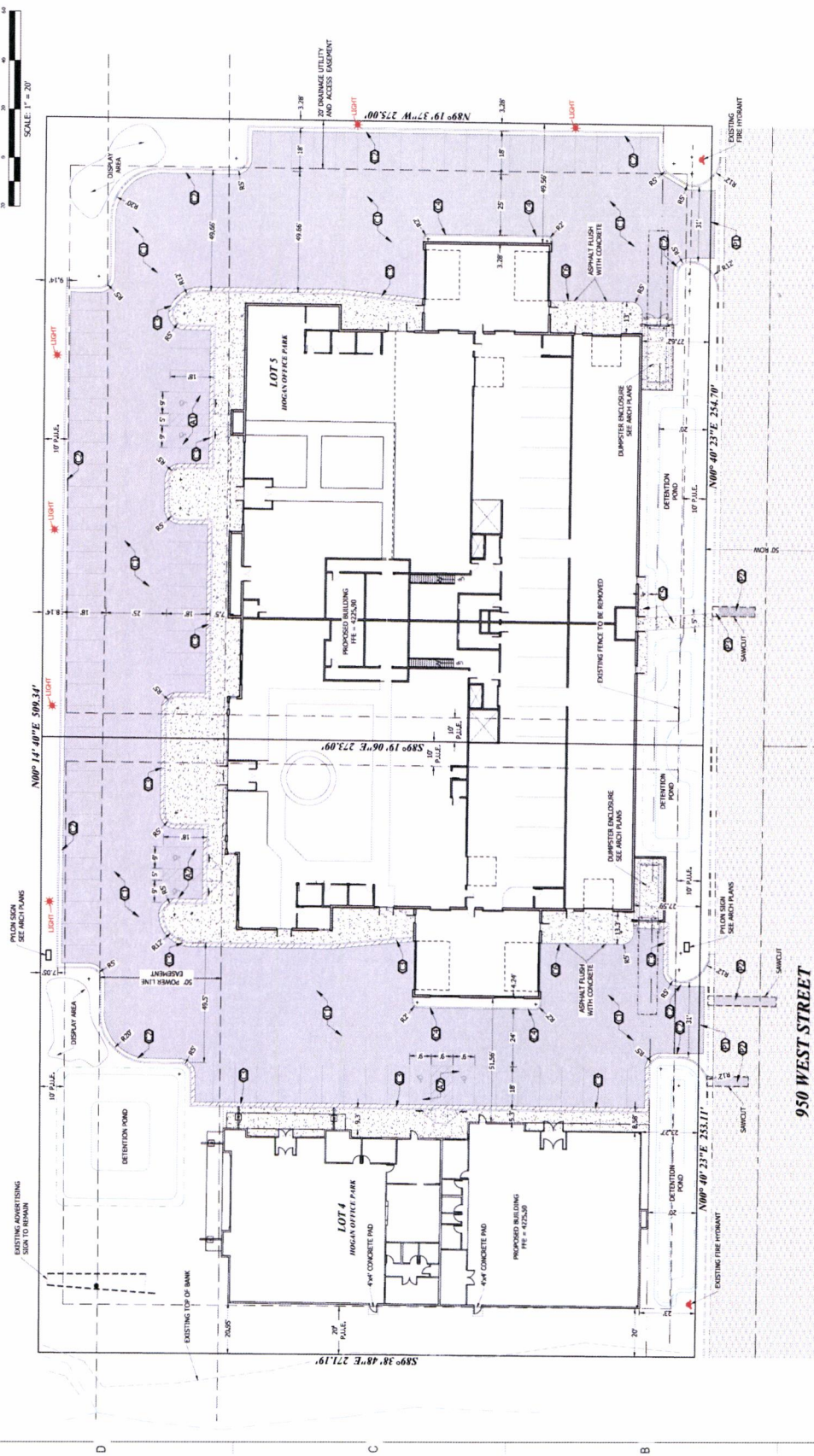
SITE PLAN

C400

181 North 300 West, Suite #4
Bountiful, Utah 84010
Phone: 801-298-2216
Fax: 801-298-5983



PROJECT #140001



AREA TABULATION

ITEM	AREA (SQ. FT.)	PERCENT
ASPHALT PAVEMENT	1,234.56	12.34%
CONCRETE PAVEMENT	5,678.90	56.78%
GRASS	1,234.56	12.34%
TOTAL	8,148.02	81.48%

LOT 6
HOGAN OFFICE PARK

ACCESSIBLE AREA CONSTRAINTS

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:

ACCESSIBLE PARKING:
MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

ACCESSIBLE DRIVEWAYS:
MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

ACCESSIBLE SIDEWALKS:
MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

ACCESSIBLE CURBS:
MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

ACCESSIBLE RAMPWAYS:
MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE MAXIMUM SLOPE OF 1:12 (8.33%) IS NOT TO EXCEED 1/2" VERTICAL (1/4" HORIZONTAL).

LOT 3
HOGAN OFFICE PARK

SYMBOL LEGEND

- 1. ASPHALT & BASE PER DETAIL C1, SHEET C-900
- 2. 4" CONCRETE HIGH BACK CATCH CURB & GUTTER PER DETAIL C2, SHEET C-900
- 3. 4" CONCRETE HIGH BACK CATCH CURB & GUTTER PER DETAIL C3, SHEET C-900
- 4. 4" CONCRETE HIGH BACK CATCH CURB & GUTTER PER DETAIL C4, SHEET C-900
- 5. 4" CONCRETE HIGH BACK CATCH CURB & GUTTER PER DETAIL C5, SHEET C-900
- 6. 4" CONCRETE HIGH BACK CATCH CURB & GUTTER PER DETAIL C6, SHEET C-900
- 7. 4" CONCRETE HIGH BACK CATCH CURB & GUTTER PER DETAIL C7, SHEET C-900
- 8. 4" CONCRETE HIGH BACK CATCH CURB & GUTTER PER DETAIL C8, SHEET C-900
- 9. 4" CONCRETE HIGH BACK CATCH CURB & GUTTER PER DETAIL C9, SHEET C-900
- 10. 4" CONCRETE HIGH BACK CATCH CURB & GUTTER PER DETAIL C10, SHEET C-900
- 11. 4" CONCRETE HIGH BACK CATCH CURB & GUTTER PER DETAIL C11, SHEET C-900
- 12. 4" CONCRETE HIGH BACK CATCH CURB & GUTTER PER DETAIL C12, SHEET C-900
- 13. 4" CONCRETE HIGH BACK CATCH CURB & GUTTER PER DETAIL C13, SHEET C-900
- 14. 4" CONCRETE HIGH BACK CATCH CURB & GUTTER PER DETAIL C14, SHEET C-900
- 15. 4" CONCRETE HIGH BACK CATCH CURB & GUTTER PER DETAIL C15, SHEET C-900
- 16. 4" CONCRETE HIGH BACK CATCH CURB & GUTTER PER DETAIL C16, SHEET C-900
- 17. 4" CONCRETE HIGH BACK CATCH CURB & GUTTER PER DETAIL C17, SHEET C-900
- 18. 4" CONCRETE HIGH BACK CATCH CURB & GUTTER PER DETAIL C18, SHEET C-900
- 19. 4" CONCRETE HIGH BACK CATCH CURB & GUTTER PER DETAIL C19, SHEET C-900
- 20. 4" CONCRETE HIGH BACK CATCH CURB & GUTTER PER DETAIL C20, SHEET C-900

ALL ITEMS WITHIN THE PUBLIC RIGHT OF WAY TO CONFORM TO THE RIGHT OF WAY OWNER'S STANDARDS & SPECIFICATIONS.

CRSA

ARCHITECTURE - PLANNING - INTERIORS
809 E SOUTH MAPLE
SALT LAKE CITY, UT 84102
801.588.5474 • WWW.CRSA-UTAH.COM

SHELL PERMIT SET 8424017

MOTO UNITED,
CENTERVILLE
660 WEST 800 NORTH
CENTERVILLE, UT 84014

STAMP

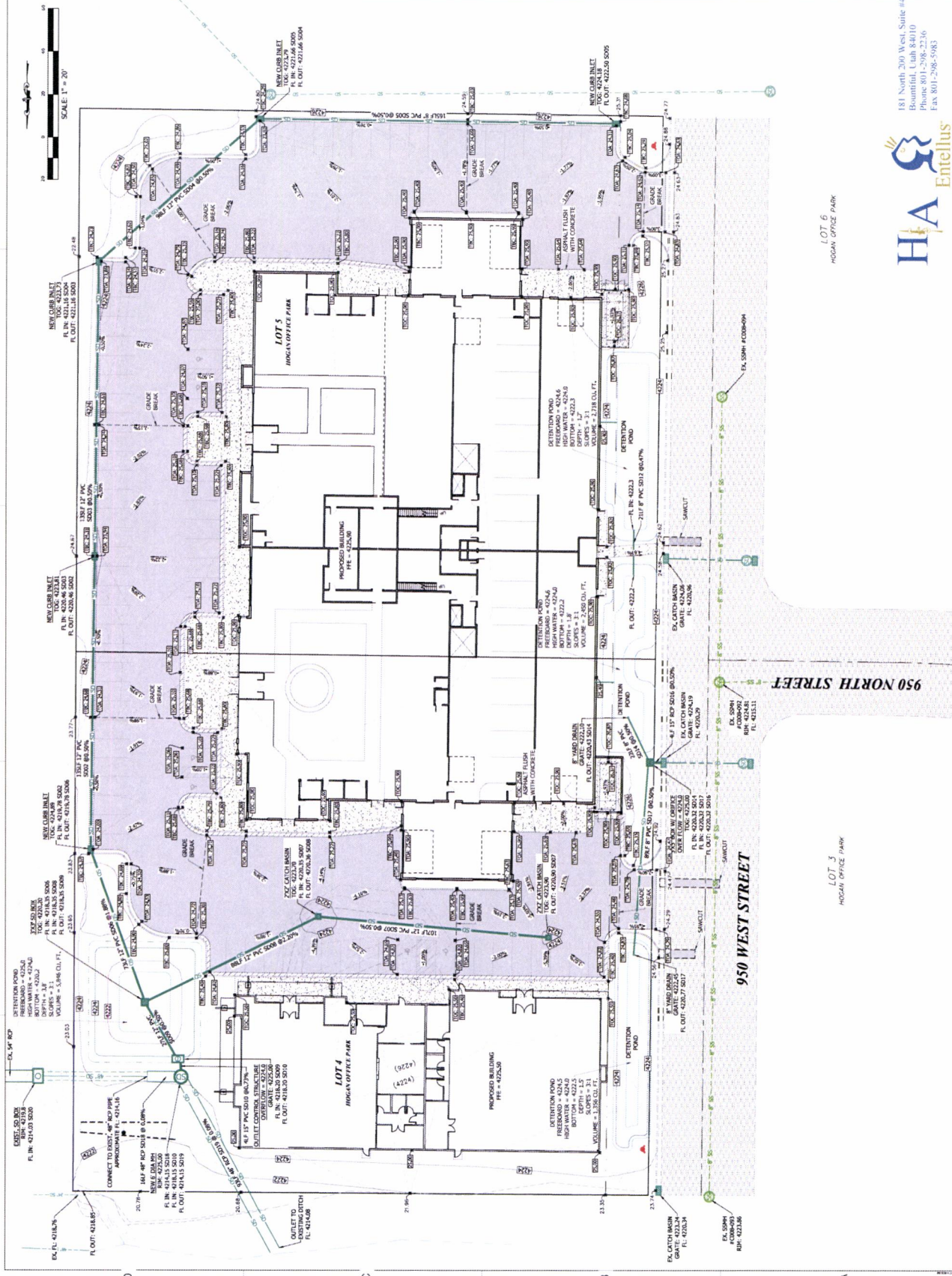


DATE: 01/17/2017
BY: SCOTT T. SMITH
NOT FOR CONSTRUCTION 01/17/2017

DATE: 01/17/2017
BY: SCOTT T. SMITH
NOT FOR CONSTRUCTION 01/17/2017

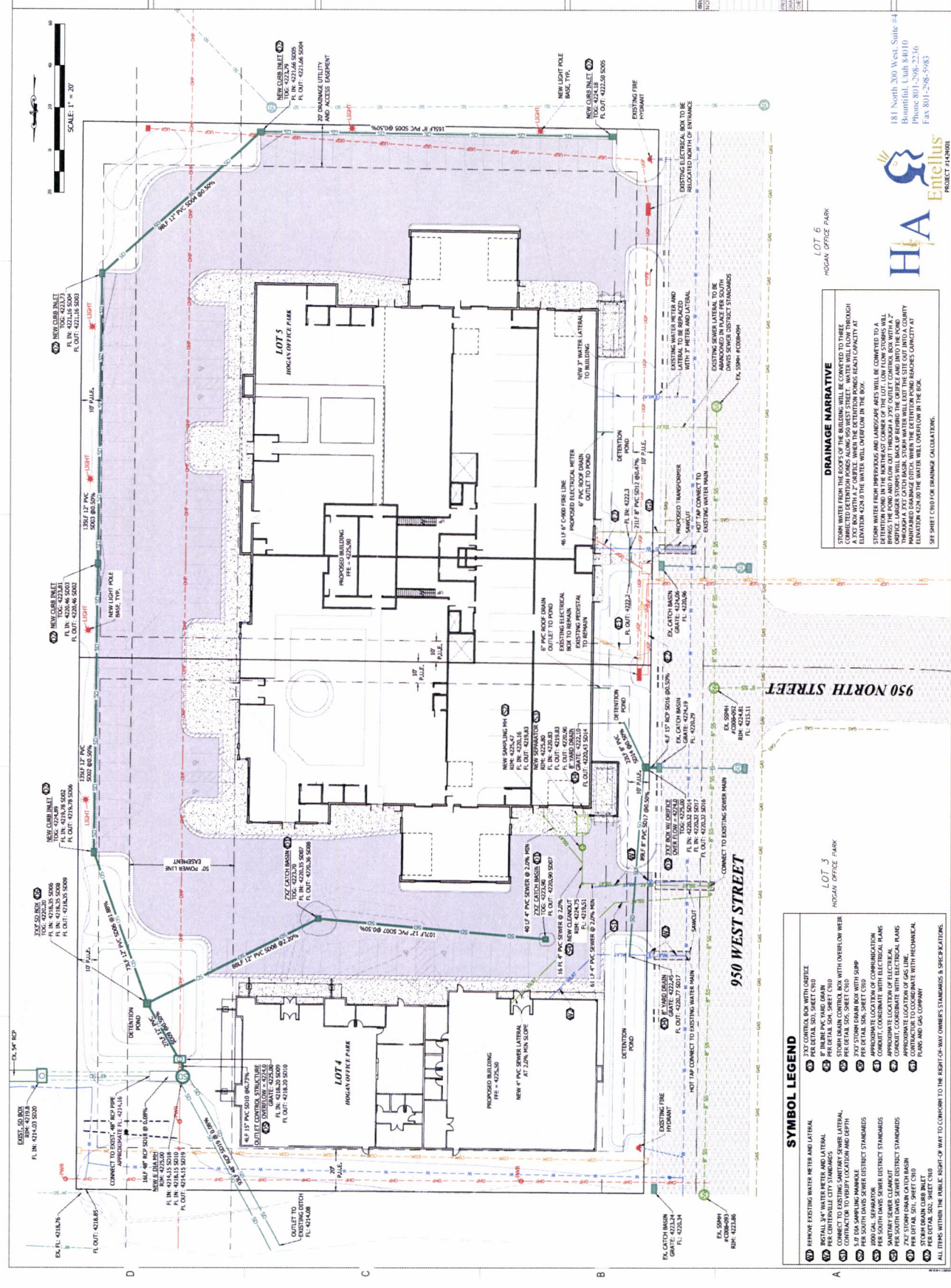
GRADING PLAN

C500



HA Entellus
PROJECT #140001

181 North 200 West, Suite #4
Bountiful, Utah 84010
Phone 801-298-2236
Fax 801-298-5983



LOT 6
HOGAN OFFICE PARK

LOT 5
HOGAN OFFICE PARK

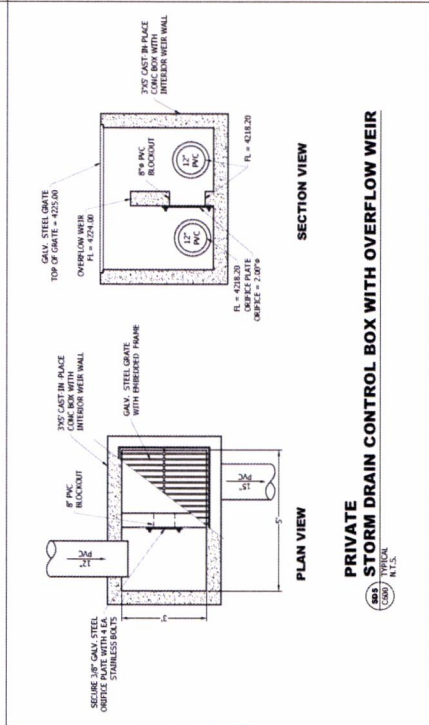
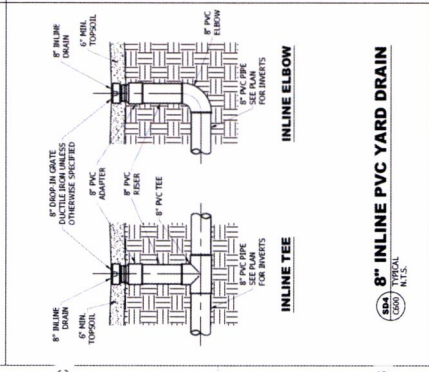
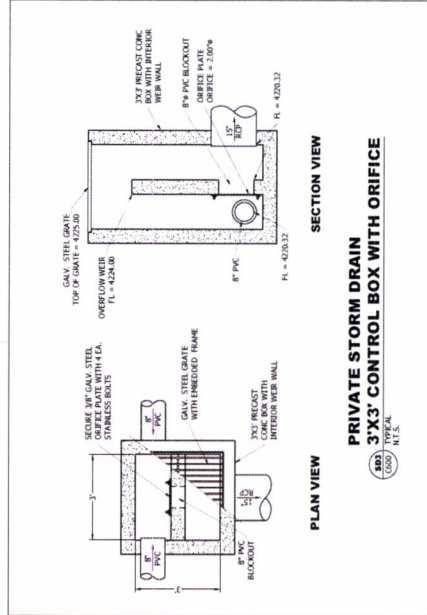
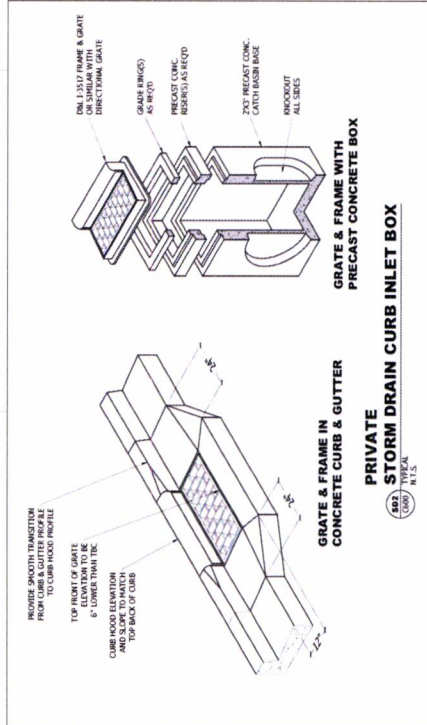
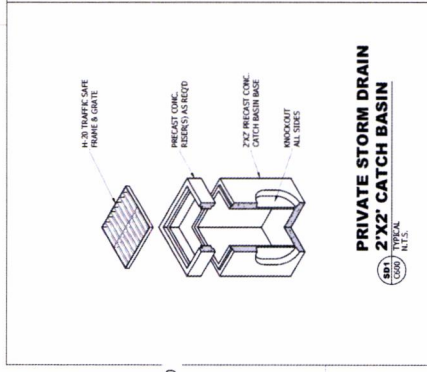
LOT 4
HOGAN OFFICE PARK

LOT 3
HOGAN OFFICE PARK

LOT 2
HOGAN OFFICE PARK

LOT 1
HOGAN OFFICE PARK

- SYMBOL LEGEND**
- 1. 12" FORCE MAIN SANITARY SEWER
 - 2. 12" FORCE MAIN STORM WATER
 - 3. 12" FORCE MAIN GAS
 - 4. 12" FORCE MAIN ELECTRIC
 - 5. 12" FORCE MAIN WATER
 - 6. 12" FORCE MAIN CABLE
 - 7. 12" FORCE MAIN FIBER
 - 8. 12" FORCE MAIN RAILROAD
 - 9. 12" FORCE MAIN AIR
 - 10. 12" FORCE MAIN OIL
 - 11. 12" FORCE MAIN STEAM
 - 12. 12" FORCE MAIN COOLING WATER
 - 13. 12" FORCE MAIN WASTE WATER
 - 14. 12" FORCE MAIN SLOPE
 - 15. 12" FORCE MAIN ELEVATION
 - 16. 12" FORCE MAIN DISTANCE
 - 17. 12" FORCE MAIN DIRECTION
 - 18. 12" FORCE MAIN MATERIAL
 - 19. 12" FORCE MAIN CONDITION
 - 20. 12" FORCE MAIN LOCATION
 - 21. 12" FORCE MAIN IDENTIFICATION
 - 22. 12" FORCE MAIN DESCRIPTION
 - 23. 12" FORCE MAIN SPECIFICATION
 - 24. 12" FORCE MAIN REQUIREMENT
 - 25. 12" FORCE MAIN STANDARD
 - 26. 12" FORCE MAIN CODE
 - 27. 12" FORCE MAIN REGULATION
 - 28. 12" FORCE MAIN ORDINANCE
 - 29. 12" FORCE MAIN AGREEMENT
 - 30. 12" FORCE MAIN CONTRACT
 - 31. 12" FORCE MAIN WARRANTY
 - 32. 12" FORCE MAIN GUARANTEE
 - 33. 12" FORCE MAIN RELEASE
 - 34. 12" FORCE MAIN ASSIGNMENT
 - 35. 12" FORCE MAIN TRANSFER
 - 36. 12" FORCE MAIN SURRENDER
 - 37. 12" FORCE MAIN ACCEPTANCE
 - 38. 12" FORCE MAIN CERTIFICATION
 - 39. 12" FORCE MAIN DECLARATION
 - 40. 12" FORCE MAIN STATEMENT
 - 41. 12" FORCE MAIN AFFIDAVIT
 - 42. 12" FORCE MAIN VERIFICATION
 - 43. 12" FORCE MAIN CORROBORATION
 - 44. 12" FORCE MAIN SUBSTANTIATION
 - 45. 12" FORCE MAIN PROSECUTION
 - 46. 12" FORCE MAIN DEFENSE
 - 47. 12" FORCE MAIN PLEA
 - 48. 12" FORCE MAIN VERDICT
 - 49. 12" FORCE MAIN JUDGMENT
 - 50. 12" FORCE MAIN DECREE
 - 51. 12" FORCE MAIN ORDER
 - 52. 12" FORCE MAIN WRIT
 - 53. 12" FORCE MAIN PROCESS
 - 54. 12" FORCE MAIN EXECUTION
 - 55. 12" FORCE MAIN ENFORCEMENT
 - 56. 12" FORCE MAIN COMPLIANCE
 - 57. 12" FORCE MAIN VIOLATION
 - 58. 12" FORCE MAIN PENALTY
 - 59. 12" FORCE MAIN REMEDY
 - 60. 12" FORCE MAIN RESTITUTION
 - 61. 12" FORCE MAIN REPARATION
 - 62. 12" FORCE MAIN COMPENSATION
 - 63. 12" FORCE MAIN DAMAGES
 - 64. 12" FORCE MAIN INTEREST
 - 65. 12" FORCE MAIN COSTS
 - 66. 12" FORCE MAIN FEES
 - 67. 12" FORCE MAIN TAXES
 - 68. 12" FORCE MAIN DUTIES
 - 69. 12" FORCE MAIN OBLIGATIONS
 - 70. 12" FORCE MAIN RESPONSIBILITIES
 - 71. 12" FORCE MAIN LIABILITIES
 - 72. 12" FORCE MAIN RIGHTS
 - 73. 12" FORCE MAIN PRIVILEGES
 - 74. 12" FORCE MAIN IMMUNITIES
 - 75. 12" FORCE MAIN EXEMPTIONS
 - 76. 12" FORCE MAIN DEFERMENTS
 - 77. 12" FORCE MAIN DELAYMENTS
 - 78. 12" FORCE MAIN EXTENSIONS
 - 79. 12" FORCE MAIN SUSPENSIONS
 - 80. 12" FORCE MAIN TERMINATIONS
 - 81. 12" FORCE MAIN CANCELLATIONS
 - 82. 12" FORCE MAIN REVOCATIONS
 - 83. 12" FORCE MAIN ANNULLMENTS
 - 84. 12" FORCE MAIN RESCINDMENTS
 - 85. 12" FORCE MAIN REPEALMENTS
 - 86. 12" FORCE MAIN REPEALMENTS
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 - 93. 12" FORCE MAIN REPEALMENTS
 - 94. 12" FORCE MAIN REPEALMENTS
 - 95. 12" FORCE MAIN REPEALMENTS
 - 96. 12" FORCE MAIN REPEALMENTS
 - 97. 12" FORCE MAIN REPEALMENTS
 - 98. 12" FORCE MAIN REPEALMENTS
 - 99. 12" FORCE MAIN REPEALMENTS
 - 100. 12" FORCE MAIN REPEALMENTS



DRAINAGE CALCULATIONS

16-Aug-17

DRAINAGE CALCULATIONS

16-Aug-17

Area Analysis

Area	sq.ft.	C	Acres	C
Roofing	0	0.30	0.00	0.85
Pavement	31,230	0.72	0.15	0.80
Landscapes	84,054	1.93	0.62	0.15
Total				

Area Analysis

Area	sq.ft.	C	Acres	C
Roofing	0	0.30	0.00	0.85
Pavement	31,230	0.72	0.15	0.80
Landscapes	84,054	1.93	0.62	0.15
Total				

100 Year Detention Analysis

SBA Precipitation Frequency Data Source: W6.0204, W11.8927

Time (min)	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	
Time	0.00	0.05	0.10	0.15	0.20	0.25	0.30	0.35	0.40	0.45	0.50	0.55	0.60	0.65	0.70	0.75	0.80	0.85	0.90	0.95	1.00	1.05	1.10	1.15	1.20
Rate (in/hr)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Storage (cu ft)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

100 Year Retention Analysis

SBA Precipitation Frequency Data Source: W6.0204, W11.8927

Time (min)	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	
Time	0.00	0.05	0.10	0.15	0.20	0.25	0.30	0.35	0.40	0.45	0.50	0.55	0.60	0.65	0.70	0.75	0.80	0.85	0.90	0.95	1.00	1.05	1.10	1.15	1.20
Rate (in/hr)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Storage (cu ft)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Office Sizing

Area Precipitation Frequency Data Source: W6.0204, W11.8927

Time (min)	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	
Time	0.00	0.05	0.10	0.15	0.20	0.25	0.30	0.35	0.40	0.45	0.50	0.55	0.60	0.65	0.70	0.75	0.80	0.85	0.90	0.95	1.00	1.05	1.10	1.15	1.20
Rate (in/hr)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Storage (cu ft)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Office Sizing

Area Precipitation Frequency Data Source: W6.0204, W11.8927

Time (min)	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	
Time	0.00	0.05	0.10	0.15	0.20	0.25	0.30	0.35	0.40	0.45	0.50	0.55	0.60	0.65	0.70	0.75	0.80	0.85	0.90	0.95	1.00	1.05	1.10	1.15	1.20
Rate (in/hr)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Storage (cu ft)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

CRSA

ARCHITECTURE - PLANNING - INTERIORS
805 S. GUTH DRIVE
SALT LAKE CITY UT 84102
801.588.5471 - www.crsa-ut.com

SHEET PERMIT SET 1602017

MOTO UNITED,
CENTERVILLE,
950 WEST 390 NORTH
CENTERVILLE, UT 84014

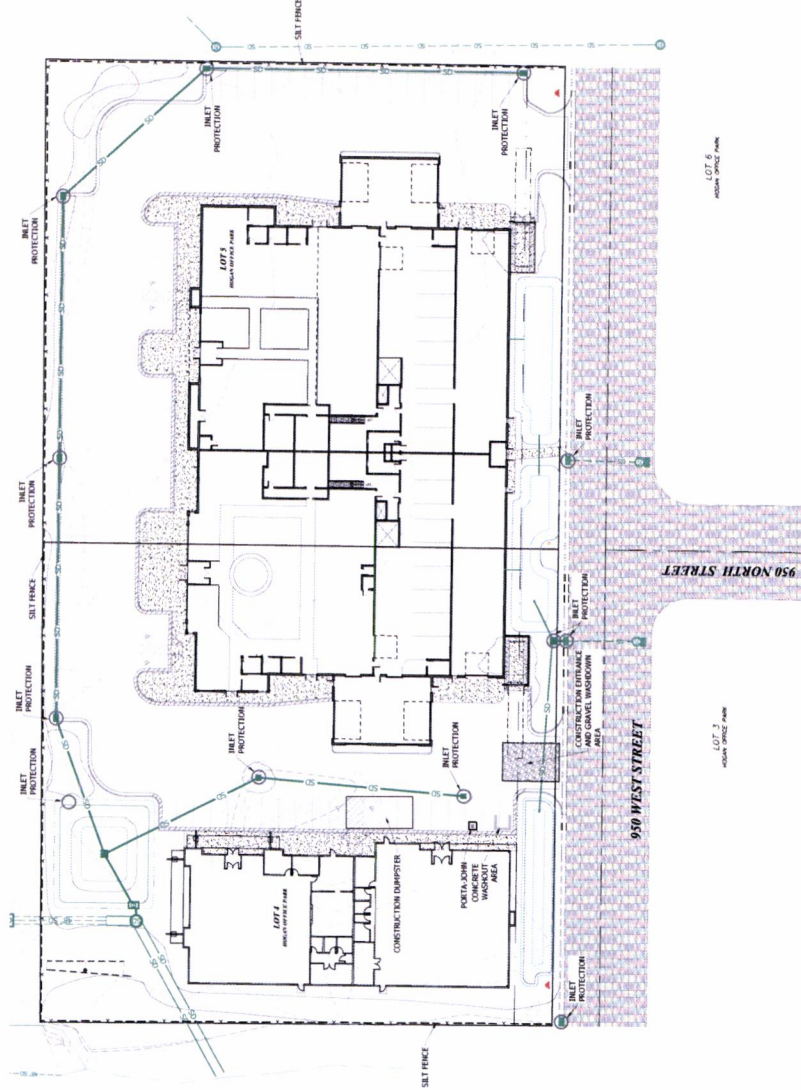
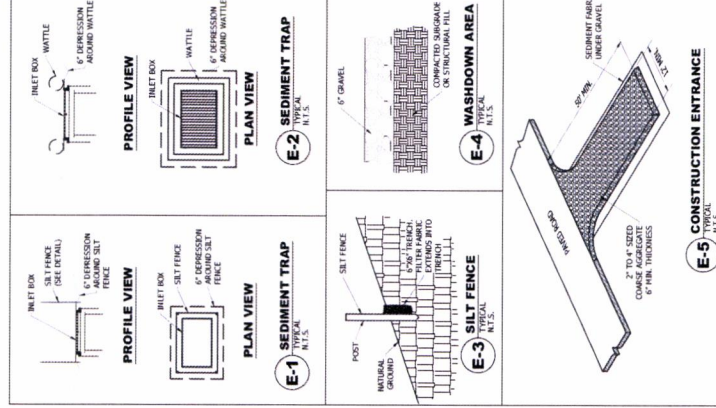
STAMP



PROJECT TYPE	DATE
EROSION CONTROL	9/27/2017
PROJECT NO.	1602017
PROJECT NAME	1602017
PROJECT LOCATION	1602017
PROJECT OWNER	1602017
PROJECT DESIGNER	1602017
PROJECT CHECKER	1602017
PROJECT APPROVER	1602017

EROSION
CONTROL PLAN

EC100



CONSTRUCTION NOTES:
CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL, STATE, AND FEDERAL PERMITS PRIOR TO COMMENCING CONSTRUCTION.
CONTRACTOR TO MAINTAIN A COPY OF THE SWPPP ON SITE.
CONTRACTOR TO INSPECT SITE TO ENSURE THE SWPPP IMPROVEMENTS ARE IN PLACE AND FUNCTIONAL.
CONTRACTOR TO MAINTAIN TEMPORARY EROSION AND SEDIMENT CONTROL AND HOUSEKEEPING MEASURES.
ALL SOLID WASTE SHALL BE STORED IN A SECURELY COVERED WASTE DUMPSTER. THE DUMPSTER SHALL MEET ALL STATE AND LOCAL WASTE MANAGEMENT REGULATIONS.
ALL HAZARDOUS WASTE SHALL BE DISPOSED OF IN THE MANNER AS SPECIFIED BY THE MANUFACTURER AND STATE AND LOCAL REGULATIONS.
A WASHOUT AREA SHALL BE CONSTRUCTED FOR THE TEMPORARY COLLECTION OF EXCESS CONCRETE AND NON-STEAM WATER DISCHARGES FROM VEHICLE WASHING. THE CONCRETE WILL BE TAKEN TO THE CITY LANDFILL WITHIN 1 MILE OF PLACING IN THE WASHOUT AREA.
A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED TO REDUCE VEHICLE TRACKING OF SEDIMENTS ONTO PUBLIC RIGHT OF WAY.
THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEP DAILY TO REMOVE EXCESS DIRT.
INSPECTIONS SHALL BE MADE MONTHLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. ALL NON-STEAM WATER DISCHARGES SHALL BE DIRECTED TOWARD THE WASHOUT AREA OR RESIDENT BASIN. THE SWPPP WILL BE REVISED AS SITE CONDITIONS AND PROJECT WARRANTS.
CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND SHIPPING PUBLIC STREETS ON A DAILY BASIS, OR MORE IF NECESSARY.
CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE EROSION CONTROL THROUGHOUT THE COURSE OF THE PROJECT.

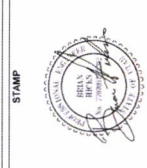


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SHELL PERMIT SET 8-23-2017

**MOTO UNITED,
CENTERVILLE**
950 WEST 950 NORTH
CENTERVILLE, UTAH 84014



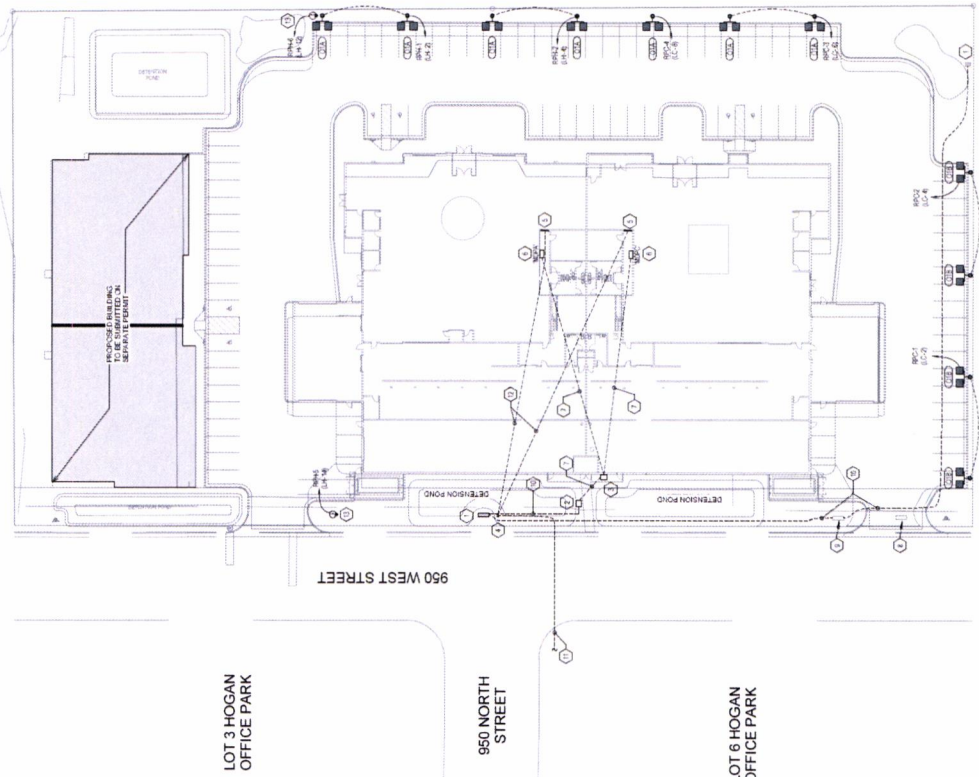
TYPE	DATE
FOR CONSTRUCTION	2017-02-07
NAME(S)	17-000
BY	AUDITOR
DATE	CHECKED

ELECTRICAL SITE
PLAN

E101

SHEET KEYNOTES

- [illegible]



**CENTERVILLE
CITY COUNCIL
Staff Backup Report
12/5/2017**

Item No. 3.

Short Title: Public Hearing - Subdivision Plat Amendment - Centerville Orchard Plat C and Island View Plat H

Initiated By: John Haight, Applicant

Scheduled Time: 7:15

SUBJECT

Consider proposed Subdivision Plat Amendment for Centerville Orchards Plat C and Island View Plat H located at approximately 629 East 700 South

RECOMMENDATION

Approve proposed Subdivision Plat Amendment for Centerville Orchards Plat C and Island View Plat H located at approximately 629 East 700 South, subject to the conditions and based on the findings set forth in the Staff Report.

BACKGROUND

The subject property previously used to be two subdivided lots that were combined into one parcel or lot located at approximately 629 East 700 South. The applicant desires to once again subdivide the property into two lots in order to build another house on the new lot. In order to create two lots, a plat amendment is required to amend the Centerville Orchards Plat C (Lot 302) and the Island View Subdivision Plat H (Lot 15). Pursuant to City Ordinances, the City Council is required to hold a public hearing on this matter. Staff recommends approval of the proposed plat amendment as more particularly set forth in the attached Staff Report.

ATTACHMENTS:

Description

- ▢ 12-05-2017 - CC Staff Report - Haight Subdivision Amendment
- ▢ Subdivision Plat Amendment - Haight

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

STAFF REPORT

PETITIONER: JOHN HAIGHT
629 EAST 700 SOUTH
CENTERVILLE, UTAH 84014
(john@deltafiresystems.com)

PROPERTY OWNER: MARK T. ETHINGTON
629 EAST 700 SOUTH
CENTERVILLE, UTAH 84014
(marketington@gmail.com)

PROPERTY: 02-133-0315
COMBINED LOTS CENTERVILLE ORCHARDS "C"
(LOT 302) AND ISLAND VIEW SUBDIVISION PLAT
"H" (LOT 15)

ACREAGE: 0.53 ACRES

ZONING: RESIDENTIAL-LOW (R-L)

APPLICATION: SUBDIVISION PLAT AMENDMENT – UNCOMBINE
LOTS WITH ADDED TRACTS

RECOMMENDATION: CONSIDER APPROVING THE PROPOSED
AMENDMENT

BACKGROUND

In the past, Lot 302 and Lot 15 of the Centerville Orchard and Island View Subdivisions were combined into one property, a home was constructed, and then taxes were assessed as a single development parcel. Additionally, at some point, the owner acquired additional unplatted tracts adjacent to the subdivisions. The petitioners now desire to amend the Centerville Orchard and Island View Subdivision plats by



uncombining/dividing the property and assimilate the un-platted tracts into the two lots. The City's adopted subdivision ordinance does not directly address this particular situation. Nonetheless, the subdivision ordinance does allow possible amendments to existing subdivision plats. Therefore, the city staff concluded that since the majority of the land is located in subdivision plats and lot line adjustments are allowed by state law, a "plat amendment" request is the most appropriate process to accomplish the desires of the applicant and owner. The ultimate desire is to re-create another lot for the construction of single-family home. This home will be constructed by a relative (*Haight*) of the current home owner.

SUBDIVISION PLAT AMENDMENT PROCESS

According to state and local regulations, a plat amendment may be approved if two (2) specific criteria are evaluated and the amendment is deemed acceptable. The approval criteria with staff's interpreted analyses and comments are as follows:

1. **Is there a good cause for the plat amendment, and?**
2. **Will the public interest be materially injured by the proposed plat amendment?**

Staff Response: As indicated earlier, the amendment involves platted lots of two previously approved subdivisions. However, these lots were previously combined into a single parcel resulting in only one constructed a home. The matter at hand is whether the parcels can or ought to be allowed to be separated back into a similar manner reflecting the layouts of the originating plats, and assimilating adjacent remnant tracts, to allow the construction of another home. Staff believes there are few matters to consider, as described below:

Current Zoning Density – The lots are located within the Residential Low (R-L) Zone. The Gross allowable density is 4 units per acre. The proposed amendment has a NET density of 4 units per acre. Therefore, the amendment is consistent with the density of the R-L Zone. Consequently, there is good cause to consider allowing the plat amendment to meet the regulatory standards for the R-L Zone.

Current Zoning Setbacks – Staff's review of the plat has determined that the proposed setback (7.7 feet) from the existing home to the west property line is insufficient. The R-L setback requires a minimum of eight feet. Accordingly, the interior lot line between the proposed lots needs a slight adjustment to comply with the minimum setback requirement. Consequently, the needed adjustment preserves the intended "setback fairness" for all lots in this particular R-L Zoning District.

Utility Easements – According to CMC 15.05.060, Utility easements shall be provided within the subdivision as required for public utility purposes. All lots shall have at least a 10' wide front yard public utility easements, and at least two other 7' wide side or rear yard public utility easements.

Development Impact Fees – Since the previous lots were combined into one development parcel, the creation of an additional lot may likely be subject to the current development related impact fees (*storm drainage, sewer, water, etc.*).

Additionally, the added tracts are also likely subject to the storm drainage impact fee. Consequently, the any amendment approval needs to be conditioned upon payment of such impacts. Fee amounts to be paid ought to be verified by the City Engineer and City Attorney, in accordance with the impact fee regulations.

PLANNING STAFF RECOMMENDATION

If the City Council finds requested amendment is supported by “GOOD CAUSE” and, with conditions, the public interest “WILL NOT BE MATERIALLY INJURED,” in accordance with 15-5-102(4), the following sample motion is provided for consideration:

“I hereby make a motion for the City Council approve the proposed plat amendment, for Lot 302 and Lot 15 of the Centerville Orchard and Island View Subdivisions, subject to the following:

- 1) Preparation and submittal of a final linen subdivision plat, as outlined in City Ordinance, to the City Recorder’s Office, which shall reflect the approved amendment presented to the City Council and the alterations required by this approval.*
- 2) The interior lot line between the depicted lots shall be adjusted to comply with the minimum setback requirement of eight feet of the R-L Zone, which shall be verified by the Zoning Administrator prior to plat recordation.*
- 3) All lots shall have at least a 10' wide front yard public utility easements, and at least two other 7' wide side or rear yard public utility easements, to be verified by the City Engineer prior to plat recordation.*
- 4) This amendment approval shall be conditioned upon payment of any applicable impact fee. Fee amounts to be paid shall be verified by the City Engineer and City Attorney, in accordance with the City’s impact fee regulations prior to plat recordation.” (Note: The South Davis Sewer District handles the assessment of any related sewer fees)*

Suggested Reasons for the Action (Findings):

- a. The City Council finds that since the majority of the land is located in subdivision plats and also lot line adjustments are allowed by state law, therefore a “plat amendment” request is the most appropriate process to accomplish the desires of the applicant and owner.*
- b. The City Council finds that, with the conditions imposed, the amendment is consistent with the R-L Zoning of the property.*
- c. The City Council finds that, with the conditions imposed, the amendment is consistent with the City’s Subdivision Ordinance.*
- d. The City Council finds that there is good cause for the plat amendment by allowing the construction of a single-family home.*
- e. The City Council finds that, with the conditions imposed, the public interest will NOT be materially injured by the proposed plat amendment.*

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
12/5/2017**

Item No. 4.

Short Title: Public Hearing - Zoning Map Amendment - Davis County - 641 East 200 South

Initiated By: Davis County

Scheduled Time: 7:25

SUBJECT

Consider the proposed Zoning Map Amendment for the Davis County property located at approximately 641 East 200 South from Public Facility-Low (PF-L) to Residential-Low (R-L) - Ordinance No. 2017-32

RECOMMENDATION

Adopt Ordinance No. 2017-32 amending the Centerville Zoning Map by changing the zoning of approximately 0.97 acres of real property located at approximately 641 East 200 South from Public Facility-Low (PF-L) to Residential-Low (R-L).

BACKGROUND

On November 15, 2017, the Planning Commission reviewed and recommended for approval the proposed rezone of property from Public Facility-Low (PF-L) to Residential-Low (R-L). The Staff Transmittal Report for this application is attached.

ATTACHMENTS:

Description

- ▢ Ordinance No. 2017-32 - Davis County Rezone
- ▢ 12-05-2017 CC Transmittal Report
- ▢ 11-15-2017 PC Staff Report
- ▢ PC November 15, 2017 meeting preliminary draft minutes pgs 1-5
- ▢ Davis County Rezone - Google Earth

ORDINANCE NO. 2017-32

AN ORDINANCE AMENDING THE CENTERVILLE CITY ZONING MAP BY CHANGING THE ZONING OF APPROXIMATELY 0.97 ACRES OF CERTAIN REAL PROPERTY LOCATED AT APPROXIMATELY 641 EAST 200 SOUTH FROM PUBLIC FACILITY-LOW (PF-L) TO RESIDENTIAL-LOW (R-L)

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

WHEREAS, in accordance with applicable provisions of Utah law and the goals of the Centerville City General Plan for the subject property as set forth in Section 12-480-2, Neighborhood 1, the City Council desires to amend the Centerville City Zoning Map to rezone the subject property from Public Facility-Low (PF-L) to Residential-Low (R-L) as more particularly provided herein; and

WHEREAS, the proposed amendments to the Centerville City Zoning Map as set forth herein have been reviewed by the Planning Commission and the City Council and all appropriate public noticing and hearings have been provided and held in accordance with Utah law to obtain public input regarding the proposed revisions to the City Zoning Map.

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

Section 1. Zone Map Amendment. The real property located at approximately 641 East 200 South in Centerville City consisting of approximately 0.97 acres, as more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference, is hereby rezoned from Public Facility-Low (PF-L) to Residential-Low (R-L) and the Centerville City Zoning Map is correspondingly amended as described herein.

Section 2. Findings. The rezone of the subject property to Residential-Low (R-L) and corresponding amendment to the Centerville City Zoning Map is based on the following findings:

1. The City Council finds that the proposed Zoning Map Amendment is consistent with the General Plan for Neighborhood 1, Southeast Neighborhood, as described in Section 12-480-2.
2. The City Council finds that the Zoning Map Amendment approval criteria as set forth in CZC 12.21.080(e) has been adequately evaluated and the request is deemed consistent with the criteria.
3. The Planning Commission has reviewed and recommends approval of the R-L Zone designation.

Section 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 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 5th DAY OF DECEMBER, 2017.**

ATTEST:

CENTERVILLE CITY

Marsha L. Morrow, City Recorder

By: _____
Mayor Paul A Cutler

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

Property Description

Parcel No. 02-104-0109
641 East 200 South, Centerville, Utah

BEG AT A PT ON THE N LINE OF 200 SOUTH STR, A 50 FT WIDE STR WH IS S 89°56'56" E 858.0 FT & N 0°28'15" E 28.5 FT FR THE CENTERVILLE CITY MONU MARKING THE CENTERLINE OF 200 SOUTH STR & 400 EAST STR; & RUN TH N 89°57'50" E 321.30 FT, M/L, TO A W LINE OF PPTY CONV IN QC DEED RECORDED 08/25/2017 AS E# 3041191 BK 6836 PG 1540; TH ALG SD PPTY THE FOLLOWING FOUR COURSES: N 02°14'51" W 114.60 FT & S 88°53'49" W 33.58 FT & N 03°12'01" W 28.95 FT & S 89°50'43" W 69.14 FT; TH CONTINUING ALG SD PPTY THE FOLLOWING FOUR COURSES: S 89°50'43" W 69.14 FT & S 00°19'54" W 13.43 FT & S 89°50'43" W 32.89 FT & S 89°50'43" W 108.14 FT; TH S 0°28'15" W 129.57 FT, M/L, TO THE POB; SD PPTY IS PART OF BLK 15, PLAT A, CENTERVILLE TS SURVEY & 1/2 OF PLATTED ROAD W OF BLK 15. CONT. 0.9783 ACRES

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

CITY COUNCIL TRANSMITTAL

**PROPERTY OWNER/ APPLICANT: DAVIS COUNTY, REPRESENTATED BY
TONY THOMPSON**

PROPERTY LOCATION: 641 EAST 200 SOUTH

PARCEL SIZE: .973

PARCEL NUMBER: 02-104-0109

ZONING DISTRICT: PUBLIC FACILITY- LOW

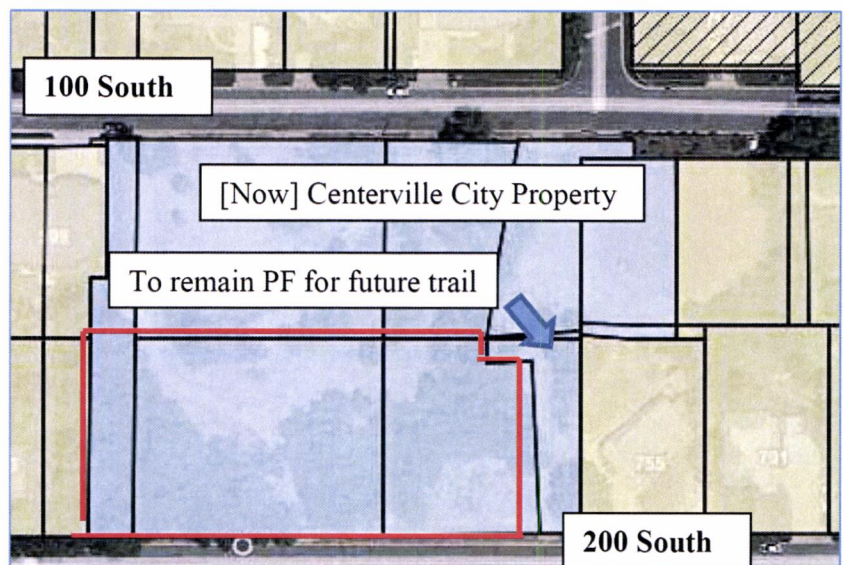
APPLICATION: ZONING MAP AMENDMENT TO RESIDENTIAL-LOW

**STAFF RECOMMENDATION: PLANNING COMMISSION RECOMMENDS
APPROVAL TO THE CITY COUNCIL**

Background

Davis County has owned this property for many years for the use of a detention basin, but with the new detention facility in the canyon, this property is unnecessary for its original intended use.

In a recent exchange of property, the north side of this property (as shown to the right) will be owned and maintained by Centerville City, along with the east side strip of property for a future trail to connect the two sides of the block. The north side will continue as passive green space, while the south end would eventually turn into a single family subdivision.



The frontage of the proposed property is approximately 320 feet and an acreage of .973. This would give the potential of the property to subdivide at a Residential-Low density into three or four lots, depending on the desires of the applicant or developer.

Approval Standards – 12.21.080(e)

- 1. Whether the proposed Zoning Code or Zoning Map amendment is consistent with goals, objectives and policies of the General Plan;**

This property is in the southeast quadrant of Centerville, which places it in Neighborhood 1.

Not defined by a sub-area, as it is not included in the Old Town, Extreme South Main, etc, but the overall residential character for this quadrant is “characterized by the older homes found in the original Centerville town site and its gridiron street pattern and small blocks, and by the newer homes and built in subsequent years around the original town site. Most of the remaining vacant land in this neighborhood is in relatively small tracts.” [12-480-2]

The predominant zone in this area and neighborhood is Residential Low, with a few remaining Agricultural Low lots near the foothills, and some Public Facility Zones for schools, Island View Park, and the cemetery are also nearby.

- 2. Whether the proposed Zoning Map amendment is harmonious with the overall character of existing development in the vicinity of the subject property;**

This property is completely surrounded by Residential Low zoning on all sides. An addition of more Residential-Low on this street would be harmonious with surrounding properties.

- 3. The extent to which the proposed Zoning Map amendment may adversely affect adjacent property;**

The property now is overgrown with weeds and fenced off with various “No Trespassing” signs planted on the fence. Rezoning and subdividing this property to add infill of single family homes is a way to improve the aesthetic of the neighborhood while also maintaining passive green space for north side of the street. From a staff perspective, no adverse effects of the surrounding properties would come from this rezone.

- 4. For proposed Zoning Map amendments, the adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and waste water and refuse collection.**

The slope of this property is over 10% and may have unconsolidated fill that will need to be addressed. Although it is not in the Hillside Overlay, these issues in regards to adequate draining and grading will need to be addressed at the subdivision process. It is not expected that there will be any problems addressing utilities and so forth on this site, since it is surrounded completely by finished subdivisions.

PLANNING COMMISSION SUMMARY OF ACTION

On November 15th, the Planning Commission made a motion to recommend APPROVAL to the City Council of the Zone Map Amendment for 641 East 200 South, land parcel **02-104-0109**, from Public Facility-Low to Residential-Low.

SUGGESTED REASONS FOR THE ACTION:

1. The Planning Commission finds that the proposed zone map amendment is consistent with the General Plan for Neighborhood 1, Southeast Neighborhood. [12-480-2].
2. The Planning Commission finds that the zoning map amendment approval criteria, as stated in CZC 12.21.080(e), have been adequately evaluated and the request is deemed consistent with the criteria.
3. Therefore, the Planning Commission finds that the R-L Zoning designation ought to be approved.

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

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

**STAFF REPORT
AGENDA: ITEM 1**

PROPERTY OWNER: DAVIS COUNTY

APPLICANT: DAVIS COUNTY

PROPERTY LOCATION: 641 EAST 200 SOUTH

PARCEL SIZE: .97

PARCEL NUMBER: 02-104-0109

ZONING DISTRICT: PUBLIC FACILITY- LOW

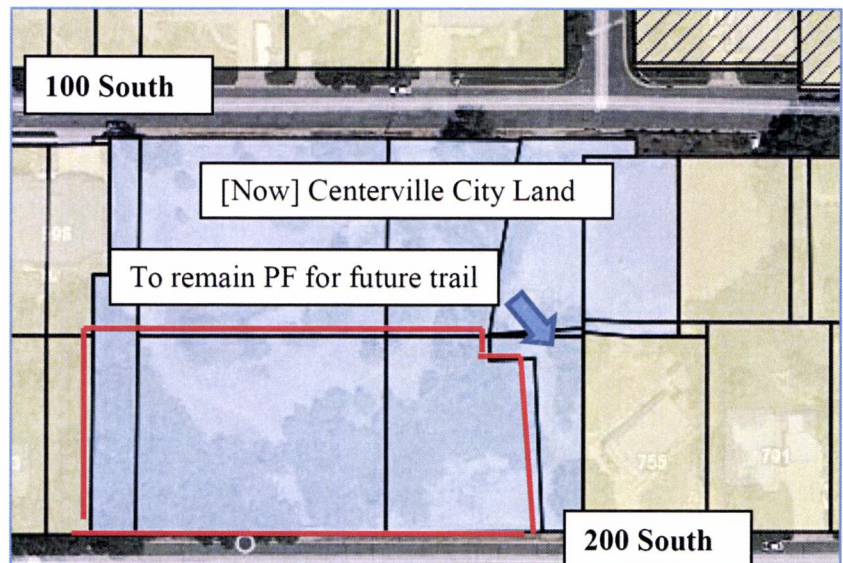
APPLICATION: ZONING MAP AMENDMENT

STAFF RECOMMENDATION: RECOMMEND APPROVAL TO THE CITY COUNCIL

Background

Davis County has owned this property for many years for the use of a detention basin, but with the new detention facility in the canyon, this property is unnecessary for its original intended use.

In a recent exchange of property, the north side of this property (as shown to the right) will be owned and maintained by Centerville City, along with the east side strip of property for a future trail to connect the two sides of the block. The north side will continue as passive green space, while the south end would eventually turn into a single family subdivision.



Approval Standards – 12.21.080(e)

- 1. Whether the proposed Zoning Code or Zoning Map amendment is consistent with goals, objectives and policies of the General Plan;**

This property is in the southeast quadrant of Centerville, which places it in Neighborhood 1.

Not defined by a sub-area, as it is not included in the Old Town, Extreme South Main, etc, but the overall residential character for this quadrant is “characterized by the older homes found in the original Centerville town site and its gridiron street pattern and small blocks, and by the newer homes and built in subsequent years around the original town site. Most of the remaining vacant land in this neighborhood is in relatively small tracts.” [12-480-2]

The predominant zone in this area and neighborhood is Residential Low, with a few remaining Agricultural Low lots near the foothills, and some Public Facility Zones for schools and the cemetery are also nearby.

- 2. Whether the proposed Zoning Map amendment is harmonious with the overall character of existing development in the vicinity of the subject property;**

This property is completely surrounded by Residential Low zoning on all sides. An addition of more Residential-Low on this street is harmonious with surrounding property.

- 3. The extent to which the proposed Zoning Map amendment may adversely affect adjacent property;**

The slope of this property is over 10% and may have unconsolidated fill that will need to be addressed. Although it is not in the Hillside Overlay, adequate draining and grading will need to be addressed at the subdivision process.

The property now is overgrown with weeds and fenced off and is somewhat of an eyesore for the neighborhood. Rezoning and subdividing this property to add infill of single family homes is a way to improve the aesthetic of the neighborhood while also maintaining passive green space for north side of the street.

- 4. For proposed Zoning Map amendments, the adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and waste water and refuse collection.**

As stated earlier, unconsolidated fill may be on the property, and these parcels have very high slopes, which will need to be addressed accordingly at the subdivision process. It is not expected that there will be any problems addressing utilities and so forth on this site, since it is surrounded completely by finished subdivisions.

STAFF RECOMMENDATION AND MOTION

I hereby make a motion for the Planning Commission to RECOMMEND APPROVAL of the Zone Map Amendment for 641 East 200 South, land parcel **02-104-0109**, from Public Facility-Low to Residential-Low.

SUGGESTED REASONS FOR THE ACTION:

1. The Planning Commission finds that the proposed zone map amendment is consistent with the General Plan for Neighborhood 1, Southeast Neighborhood. [12-480-2].
2. The Planning Commission finds that the zoning map amendment approval criteria, as stated in CZC 12.21.080(e), have been adequately evaluated and the request is deemed consistent with the criteria.
3. Therefore, the Planning Commission finds that the R-L Zoning designation ought to be approved.

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, November 15, 2017

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 7:00 p.m.

MEMBERS PRESENT

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

MEMBERS ABSENT

David Hirschi, Chair

STAFF PRESENT

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

VISITORS

Interested citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER - Vice Chair Hayman

PUBLIC HEARING – ZONING MAP AMENDMENT – DAVIS COUNTY REZONE – 641 E 200 SOUTH

Cassie Younger, Assistant Planner, explained that the applicant, Davis County, wishes to amend the Zoning Map for a slightly less than one-acre property located at 641 E 200 South in Centerville, from Public Facility-Low to Residential-Low. The property is currently surrounded on all sides by Residential-Low properties. Ms. Younger stated that per the proposed amendment, the north side of the property would be going to the City to be turned into a passive green space, the eastern parcel would remain zoned as Public Facility-Low and would remain a trail connecting 100 South and 200 South, and the southern half of the property would be divided into between three and five different Residential Low parcels. Ms. Snyder showed a map of the proposed Zone Map Amendment to demonstrate the proposed change. Ms. Younger explained that based on the four Approval Standards, staff did not see any reason not to recommend the Zone Map Amendment to the City Council, and pointed out that the property is currently overgrown with weeds and fenced off, so rezoning the property as Residential-Low would improve the aesthetic of the neighborhood. Community Development Director Cory

1 Snyder further explained that because a County detention facility above the property has been
2 completed, this property, which had been used for a detention facility, is no longer needed and
3 is essentially being surplussed.

4
5 Commissioner Daly stated that he does not agree with the characterization of the
6 property as overgrown or as an eyesore, as the staff report indicates, and instead feels that the
7 property looks natural. He stated that he looked forward to hearing from the public on that
8 matter. Mr. Snyder clarified that the property is underutilized and in a nuisance state right now.
9 Vice Chair Hayman further stated that the standard being considered is the extent to which the
10 proposed Zoning Map Amendment may adversely affect the adjacent property, rather than
11 whether the Zoning map amendment would improve the adjacent property.

12
13 Tony Thompson, representing the applicant Davis County, presented the County's
14 reasoning for requesting the Zoning Map Amendment. He confirmed that the County wishes to
15 subdivide the property into three lots, as that size of lot would allow for a nice home plan and
16 would complement the area. He reiterated that the vegetation on the lot is overgrown. He
17 provided some history of the lot and reiterated that the basin on this lot is no longer needed.

18
19 Vice Chair Hayman opened a public hearing at 7:18 p.m.
20

21 Jerry Vander Meyden – Mr. Vander Meyden stated that he lives across the street from
22 the property and does not consider it an eyesore. He acknowledged that there could be some
23 problems with “hoodlums” on the property, but also spoke about the natural beauty of the
24 property. Mr. Vander Meyden also wanted to make sure that all of the lots would be kept to
25 about 1/3 of an acre, as that matches the lot size of other properties in the area. Finally, he
26 suggested the area become a neighborhood park that could be maintained by the neighbors.

27
28 Byron Pells – Mr. Pells does not consider the lot to be an eyesore. He liked having the
29 natural environment there. If it becomes housing he is concerned that it not become tight
30 housing which would make the neighborhood too cramped.

31
32 Nancy Robertson – Mrs. Robinson, who lives across the street from the lot, stated that
33 she does not feel that the lot is an eyesore but she also does not want the responsibility of
34 maintaining it, and feels that it would be the City's responsibility to maintain it. She suggests
35 perhaps the lot should become a dog park. Finally, she stated that she appreciates that Davis
36 County wants it to be 3 lots, and that she would not mind seeing some neighbors across the
37 street as she thinks it would be an improvement.

38
39 Conner Simmons – Mr. Simmons asked whether the City would ever want to develop the
40 north side of the property. He stated that he thinks that it is a good idea to bring some newer
41 homes into the neighborhood and questioned why the County decided to only divide it into three
42 lots instead of more, as he had previously heard the lots would be ¼ acre.

43
44 Bryan Espenschied – Mr. Espenschied stated that back when the catch basin was first
45 put in on the lot, the neighborhood was solicited to help make improvements to the lot, including

1 planting trees, putting in a watering system, creating a trail, and building a bridge; in return the
2 City told the neighborhood the lot would be their neighborhood park. Additionally, Mr.
3 Espenschied said the lot was always used as a cut-through between blocks, until a fence was
4 put around the lot. He said the lot was very well maintained until the City put that fence around
5 the site and he didn't understand why they did that. If he had the funds, Mr. Espenschied said
6 that he would buy the 3 lots from the County and turn them back over to the City, but he doesn't
7 think the City wants to pay to maintain the lot. Mr. Espenschied acknowledged that he was
8 glad the City got the north side of the site in the deal with the County, which is the Old Mill site
9 that he feels is a historic site. Ultimately, Mr. Espenschied stated that he would like the City to
10 let the neighborhood have their park, especially given the work the residents invested into it.
11 Mr. Espenschied did say that would not like the land to go back to the County's control, but he
12 was hoping that the Planning Commission could influence the City to turn the lot into an open
13 green space again.

14
15 Seeing that there were no further comments from the public, Vice Chair Hayman closed
16 the public hearing at 7:30 p.m. and invited the applicant to respond.

17
18 Representatives from Davis County, Tony Thompson and Barry Burton responded to the
19 comments made by residents. Mr. Thompson acknowledged that the property is dear to the
20 neighborhood as their park. He reiterated that the east side of the property would remain a
21 passageway and would connect to the north side of the property that is more of a park setting.
22 The mill site plaque is on the north side and will remain. Mr. Thompson states that the County
23 took many of the resident's concerns into account as they were deciding what to do with this
24 property. Mr. Burton then commented that the County is dividing the property to recuperate
25 some of the money they put into the area, and they are dividing it into three larger lots because
26 they felt that size lot was more appropriate to the neighborhood and would attract larger, more
27 upscale homes.

28
29 Cory Snyder and Lisa Romney explained that the north side of the lot is currently
30 intended by the City to be a smaller size park, as this area is currently encumbered by a
31 significant flood control easement and an access easement. Ms. Romney explained that we
32 cannot bind future Councils, but, as Mr. Snyder then further explained, these encumbrances
33 would make it difficult to develop the area at a future time.

34
35 Commissioner Johnson asked if the County intends to sell the property with an individual
36 tax ID or subdivide it themselves. Applicant representative Tony Thompson says the decision
37 on that is still pending.

38
39 Commissioner Wright asked for clarification on the total acreage of parcel. Lisa Romney
40 stated that entire original property was 2.0115 acres, and the property to be divided is 0.97
41 acres.

42
43 Commissioner Daly asked if this two-acre property was included in the calculation for
44 park space per thousand residents that was discussed a few months ago. Mr. Snyder did not

1 recall that detention area being a part of that calculation, though he did recall referencing it as
2 passive space in that neighborhood.

3 Cassie Younger clarified that she did not mean to offend with her comment that the land
4 was an eyesore but felt that it was unwelcoming with the fence and the no trespassing sign
5 when she was there.

6
7 Vice Chair Hayman opened the matter up for debate at 7:40 p.m.
8

9 Commissioner Daly commented that he is concerned with taking publicly owned land
10 and rezoning it for residential development, especially because of the recent concern about park
11 space. He questioned if perhaps this was a good opportunity to take the whole property and
12 turn it into a park. He stated that because there is a finite amount of public land available the
13 opportunity should be taken now to protect and preserve this open space. He feels that this
14 could be used as an opportunity to preserve the number and location of parks in the area and
15 encouraged the Commissioners to vote no on this request.
16

17 Commissioner Wright asks what the valuation of the property is. Lisa Romney reminded
18 the Commissioners of the factors that need to be considered with a rezone and went over
19 Approval Standards set forth in CZC 12.21.080(e). She stated that the City Council has already
20 made a determination not to purchase the entire property as spelled out in the Interlocal
21 Agreement entered into between the City and the County. Pursuant to this Agreement, the
22 County has deeded the northern portion of the property to the City in exchange for waived
23 development fees.
24

25 Commissioner Wright stated she is a huge proponent for maintaining public lands, but
26 she felt the way that the agreement over this lot occurred benefits the city. She explained that
27 1) the City was able to maintain land to the north, including a historic site, 2) the floodplain area
28 was maintained, 3) the County has been responsive to the needs of the land by lowering the
29 number of lots they were trying to create to be respectful to surrounding properties, and 4) the
30 trail was able to be maintained. She stated that things were thought out thoroughly by the
31 County and weighed carefully and she is in support of this amendment as a result.
32

33 Commissioner Daly countered several of the points made by Commissioner Wright by
34 explaining that the north side of the property and the trail were not deeded to the City out of
35 benevolence, but because those areas of the property are not able to be developed.
36 Commissioner Wright clarified that regardless of whether or not the decisions made regarding
37 the property were done out of benevolence, they did represent a benefit to the city.
38

39 Vice Chair Hayman stated that she is also a proponent of open spaces, but the applicant
40 has a right to expect the Commission to look at and make decisions about the Zoning Map
41 Amendment on the four approval standards and there has not been any indication that this re-
42 zone is inconsistent with those standards. For that reason, she stated she is inclined to
43 approve.
44

Commissioner Johnson raised a concern that whether or not the County decides to sell the property as one individual parcel could change whether the property is ultimately subdivided into three lots or into five lots. Commissioner Wright questioned if there was a way to prevent this. Cory Snyder explained that reasonably with other requirements involved this is not likely to happen, though it could, but this agreement is a good compromise between many competing issues.

Commissioner Wright makes the point that pocket parks are a huge financial burden to the City and, in turn, the residents and worries that this is very close to another park that is already in that area, so as to the suggestion of whether to turn the area into a large park rather than subdividing it into a residential area, she would like that to be considered. Commissioner Daly stated that this is why he doesn't feel this area needs to be a grassed over park, but rather to be left somewhat natural.

Commissioner Helgesen reminded the commissioner's that this is not the City's public land and the City does not have the money to acquire it.

Commissioner Hirst reminded the Commissioners that with schools included, the parks figure in Centerville is currently 8.5 acres per thousand. The national average is 10 acres, but that figure does not include the 160 acres on the hillside. She further stated that it is not the Commissioner's position to decide how the City spends money, and because Centerville is not far off the national average of 10 acres per thousand of park land, it may not be the best use of the City's money anyway to purchase this land and turn it all into a park.

Commissioner Johnson made a **motion** to recommend approval of the Zone Map Amendment for 641 East 200 South land parcel 02-104-0109 from Public Facility-Low to Residential-Low with suggested reasons for the action (1)-(3). Commissioner Helgesen seconded the motion, which passed by majority vote (5-1), with Commissioner Daly dissenting.

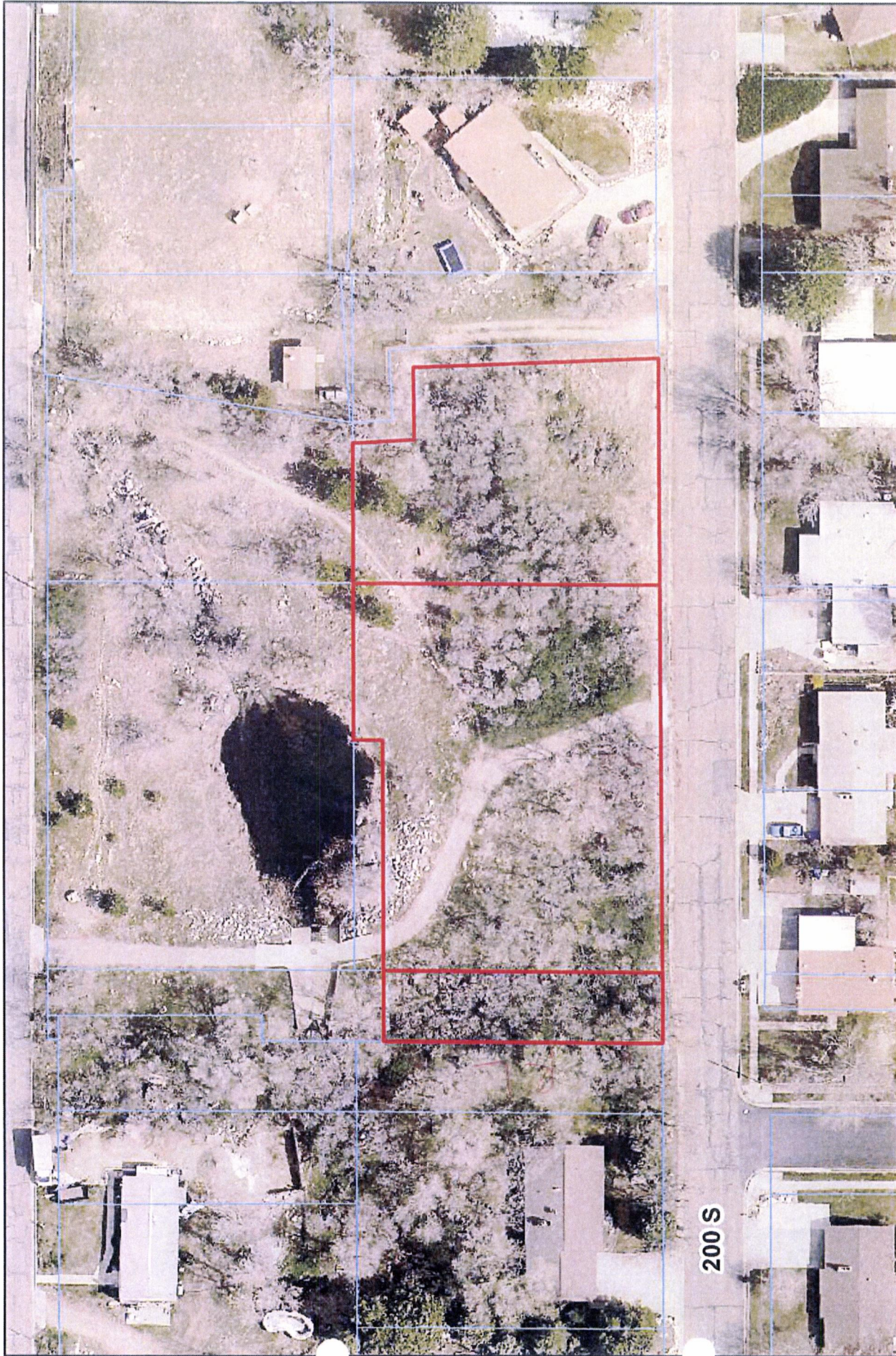
Reasons for the Action

1. The Planning Commission finds that the proposed Zone Map Amendment is consistent with the General Plan for Neighborhood 1, Southeast Neighborhood. [12-480-2].
2. The Planning Commission find that the Zoning Map Amendment approval criteria, as stated in CZC 12.21.080(e), have been adequately evaluated and the request is deemed consistent with the criteria.
3. Therefore, the Planning Commission finds that the R-L Zoning designation ought to be approved.

PUBLIC HEARING – CONCEPTUAL SUBDIVISION APPLICATION – 150 JENNINGS

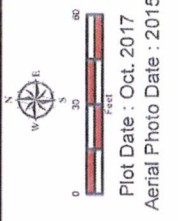
LANE

Cory Snyder, Community Development Director, discussed the proposed Conceptual Subdivision Plat for Rigby Court for a 4-lot family subdivision in an Agricultural-Low Zone. He explained that the proposal would be to create four roughly half-acre lots on a cul-de-sac on the



South of Deuel Creek
Rezone
Tax ID 02-104-0109
641 E 200 S
Centerville City

This map is provided to assist
in locating the property only.
It is not a survey.



CENTERVILLE

Staff Backup Report 12/5/2017

Item No. 5.

Short Title: Biennial Report regarding Moderate Income Housing Plan

Initiated By:

Scheduled Time: 7:45

SUBJECT

RECOMMENDATION

Review report prepared by staff and authorize it to be sent to the State as the Council's biennial report about Centerville's Moderate Income Housing Plan.

BACKGROUND

The Council discussed this matter in an earlier work session and directed staff to bring a draft report to a future meeting for their consideration. The City is required to submit a report by December 31, 2017. The draft report is attached, prepared by Cassie Younger of the Community Development Department.

ATTACHMENTS:

Description

- ▢ Moderate Income Housing Outline and Report

Moderate Affordable Income Housing in Centerville

Assessing Our Housing Needs

COMMUNITY DEVELOPMENT

December 5, 2017

Authored by: Cassie Younger

Moderate Affordable Income Housing in Centerville

Assessing Our Housing Needs

Introduction

Demographics

Special Needs Population

Housing Demand

Housing Supply

Housing Affordability

Zoning Regulatory Environment

Fair Housing

Goals and Strategies

Conclusion

Introduction

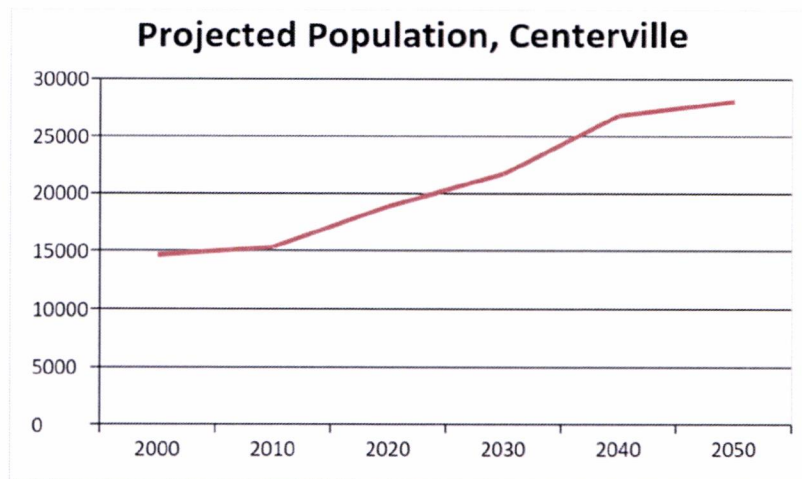
In 1996 the Utah Legislature passed House Bill 295 requiring cities and counties to include an affordable housing element as part of the general plan. Housing is considered affordable when households of various incomes spend no more than 30% of their gross monthly income on housing expenses, including utilities. In this plan, housing needs are considered for moderate-income households within the following income brackets: 1) Low-income [50-80% AMI], 2) Very low-income [30-50% AMI], and 3) Extremely low-income [<30% AMI].

The intent of this affordable housing plan is to ensure that Centerville City provides a reasonable opportunity for a variety of housing, including low to moderate income housing, to meet the needs of the population desiring to live in the City. Housing should be encouraged to allow persons earning a moderate income or less to fully participate in, and benefit from all aspects of neighborhood and community life.

Demographics

Centerville's population in the 2010 US Census was 15,335, with estimates for 2017 at 16,387. By far, the majority of the population of Centerville is white, with 93% of residents identifying as white, with 4% identifying as Hispanic and 1% as Asian. 98% of residents are U.S. Citizens, and the median age is 34.

Population Growth and Housing Needs



The current population of Centerville, by ACS Data, is 16,387. The population of Centerville is expected to increase to 18,890 by 2020 and 21,756 by 2030. These additional residents amount to an additional 1132.3 households by 2020 and an additional 2045 households by 2030, based on the city's current average household size, at 3.14.

Special Needs Population

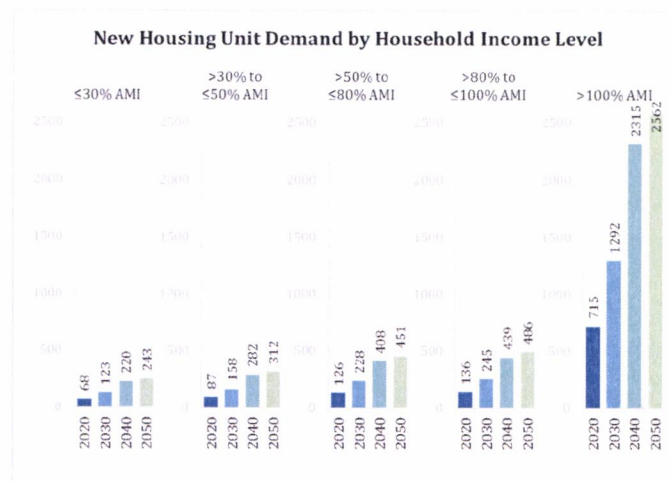
Data from the 2012 American Community Survey indicates that 8.3 percent of all Americans under the age of 65 and 36.8 percent of all Americans 65 and older have some form of disability. Assuming that the percentage of Centerville residents with disabilities is comparable to national figures, approximately 1,125 Centerville residents under the age of 65 and 656 Centerville residents 65 and older suffer from a disability. Individuals with disabilities may require special housing accommodations.

About 11.6 % of Centerville's population was 65 and older as of the 2010 U.S. Census. The share of the city's population that is 65 and older is expected to increase to 12.9 % by the year 2020 and 13.1% by the year 2030. Some elderly individuals may not be able to remain in their homes or may choose to relocate to a unit that better suits their preferences and needs. The elected and appointed officials of Centerville may wish to evaluate the housing options available to seniors wishing to remain in or move to the community.

According to the 2013 annualized point-in-time count, roughly 0.55 % of Utah's population is homeless. Although regional differences may impact the rate of homelessness, this percentage can be used to estimate the number of homeless individuals in Centerville, which, according to this algorithm, could be as high as 84. Given this estimate, Centerville should consider developing or promoting programs designed to help these individuals become stably housed.

Housing Demand

The population of Centerville is expected to increase from 15,335 in 2010 to 18,890 by 2020 and 21,756 by 2030. The current average household size for the city is 3.14, so these additional residents amount to an **additional 1,132 households from 2010 to 2020** and an additional 2,045 households (from 2010) by 2030.



Based on population change, observed income levels, and existing vacancies, **it is projected that Centerville will need an additional 963 housing units by 2020 than existed in 2010,** amounting to approximately 96 additional units per year in this decade. Of those 963 units, 68 will need to be affordable to extremely low-income ($\leq 30\%$ AMI) households, 87 will need to be affordable to low-income ($> 30\%$ to $\leq 50\%$ AMI) households, and 126 will need to be affordable to moderate-income ($> 50\%$ to $\leq 80\%$ AMI) households.

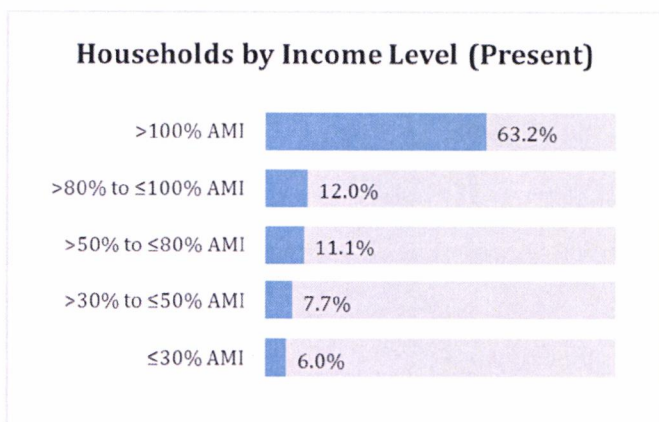
By 2030, Centerville will need an additional 1,844 housing units. Of those 1,844 units, 123 will need to be affordable to extremely low-income ($\leq 30\%$ AMI) households, 158 will need to be affordable to low-income ($> 30\%$ to $\leq 50\%$ AMI) households, and 228 will need to be affordable to moderate-income ($> 50\%$ to $\leq 80\%$ AMI) households.

Centerville has less than 6 square miles of land within city limits, and is sandwiched between the Wasatch Mountains to the east and the Great Salt Lake to the west. This leaves much of our land within the foothills or covered in wetlands. Therefore, there are certainly some geographical limitations to our growth. Many years into the future, development will be redevelopment of infill properties and furthering subdivisions into smaller properties. While this is not an immediate circumstance, it should be noted that our growth cannot and will not fulfill the projected need in decades ahead.

Income

Analyzing the income of Centerville's residents is critical to understanding the City's affordable housing need, because housing affordability is a direct function of our resident's income.

Because the cost of living is relative to the area in which the residents live and to household size, the U.S. Department of Housing and Urban Development (HUD) use a measure called the Area Median Income (AMI). The AMI is the standard to determine housing attainability of the population. While the median income for Centerville alone is higher, the AMI for the County is \$71,112. The chart below categorizes household income levels by AMI, and illustrates the number of Centerville households whose total income falls within each income bracket. The median income of Centerville is higher than the median income for Davis County and the State



of Utah, and is shown below.

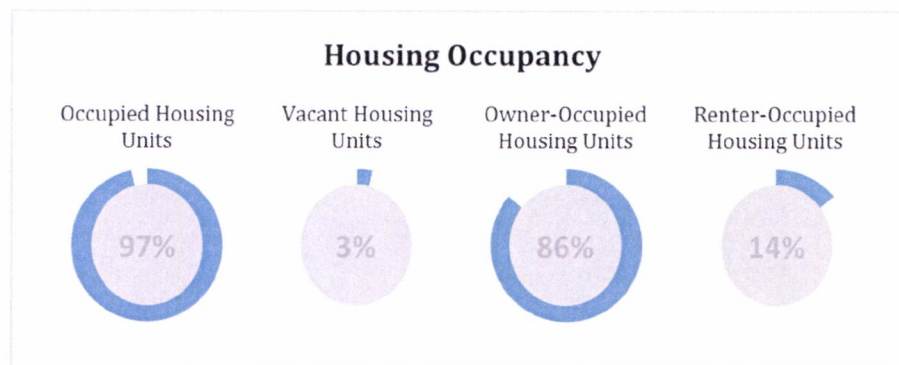
Housing Supply

Out of over five thousand housing units in Centerville, approximately only 3% of them are vacant.

Our housing stock is primarily single family homes, with some town homes and duplexes and small percentage of multifamily options. Our multifamily housing stock has increased since our last count in 2012, from an overall percentage of 8%, now at 10%.

Housing Type	Units 2017	%	Open Market Yield
Single family	3,933	71%	60%
Townhome/ Duplex	1,029	19%	14%

Multi-family	585	10%	26%
Total Units	5,547		



As shown in the graph above, the majority of our housing units are owner-owned, with very little vacancies, and a small percentage in renter occupied housing.

Housing Affordability

The median household income in Centerville is \$78,438, which is \$7,326 above the area median income (AMI) for Davis County (\$71,112). Given these figures, 6 % of the households in Centerville earn less than or equal to 30 percent of AMI, 7.7 % earn between 30 and 50 % of AMI, 11.1 % earn between 51 and 80 percent of AMI, 12 % earn between 81 and 100 % of AMI, and 63.2 % earn more than 100 % of AMI. Households that earn a moderate income (80 percent of AMI) or less make up 24.8 percent of Centerville's population.

Housing is considered affordable when households—regardless of their income—spend no more than 30 percent of their monthly income on housing expenses. Therefore, cost-burdened households are those households whose housing expenses exceed 30 percent of their monthly

income. Based on this definition, 63.7 percent of Centerville's renter households that earn a moderate income or less and 55.8 percent of the city's owner households that earn a moderate income or less are cost burdened, which indicates that Centerville's residents would benefit from additional affordable rental and ownership options.

AMI	Mortgage	Count
>100%	>\$308,811	1,658
>80% and < 100%	>\$247,047 and <\$308,811	1,259
> 50% and < 80%	>\$ 154,406 and <\$247,047	939
>30% and <50%	>\$92,643 and < \$154,406	30
<30%	<\$92,643	27

Using County data for the market rate value of our single family homes, we can see from the table above that Centerville has approximately 939 single family homes within the “moderately affordable income” bracket, between 50% and 80% AMI. This data is based on County assessed value of the home, which is typically *lower* than what it would appear on the market today, so the number of units may, in reality, be less than determined by this data.

Zoning Regulatory Environment

The majority of Centerville is zoned for single family dwellings, as Agricultural-Low and Residential-Low zones. Currently, there are two zones that allow duplex, townhomes, or multifamily: Residential Medium and Residential High. While the majority of Centerville’s zoning codes do not prohibit the development of affordable housing for moderate income levels, there is room for improvement. Currently only single family lots are allowed in Residential Low zones. In the future, when considering infill options and redevelopment strategies, a variety of housing options should be put on the table, including mother in law apartments and duplexes in traditionally single family neighborhoods.

Recently, the City Council increased the permitted gross density of Residential-Medium multi-family density to from four to six units an acre. However, the previous CUP option for eight units per acre has been eliminated for the time being, leaving the City’s General Plan density gap between medium densities, (currently capped at 6 units an acre) and high densities (9-12 units). This gives developers less options for density, and creates a wider gap between the density allowance between “Residential-Medium” and “Residential-High”, which needs further review and analysis in the future.

The zoning code currently prohibits accessory dwelling units (ADU) in all residential specific zones. Within the past two years the City studied the idea of allowing ADU's, however, concerns over cost of conversion given the construction codes for adding a small dwelling unit to an existing home seemed problematic. Additionally, the parking demand for both the primary and ADU raised potential concerns. Allowing for ADU's in single family residents could be used as a strategy to increase the supply of affordable rental housing, by allowing those owning homes an option to use under-utilized portions of their property.

During our next evaluation of our General Plan and Zoning regulations, the use of ADU's may ripen as an option and be reconsidered in the future.

Fair Housing

By consent of the people of Utah, Centerville lawfully exercises planning, zoning, and land use regulation authority to promote the health, safety, and welfare of its residents. Centerville is committed to the equal protection and equitable treatment of all members of its community and anyone seeking to rent, lease, or purchase real property within its boundaries. Centerville does not condone housing related practices that intentionally or indirectly discriminate on the basis of color, disability, ethnicity, familial status, gender identity, national origin, race, religion, sex, sexual orientation, source of income, or other suspect classifications. Centerville upholds the Utah Fair Housing Act and complies with federal requirements that affirmatively further fair housing. Centerville promptly reports housing discrimination to the Utah Antidiscrimination and Labor Division (UALD) and assists in its investigations of claims in a timely manner. Centerville also systematically identifies and eliminates unfair encumbrances that impede its ability to promote and maintain an adequate supply of moderate-income targeted housing within its boundaries.

Addressing issues associated with fair and affordable housing requires regular reviews of plans, policies, and ordinances as well as ongoing monitoring and assessment of potential disparate impacts and adverse effects within the community. Regular performance reviews of implemented housing plans, policies, and ordinances provide Centerville with continuing feedback for making improvements. Centerville has set forth the following goals in accordance with its commitment to eliminate barriers to fair and affordable housing:

- Allocate resources to update, create and localize an Analysis of Impediments to affirmatively further fair housing.
 - Create action steps to overcome the impediments to fair housing.
 - Document any fair housing action steps taken.

Goals and Strategies

Centerville plans to recommit to the goals passed in 2012 in the General Plan, as follows:

1. Continue to support allowing mixed use zoning and related development in strategic areas of the city.
2. Monitor and review existing housing patterns within the city in comparison to a pattern of an open market yield.
3. Make an effort to balance the number and size of zoning districts with the demand for various housing types.
4. Consider adopting basic or flexible design standards for small-lot or underutilized land parcels within existing developed areas of the city.

Evaluation of Previous Goals

These goals have been followed the past few years, with progress in the advancement of mixing use projects such as Legacy Crossing Apartments and Legacy Commons on the west side of the city. Other townhomes and condos have also been approved in this time period. The breakdown of our housing stock in relation to the open market yield has improved, with a rise in multi-family units, a decrease in percentage of single family homes, and a steady state of townhomes and duplexes. By decreasing our residential-medium density, this may inhibit some developers, but may increase the likelihood and abundance of medium density housing in some neighborhoods.

Centerville would also like to commit to new strategies in order to accommodate moderate income housing:

New Strategies:

5. Re-examine the allowance of ADUs, with preference towards pushing toward State changes to the requirements of Building Codes.

In previous debates of Accessory Dwelling Units, there has been concern over the burdensome Building Codes on behalf of the owners in order to convert accessory dwelling units in their home. Other issues were in regards to parking and overall concerns of increased density in small neighborhoods. The City Council is ready to examine this ordinance again in order to make room for more affordable housing options.

6. Loosen and adapt development restrictions in the Hillside zoning development standards to allow further and more varied development within the Hillside Overlay.

Centerville's Hillside development Overlay imposes further development standards and restrictions on lots in this zone and with steep slopes. Loosening these restrictions, while maintaining the integrity of the code for safety and aesthetic purposes, allows developers more flexibility and more lots to be built in this zone at a variety of sizes and prices.

7. CDA monies will be allocated to the preservation of moderate income housing and seek further opportunities for this development.

The City has created three redevelopment areas and as part of the tax increment expenditure projections the preservation of affordable housing has been identified. Such increment expenditure has been utilized in the past and the City will continue to look for those opportunities to assist with preservation projects.

**(ADDITIONAL LANGUAGE NEEDS TO BE
INSERTED IN THIS REPORT REGARDING
CURRENT FUNDS BEING SET ASIDE IN THE
CITY'S RDA/CDA AREAS)**

8. Strategic Reevaluation and Reconsideration of Moderate Income Housing Element of the General Plan by 2019

The city will be ready to reevaluate its General Plan in regards to Moderate Income Housing in 2019.

Conclusion

As with the entire state of Utah, Centerville is growing. Although Centerville is a small city bound by water and mountains, the city recognizes its need to grow and accommodate other types of housing needs by doing what it can, where it can. Centerville will commit to its goals to find solutions to these complex housing problems while maintaining the sense of community it

values so much. Reexamining accessory dwelling units, deregulating some Hillside ordinances, committing grant money to affordable housing developments are strategies that can be implemented immediately in order to make progress on these issues. There are also a number of strategies that are still left on the table when we review our goals and progress within the General Plan again in two years. Centerville can grow in a sustainable way that makes room for a variety of needs and backgrounds, while maintaining its core values.

CENTERVILLE

Staff Backup Report 12/5/2017

Item No. 6

Short Title: Consider Employee Association proposal of definition of 'resident'

Initiated By: Centerville City Employee Association

Scheduled Time: 8:15

SUBJECT

RECOMMENDATION

Consider the request from the Centerville City Employee Association to grant City employees "resident" status for cemetery fees and park pavilion rentals.

BACKGROUND

The Employee Association submitted the attached letter requesting that City employees not living within the City be charged the "resident" rate for cemetery fees and park pavilion rentals. This request was reported to the Council in their November 21 meeting. At that time they asked staff to gather information about what other Utah cities do for their employees relating to the use of City services/facilities. The City Manager subsequently sent the attached email to the Utah City Management Association group email list. The responses are being summarized and will be available before the Council meeting.

ATTACHMENTS:

Description

- ☐ Employee Association Letter
- ☐ City Manager Email
- ☐ Survey Responses

MEMORANDUM

FROM: Employee Association President,
TO: Employee Association and City Council
RE: Recommended change to definition of "Resident" as an Employee Benefit
DATE: Nov. 13, 2017

It is proposed that the definition of a Centerville City "Resident" be broadened to include "Centerville City Employees who have served the city for (ten?) years or more."

Many city employees who have worked for and served the city of Centerville, develop a love and a connection to the place that they spend most every day during the time of their employment, regardless of the place they live.

Giving employees and their spouses/partners the benefit of being considered a "Resident" of Centerville City will currently allow them to reserve a park pavilion or have a grave opened at the resident fee and not have to pay the higher non-resident fees.

By giving this additional benefit to employees it will show more evidence of the value the city puts on retaining good, long-term employees and possibly increase the incentive for good employees to stay and serve longer than if the incentive did not exist. This is also a benefit that will be unique to Centerville City and, the cemetery portion of the benefit, is not available to other cities that do not have a city cemetery. This gives, although small, an advantage to Centerville City over other cities that do not have a city cemetery from which to give such a benefit to their valued employees.

This added benefit will not cost the city any money out of its budgets and will only reduce the fees collected from long-term employees who choose to take advantage of the benefit. This is a way to say "thank you" to a valued employee who served this community.

Below is Centerville's current definition of a "Resident" with the recommended addition in red.

As used herein, the term "Resident" shall be defined as:

- a. Any person who was domiciled within the corporate limits of Centerville City, Utah, at the time of death, regardless of actual place of death; or
- b. Any person owning real property within the corporate limits of Centerville City, Utah, at the time of death, regardless of the residence or domicile of such person; or
- c. Any person who was a legal resident of Centerville, Utah, at the time of death, regardless of domicile; or
- d. Any person who was formally domiciled within the corporate limits of Centerville City, Utah, immediately prior to moving from the City for the purpose of becoming domiciled in any facility for the purpose of receiving medical or residential care.
- e. Any current employee of the City or former employee of the City who has been or was employed by the City for at least 10 years.

Steve Thacker

From: Steve Thacker <stevet@centervilleut.com>
Sent: Tuesday, November 28, 2017 9:31 AM
To: ucma@washingtontcity.org
Subject: Question re "Resident" privileges for City employees

Fellow Managers:

Centerville City employees have asked the City Council if they would grant "resident" status to non-resident City employees (current or former) with 10 or more years of service for purposes of cemetery burial rights/fees and for renting park pavilions. Before discussing this request, my Council has asked that I find out if this is a common practice among other Utah cities. Therefore, would you please answer these questions:

- Does your city give city employees any rights/privileges/discounted or waived fees/etc. because they are city employees?
- Does your city give city employees who do not live within the city limits "resident" status for any rights/fees/etc.?
- Do these rights/privileges/etc. apply to former city employees?

Thanks in advance for your responses. I will compile the responses and send to those who request the results.

Steve Thacker
Centerville City Manager

--

You received this message because you are subscribed to the Google Groups "ucma" group.
To unsubscribe from this group and stop receiving emails from it, send an email to ucma+unsubscribe@washingtontcity.org.

Survey Responses-City Employee Benefits

Yes Responses	80%	Resident Status	24%	4%	*1=Yes, 0=No
City	Benefits to Employees	Former Employees	What benefits they receive		
Tremonton	1	0	0	Resident fees for recreation programs and library for employees	
West Point	1	1	0	Resident rate for burial fees, rec programs, city hall & park reservations.	
Saratoga Springs	1	0	0	Library card at resident rate. Would consider cemetery discount if we did it.	
Lehi	1	1	0	Free family membership to rec center & pool. "Resident" status for city fees	
Farmington	0	0	0		
South Weber	1	1	0	Free membership to the rec. center. Reserve a park outdoor facility for free	
American Fork	1	0	0	Family pass to the recreation center and also a library card at no charge.	
Parowan	1	0	0	Discounted gym memberships and use the City Pool free of charge.	
Orem	0	0	0		
North Logan	1	1	0	Employees considered residents (regardless of time with City)for the purchasing of burial plots. 5-10 free facility reservations/year, with free recreation registration costs for the employee and their families.	
Lindon	1	0	0	Employees able to reserve pavilions or a room at our Community Center for personal use up to four times per year at no charge.	
Payson	1	0	0	1/2 off discount at Golf Course, pool, and renting facilities.	
North Salt Lake	1	0	0	Discounts on renting park pavilions, golf fees, and use of city buildings.	
Clinton	0	0	0	Free swim pool and rec pass.	
Pleasant Grove	1	0	0		
West Valley City	1	0	0	Discount at Fitness Center	
Clearfield	1	0	0	Free membership to aquatic and fitness center. Family membership is half price. Registration for recreation and arts programs is half price for the employee and family.	
Brian Head	0	0	0		
Brigham City	1	0	0	Discounted golf and swim passes for all city employees.	
Herriman	1	0	0	Free rental of community room once a year. Free pavilion rentals once a year.	
Enoch	0	0	0		
Provo	1	0	1	Free admission to rec center, Ice Arena, Shooting sports park, Gym, & Library.	
Sandy	1	1	0	Resident prices for reservations in the park.	
Holladay	1	0	0	One free room rental annually.	
Cottonwood Heights	1	1	0	Resident price to rent City Hall. Free Rec Facility use.	

CENTERVILLE

Staff Backup Report 12/5/2017

Item No. 7

Short Title: Discuss proposal to update Park Impact Fee Analysis

Initiated By: Council Members

Scheduled Time: 8:30

SUBJECT

RECOMMENDATION

Direct staff to proceed with update of the Park Impact Fee Analysis and schedule public hearing for December 19.

BACKGROUND

In their November 21 meeting, the City Council directed staff to evaluate the desirability of updating the City's park impact fee analysis at this time. The current park impact fee of \$2057 per residential unit is based on an analysis done in December 2012, or five years ago. Actual costs for the Community Park Expansion have been substantially higher than estimated in the December 2012 analysis, thereby suggesting that an updated analysis and fee may be appropriate.

The City Manager and Management Services Director met with the impact fee specialist of LYRB, who agreed that their proposed approach would be defensible and could be done very quickly by City staff with very little assistance from LYRB. Based on that advice, staff have identified a process that will allow a public hearing to be held on December 19, followed by adoption of a new park impact fee that would become effective 90 days later. This will be explained further at the Council meeting.

The December 2012 Park Impact Fee Facilities Plan and Analysis is attached.

ATTACHMENTS:

Description

- ☐ Park Impact Fee Facilities Plan and Analysis

CENTERVILLE CITY PARK IMPACT FEE FACILITIES PLAN AND PARK IMPACT FEE ANALYSIS



December 2012

Centerville City Park Impact Fee Facilities Plan and Impact Fee Analysis

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Centerville City Park Impact Fee Facilities Plan and Impact Fee Analysis

PARK IMPACT FEE FACILITIES PLAN CERTIFICATION

I certify that the attached impact fee facilities plan:

1. Includes only the costs of public facilities that are:
 - a. Allowed under the Impact Fees Act; and
 - b. Actually incurred; or
 - c. Projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. Does not include:
 - a. Costs of operation and maintenance of public facilities;
 - b. Costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
 - c. An expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodology standards set forth by the federal Office of Management and Budget for federal grant reimbursement; and
3. Complies in each and every relevant respect with the Impact Fee Act.

Centerville City

Jacob J. Smith
Management Assistant

Centerville City Park Impact Fee Facilities Plan and Impact Fee Analysis

PARK IMPACT FEE ANALYSIS CERTIFICATION

I certify that the attached impact fee analysis:

1. Includes only the costs of public facilities that are:
 - a. Allowed under the Impact Fees Act; and
 - b. Actually incurred; or
 - c. Projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. Does not include:
 - a. Costs of operation and maintenance of public facilities;
 - b. Costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
 - c. An expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement;
3. Offsets costs with grants or other alternate sources of payment; and
4. Complies in each and every relevant respect with the Impact Fees Act.

Centerville City

Jacob J. Smith
Management Assistant

Centerville City Park Impact Fee Facilities Plan and Impact Fee Analysis

EXECUTIVE SUMMARY

Centerville City is growing and that growth increases the demand on the City's public systems including its parks, recreational facilities, and trails. An impact fee is defined as a payment of money imposed upon new development activity as a condition of development approval to mitigate the impact of the new development on public infrastructure. The Utah Impact Fees Act allows cities and towns to charge impact fees for "parks, recreation facilities, open space and trails," as long as there exists a reasonable relationship between the fees imposed and the needs generated by new development [Utah Code 11-36a-102 (15)(f)].

Park impact fees may be implemented to sustain the current level of service (LOS) for developed parks, recreational facilities, and paved trails, but park impact fees may not be used to increase the LOS. The purpose of this Park Impact Fee Facilities Plan (IFFP) and Park Impact Fee Analysis (IFA) is to identify the parks, park amenities and trails LOS standards to ensure that the capacities of projects financed through impact fees do not exceed the standard. This is done through estimating future demand, explaining how future demand will be met along with the associated costs, and distributing the impacts equally with a park impact fee.

The Centerville parks, park amenities, and trails standards as identified in the Park IFFP and IFA is 2.79 acres of developed parks per 1,000 residents, 1 pavilion/restroom and playground per 2,723 residents, 1 sport court per 3,268 residents, and .51 miles of paved trails per 1,000 residents.

It is estimated that Centerville currently has 16,339 residents and according to current land availability and zoning designations, it is anticipated the City will add an additional 1,215 units or 3,815 new residents to its population. Build out is projected to occur sometime in 2029 with a total population of 20,154 residents. To maintain the current LOS with an additional 3,815 residents, the City will need to provide an additional 10.64 acres of developed parks, 1 additional sport court, pavilion, restroom, and playground (park amenities) and 1.95 miles of paved trails.

The Park IFFP identifies the planned parks, park amenities, and trails needed to maintain the current LOS along with the associated costs. The total cost to add the additional park acreage, park amenities, and paved trails is estimated to be around \$2,500,000. Impact fees will be charged only to residential development as commercial development is assumed to create no new demand on the parks, park amenities and trail systems. Impact fees will also be the primary source for funding the additional improvements.

Centerville currently charges and has been charging since July 7, 1998 a park impact fee of \$1,200 per residential unit. This is the lowest fee in South Davis County except for the notable exception of Bountiful, which does not charge a park impact fee. The average park impact fee in neighboring communities is \$2,238.17 (\$1,918.43 including Bountiful).

The proportionate cost for the future 1,215 units to maintain the current LOS for developed parks, park amenities and paved trails in Centerville is \$2,500,000. This cost distributed equally to the new residential units would justify a maximum park impact fee of \$2,057.61.

Centerville City Park Impact Fee Facilities Plan and Impact Fee Analysis

LEGISLATIVE FRAMEWORK

Centerville City is authorized to impose impact fees subject to and in accordance with applicable provisions of the Utah Impact Fees Act, as set forth in *Utah Code Ann.* §§ 11-36a-101, *et seq.*, as amended (“Impact Fees Act”). An impact fee is defined as a payment of money imposed upon new development activity as a condition of development approval to mitigate the impact of the new development on public infrastructure. Impact fees may only be established for public facilities as defined in Section 11-36a-102 that have a life expectancy of 10 or more years and are owned or operated by or on behalf of a local political subdivision. Public facilities for which impact fees may be imposed includes public facilities for “parks, recreation facilities, open space and trails.”

Impact fees may not be imposed or calculated to: (1) cure deficiencies in public facilities serving existing development; (2) raise the established level of service of a public facility serving existing development; (3) recoup more than the local political subdivision’s costs actually incurred for excess capacity in an existing system improvement; or (4) include an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement. *Utah Code Ann.* § 11-36a-202. Notwithstanding any other provisions of the Impact Fees Act, a political subdivision “may not impose an impact fee . . . on a school district or charter school for a park, recreation facility, open space or trail.” *Utah Code Ann.* § 11-36a-202.

IMPACT FEE FACILITIES PLAN EXPLANATION

Before imposing or amending an impact fee, the City is required to prepare an impact fee facilities plan (“IFFP”) to determine the public facilities required to serve development resulting from new development activity. *Utah Code Ann.* § 11-36a-301. The IFFP is required by law to identify demands placed upon existing public facilities by new development activity and the proposed means by which the city will meet those demands. In preparing the IFFP, the City shall generally consider all revenue sources, including impact fees and anticipated dedication of system improvements, to finance the impacts on system improvements. The City may only impose impact fees on development activities when the City’s plan for financing system improvements establishes that impact fees are necessary to achieve an equitable allocation to the costs borne in the past and to be borne in the future, in comparison to the benefits already received and yet to be received. *Utah Code Ann.* § 11-36a-302.

IMPACT FEE ANALYSIS EXPLANATION

Before imposing or amending an impact fee, the City is required to prepare a written analysis of each impact fee (“IFA”), together with a summary of such impact fee analysis designed to be understood by a lay person. *Utah Code Ann.* § 11-36a-303. The IFA shall: (1) identify the anticipated impact on or consumption of any existing capacity of a public facility by the anticipated development activity; (2) identify the anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service for each public facility; (3) demonstrate how the anticipated impacts described are reasonably related to the anticipated development activity; (4) estimate the proportionate share of the costs for existing capacity that will be recouped and the costs of impacts on system improvements that are reasonably related to the new development activity; and (4) identify how the impact fee was calculated. *Utah Code Ann.* § 11-36a-304.

In analyzing whether or not the proportionate share of the costs of public facilities are reasonably related to the new development activity, the City shall identify, if applicable: (1) the cost of each existing public facility

Centerville City Park Impact Fee Facilities Plan and Impact Fee Analysis

that has excess capacity to serve the anticipated development resulting from the new development activity; (2) the cost of system improvements for each public facility; (3) other than impact fees, the manner of financing for each public facility, such as user charges, special assessments, bonded indebtedness, general taxes, or federal grants; (4) the relative extent to which development activity will contribute to financing the excess capacity of and system improvements for each existing public facility, by payment from the proceeds of general taxes; (5) the relative extent to which development activity will contribute the cost of existing public facilities and system improvements in the future; (6) the extent to which the development activity is entitled to a credit against impact fees because the development activity will dedicate system improvements or public facilities that will offset the demand for system improvements, inside or outside the proposed development; (7) extraordinary costs, if any, in servicing the newly developed properties; and (8) the time-price differential inherent in fair comparison of amounts paid at different times.

IMPACT FEE CALCULATION

In calculating an impact fee, the City may include: (1) the construction contract price; (2) the cost of acquiring land, improvements, materials and fixtures; (3) the cost for planning, surveying, and engineering fees for services provided for and directly related to the construction of the system improvement; and (4) debt service charges, if the City might use impact fees as a revenue stream to pay the principal and interest on bonds, notes, or other obligations issued to finance the costs of the system improvements. *Utah Code Ann.* § 11-36a-305. All impact fee calculations shall be based on realistic estimates and the assumptions underlying such estimates shall be disclosed in the IFA.

SERVICE AREA

The Impact Fees Act requires the City to establish one or more service areas within which the City will calculate and impose a particular impact fee. The service area within which the proposed Park Impact Fees will be imposed includes all of the area within the corporate limits and jurisdictional boundaries of the City. The City has concluded, based on analysis and usage, that the City's parks are a system of regional and City-wide amenities and are considered a parks and trails system for all citizens and residents of the City. Any improvements to this parks and trails system—meaning that they serve the entire community at large—are considered “system improvements”. Park improvements serving only specific developments (such as pocket parks) are considered “project improvements”. As a matter of fairness and equity, project improvements within the service area are excluded from the level of service or impact fee calculations.

Centerville City Park Impact Fee Facilities Plan and Impact Fee Analysis

CENTERVILLE PARK AND PARK AMENITY STANDARDS

According to Centerville City's General Plan [12-460-1(3)(a)], the City's LOS for developed parks based on 2010 census data is 3.24 acres per 1,000 residents. The following data illustrates the current inventory of developed parks and park amenities.

TABLE A: DEVELOPED PARK INVENTORY

Park Name	Developed Acres	Planned Acres	Pavilion/ Restrooms	Playgrounds	Sport Courts
Centerville Community Park	21.23	6.0	1	1	-
Freedom Hills Park	9.28	-	1	1	-
Island View Park	6.00	-	1	1	2
Parrish Creek Parkway	0.00	1.5	-	-	-
Centerville Commons	0.68	-	-	-	-
Founders Park	2.52	-	1	1	-
Porter-Walton Park	3.00	-	1	1	1
Smoot Park	6.90	-	1	1	2
Total	49.61	7.5	6	6	5

According to the 2010 U.S. Census, Centerville had a population of 15,335 with an average of 3.14 persons per household. Table A shows a total of 49.61 acres of developed parks. The LOS was determined using the following formula:

$$\frac{49.61 \text{ ACRES OF DEVELOPED PARK}}{15,335 \text{ RESIDENTS}} \times 1,000 = 3.24 \text{ ACRES OF DEVELOPED PARKS PER 1,000 RESIDENTS}$$

ADJUSTMENTS TO THE PARK STANDARDS FOR IMPACT FEES

The standard of 3.24 acres/1,000 residents as outlined in the General Plan was based on the inventory of developed parks and the population in 2010. The population has since changed. In 2011, 212 building permits were issued and in 2012 there were 127 (339 total). Based on the following calculation, Centerville's estimated population is 16,339.

$$339 \text{ BUILDING PERMITS} \times 3.14 \text{ PERSON PER HOUSEHOLD} + 15,335 \text{ 2010 POPULATION} = 16,339$$

When determining the LOS that should be used to determine the maximum park impact fee, the inventory of parks needs to be adjusted to reflect the following: how the parks were financed to arrive at the 49.61 acres of developed parks, any park parcels donated to the City or owned by other entities and any pocket parks that should not be included in the park inventory as they do not serve the entire population of Centerville.

PARK FINANCING

The Centerville Community Park, the developed part of the Freedom Hills Park, Island View Park, and the Porter-Walton Park were all purchased and developed by the City either through the sale of other city-owned property, impact fees, or General Funds.

Centerville City Park Impact Fee Facilities Plan and Impact Fee Analysis

NON-CITY OWNED/DONATED PARCELS

The City owns 1.15 of the 2.52 acres of Founders Park, but developed and maintains all of it. All 6.9 acres of Smoot Park was donated to Centerville City as the land was located in a flood plain and unbuildable. The original owners donated the land with an agreement the City would develop and maintain the property as a park. The City developed and maintains all of Smoot Park.

As the Park Impact Fee Facilities Plan (Table D) shows, development of a park can conservatively be estimated to be 60% of the cost of a city park. For this reason, 1.97 acres of Founders park (1.15 city owned + .82 county owned) and 4.14 acres of Smoot Park will remain in this analysis as being financed and developed by the City. The remaining 3.31 will be removed from the total acres of developed parks for an adjusted total of 46.3 acres.

POCKET PARKS

The Centerville Commons Park does not serve the entire population of Centerville; for this reason, the .68 acres will not be considered when determining the park impact fee. The total acres of developed parks for this study will then be adjusted to 45.62 acres.

ADJUSTED LOS FOR DEVELOPED PARKS AND PARK AMENITIES

The current estimated population is 16,339 residents and the adjusted amount of developed parks is 45.62 acres. The actual LOS for developed parks is then 2.79 acres of developed parks per 1,000 residents.

$$\frac{45.62 \text{ ACRES OF DEVELOPED PARK}}{16,339 \text{ RESIDENTS}} \times 1,000 = 2.79 \text{ ACRES OF DEVELOPED PARKS PER 1,000 RESIDENTS}$$

In addition, Centerville currently has six (6) pavilions and restrooms, (6) community playgrounds and five (5) sport courts used for either tennis or basketball. Together, these are referred to as the park amenities. The LOS for the park amenities are one (1) pavilion/restroom and playground per 2,723 residents and one (1) sport court per 3,268 residents.

$$\frac{6 \text{ PAVILIONS/RESTROOMS AND PLAYGROUNDS}}{16,339} = 1 \text{ PER } 2,723 \text{ RESIDENTS}$$
$$\frac{5 \text{ COURTS}}{16,339 \text{ RESIDENTS}} = 1 \text{ PER } 3,268 \text{ RESIDENTS}$$

Centerville City Park Impact Fee Facilities Plan and Impact Fee Analysis

CENTERVILLE PAVED TRAILS STANDARD

Table B is an inventory of paved trails in Centerville.

TABLE B: PAVED TRAILS INVENTORY

Trail Location/Name	Miles
Freedom Hills Park	1.66
Community Park	0.86
Frontage Road Parkway	1.80
Porter/Walton Park	0.33
Island View Park	0.22
Legacy Parkway	2.86
Bamberger Trail	0.58
Total	8.31

Using the same methodology for determining parks per 1,000 residents, the LOS for paved trails in Centerville is .51 miles of paved trail per 1,000 residents. The LOS was determined using the following formula:

$$\frac{8.31 \text{ MILES OF PAVED TRAILS}}{16,339 \text{ RESIDENTS}} \times 1,000 = .51 \text{ MILES OF PAVED TRAILS PER 1,000 RESIDENTS}$$

FUTURE DEMAND

The build out population for Centerville is projected to include an additional 1,215 units or 3,815 new residents based on December 2012 data of available land and the zoning designations for that land.

$$1,215 \text{ UNITS} \times 3.14 \text{ PERSONS PER HOUSEHOLD} = 3,815 \text{ NEW RESIDENTS}$$

This land and zoning data is provided below.

TABLE C-1: AVAILABLE LAND AND ZONING DESIGNATIONS

Zone	Acres	Units/Acre	~New Units
R-H	1.4	12	17
R-L	37.7	4	151
A-L Redevelopment	179.1	3	537
A-L Undeveloped	127.6	4	510
Total New Units			1,215

Source: Cory Snyder, Centerville Community Development Director

Based on demographic and economic projections provided by the Utah Governor's Office of Planning and Budget (GOPB) for Davis County beginning in 2013 and beyond, the assumption Centerville will grow at the same rate as the County, building permit data in 2011 and 2012 (1,004 new residents), and census data of 3.14 persons per household, Centerville is projected to reach build-out sometime in 2029 with a population of 20,154 as shown in the Table C-2.

Centerville City Park Impact Fee Facilities Plan and Impact Fee Analysis

TABLE C-2: PROJECTED GROWTH FOR CENTERVILLE

Year	Growth Rate	Population	Additional Units	Year	Growth Rate	Population	Additional Units
2012		16,339		2021	1.25%	18,568	73
2013	1.60%	16,600	83	2022	1.22%	18,791	72
2014	1.56%	16,859	82	2023	1.19%	19,012	71
2015	1.52%	17,115	82	2024	1.16%	19,230	70
2016	1.48%	17,368	81	2025	1.13%	19,444	69
2017	1.44%	17,618	80	2026	1.10%	19,656	68
2018	1.41%	17,866	79	2027	1.07%	19,865	67
2019	1.37%	18,111	78	2028	1.05%	20,070	66
2020	1.28%	18,341	74	2029	0.31%	20,154	20
				Total			
				1,215			

To maintain the LOS of 2.79 acres of developed community and neighborhood parks per 1,000 residents, 1 pavilion/restroom and playground per 2,723 residents and 1 sport court per 3,268 residents for the estimated 3,815 future residents, the City will need an additional 10.64 acres of developed parks as well as 1 additional pavilion/restroom, playground, and sport court.

$$3,815 \text{ NEW RESIDENTS} \times 2.79 \text{ ACRES OF DEVELOPED PARK}/1,000 = 10.64 \text{ ACRES}$$

$$3,815 \text{ NEW RESIDENTS}/2,723 = \sim 1 \text{ PAVILION/RESTROOM AND PLAYGROUND}$$

$$3,815 \text{ NEW RESIDENTS}/3,268 = \sim 1 \text{ SPORT COURT}$$

Further, the current LOS for paved trails is .51 paved miles per 1,000 residents. To maintain this LOS with the additional residents, the City will need to provide an additional 1.95 miles of paved trails.

$$3,815 \text{ NEW RESIDENTS} \times .51 \text{ MILES}/1,000 = 1.95 \text{ MILES PAVED TRAILS}$$

MEETING THE DEMAND

Centerville has purchased undeveloped land to provide for future development. As a result, the City now owns six (6) undeveloped acres next to the Community Park for future Community Park Expansion and one and one-half (1.5) acres on Frontage Road south of Chase Lane currently designated as the Parrish Creek Parkway.

Centerville uses a plan-based methodology to determine the total cost and the maximum park impact fee allowed. A park impact fee would fund the demand created by the additional 3,815 residents on the City's developed parks, park amenities and paved trails. Centerville has adopted a Parks Capital Improvement Plan (CIP) outlining the future development and improvement of the City's park system. Table D constitutes the Park Impact Fee Facilities Plan (IFFP) incorporating elements of the Parks CIP that can be funded with park impact fees. Included in the Park IFFP is a description of the planned parks, park amenities and trails and the estimated costs as of December 2012, provided by Centerville City's Engineer from ESI Engineering, Inc. ESI has been involved extensively in developing the City's current parks.

Centerville City Park Impact Fee Facilities Plan and Impact Fee Analysis

TABLE D: PARK IMPACT FEE FACILITIES PLAN

Park/Trail	Description	Cost
Trail Improvements	D&RG Trail Match (pave 1.34 miles)	\$ 40,000
Community Park Expansion (6.0 acres)	Total	\$ 820,000
	<i>Phase 1: Concept and Design</i>	\$ 20,000
	<i>Phase 2: Grading</i>	\$ 50,000
	<i>Phase 3: Drainage and Utilities</i>	\$ 100,000
	<i>Phase 4: Irrigation and Seed</i>	\$ 500,000
	<i>Phase 5: Parking and Path (pave .26 miles)</i>	\$ 150,000
Parrish Creek Parkway (1.5 acres)		\$ 150,000
Future Park(s) (Location Not Yet Determined)*	Total	\$ 490,000
	<i>Purchase of Property (2.16 acres)</i>	\$ 205,000
	<i>Phase 1: Concept and Design</i>	\$ 6,000
	<i>Phase 2: Grading</i>	\$ 18,000
	<i>Phase 3: Drainage and Utilities</i>	\$ 36,000
	<i>Phase 4: Irrigation and Seed</i>	\$ 180,000
	<i>Phase 5: Parking and Path (pave .35 miles)</i>	\$ 45,000
Park Amenities (Sport Court, Pavilion/Restroom, Playground)		\$ 300,000
City Hall/Founders Park Expansion (.98 acres)	Purchase and Improve	\$ 700,000
	Total	\$ 2,500,000

Included in the Park IFFP are 10.64 acres of developed parks, park amenities including 1 pavilion/restroom, playground, and sport court and 1.95 miles of paved trails needed to maintain the current LOS in Centerville for parks, park amenities and trails with the additional 3,815 future residents.

*The Parks CIP shows Future Park(s) at 7.21 additional acres, this is based on a park standard of 3.24 acres per 1,000 residents. The Park IFFP shows 2.16 acres; this is the portion of the Future Park(s) required to maintain the adjusted LOS of 2.79 acres of developed parks per 1,000 residents.

FUNDING

Centerville will use park impact fees as the primary source of revenue for new parks, park amenities and trails identified in the Park IFFP in an effort to maintain the LOS. Impact fees are necessary to achieve an equitable allocation of costs incurred as a direct result of new growth.

At the discretion of the City and in accordance with the applicable ordinances, General Plan and Parks CIP, a developer may choose to donate land for parks and trails in lieu of paying park impact fees. The City would determine if a potential donation would meet City needs and determine the fair market value of the donation.

Because commercial development is assumed to create no new demand for developed parks, park amenities or paved trails, only residential development will be charged a park impact fee.

CASH FLOW ANALYSIS FOR PARKS, PARK AMENITIES AND TRAILS

The cash flow summary shown below in Table E indicates impact fee revenue and expenditures necessary to meet demand for growth-related parks, park amenities and trail facilities. This cash flow analysis is for illustrative purposes only and is based on the Park IFFP and maximum justified park impact fee; The City

Centerville City Park Impact Fee Facilities Plan and Impact Fee Analysis

Council will determine the actual timing and costs of specific park improvements and trails as well as the actual amount of the park impact fee.

Population estimates are based on demographic projections provided by the GOPB, building permit information and assume Centerville will grow at the same rate as Davis County. To the extent the rate of development either accelerates or slows down, there will be a corresponding change in the cash flow and timing of projects.

TABLE E: CASH FLOW ANALYSIS

Year	Population	New Units	Impact Fee Revenue	Park/Trail Project (Identified in IFFP)	Capital Costs	Surplus (Deficit)
2013	16,600	83	\$ 170,781.89	D&RG Trail Match; Community Park Exp P1 & 2	\$ 110,000.00	\$ 60,781.89
2014	16,859	82	\$ 168,724.28	Community Park Exp P3	\$ 100,000.00	\$ 129,506.17
2015	17,115	82	\$ 168,724.28			\$ 298,230.45
2016	17,368	81	\$ 166,666.67	Community Park Exp P4	\$ 500,000.00	\$ (35,102.88)
2017	17,618	80	\$ 164,609.05	Community Park Exp P5	\$ 150,000.00	\$ (20,493.83)
2018	17,866	79	\$ 162,551.44	Parrish Creek Parkway	\$ 150,000.00	\$ (7,942.39)
2019	18,111	78	\$ 160,493.83			\$ 152,551.44
2020	18,344	74	\$ 152,263.37	Future Park Purchase	\$ 205,000.00	\$ 99,814.81
2021	18,573	73	\$ 150,205.76	Future Park P1 & 2	\$ 24,000.00	\$ 226,020.58
2022	18,799	72	\$ 148,148.15	Future Park P3 & 4	\$ 216,000.00	\$ 158,168.72
2023	19,022	71	\$ 146,090.53	Future Park P5	\$ 45,000.00	\$ 259,259.26
2024	19,242	70	\$ 144,032.92	Park Amenities	\$ 300,000.00	\$ 103,292.18
2025	19,459	69	\$ 141,975.31			\$ 245,267.49
2026	19,674	68	\$ 139,917.70			\$ 385,185.19
2027	19,885	67	\$ 137,860.08			\$ 523,045.27
2028	20,093	66	\$ 135,802.47	Founders Park Expansion	\$ 700,000.00	\$ (41,152.26)
2029	20,154	20	\$ 41,152.26			\$ 0.00
Total			\$ 2,500,000.00		Balance	\$ 0.00

The Impact Fee Act requires that any funds collected by impact fees be used within six years of collection and must be used for projects identified on the Park IFFP. This cash flow analysis assumes park improvements outlined on the Park IFFP would take place in a timely manner as development occurs and impact fees are collected. However, if City Council chooses to accelerate the construction of park improvements, they could ask voters to approve a bond issue. Any related indebtedness could then be paid, at least in part, with future park impact fees as they become available.

Centerville City Park Impact Fee Facilities Plan and Impact Fee Analysis

CURRENT PARK IMPACT FEES

Centerville currently charges and has been charging since July 7, 1998 a park impact fee of \$1,200 per residential unit. This is the lowest fee in South Davis County except for the notable exception of Bountiful, which does not charge a park impact fee. The average park impact fee in neighboring communities is \$2,238.17 (\$1,918.43 including Bountiful). Kaysville is currently reviewing their park impact fee.

TABLE F: PARK IMPACT FEE COMPARISON

City	Park Impact Fee
West Bountiful	\$ 2,822.00
Bountiful	\$ -
Farmington	\$ 2,500.00
Woods Cross	\$ 2,314.00
North Salt Lake	\$ 2,300.00
Layton	\$ 1,873.00
Kaysville	\$ 1,620.00
Centerville	\$ 1,200.00

RECOMMENDED PARK IMPACT FEE

The proportionate cost for the future 1,215 units to maintain the current LOS for developed parks, park amenities and paved trails in Centerville is \$2,500,000. This cost distributed equally to the new residential units would justify a maximum park impact fee of \$2,057.61.

$$\text{\$2,500,000 TOTAL COSTS} / \text{1,215 UNITS} = \text{\$2,057.61}$$

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
12/5/2017**

Item No. 8.

Short Title: Consider Resolution supporting extension of Legacy Parkway Scenic Byway Designation

Initiated By: Northern Davis County Cities

Scheduled Time: 8:40

SUBJECT

RECOMMENDATION

Consider Resolution No. 2017-25 supporting extension of the Great Salt Lake Legacy Parkway Scenic Byway and renaming it the Great Salt Lake Scenic Byway.

BACKGROUND

The northern cities of Davis County would like the future West Davis Corridor highway to be designated as a State Scenic Byway, thereby prohibiting billboards along that roadway. The Legacy Parkway is currently designated a scenic byway and, therefore, has no billboards. Resolution No. 2017-25 would extend the Legacy Parkway scenic byway designation to include the West Davis Corridor, but would rename it as stated above.

ATTACHMENTS:

Description

- Resolution No. 2017-25

Resolution NO. 2017-25

**A RESOLUTION SUPPORTING THE EXTENSION OF THE GREAT SALT LAKE
LEGACY PARKWAY SCENIC BYWAY AND RENAMING IT THE GREAT SALT LAKE
SCENIC BYWAY**

WHEREAS, On May 16, 2002 the Legacy Parkway was designated as a scenic byway by the Utah State Scenic Byway Committee; and

WHEREAS, The Construction of West Davis Corridor provides an opportunity to extend the Great Salt Lake Legacy Parkway Scenic Byway northward providing direct access to the Great Salt Lake and Antelope State Park from the byway; and

WHEREAS, The close proximity of the Great Salt Lake and Antelope Island to the West Davis Corridor provides the natural and scenic intrinsic values qualifying the corridor to be designated as a scenic byway; and

WHEREAS, It is beneficial to Davis County and the communities therein to showcase the natural and scenic values of the Great Salt Lake and Antelope Island to those traveling through the County.

**NOW , THEREFORE, BE IT RESOLVED THAT _____
SUPPORTS THE EXTENSION OF THE GREAT SALT LAKE LEGACY PARKWAY SCENIC
BYWAY NORTH TO INCLUDE THE WEST DAVIS CORRIDOR AND ANTELOPE DRIVE
WEST FROM THE WEST DAVIS CORRIDOR ACROSS THE CAUSEWAY TO ANTELOPE
ISLAND AND FURTHER SUPPORTS RENAMING THE GREAT SALT LAKE LEGACY
PARKWAY SCENIC BYWAY TO THE GREAT SALT LAKE SCENIC BYWAY.**

**PASSED AND ADOPTED BY _____, STATE OF UTAH, ON THIS
_____ DAY OF _____ 2017.**

By: _____

Attest: _____

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
12/5/2017**

Item No. 9

Short Title: Approve purchase of generators for water system

Initiated By: Public Works Director

Scheduled Time: 8:50

SUBJECT

RECOMMENDATION

Award bid to Cummins Power for two 200kw stationary stand-by generators for the total amount of \$79,290, plus \$5900 for a 225 VA step-down transformer.

BACKGROUND

See the attached memo from Randy Randall, Public Works Director, regarding this matter.

ATTACHMENTS:

Description

- ☐ Memo from Randy Randall re Generators for Water System

MEMORANDUM

TO: Mayor Cutler, Centerville City Council, Steve Thacker
FROM: Randy Randall, Director of Public Works
DATE: November 27, 2017
RE: Generator

City 2017 budget for a 250 kw portable generator \$85,000

Recommendation

Supplier: Cummins Power 200kw stationary stand-by generator Tier III to meet EPA requisites

One generator to replace at City Hall Well.

Cost of generator	\$33,995
Sound housing level 3 (68.6 DB)* add on	\$5,200
Sand stone paint	\$1,500
Breaker	<u>\$1,100</u>
Total	\$41,795

One generator to replace at Ricks Creek Well

Cost of generator	\$33,995
Sound housing level 2 (73.5 DB)* add on	<u>\$3,500</u>
Total	\$37,495
Total Cost	\$79,290

*Noise standard 84.2 DB

1. The generators we are replacing are very old and don't have a secondary containment for the fuel. Our wells are at risk for contamination. The new generators have dual tank walls with leak alarms.
2. We are able to reduce the size of the generators to 200 kw because we reduced the pump size with last year's pump replacement project.
3. Because of the new EPA emission rules for portable generators, they have to meet the Tier IV requirements. The stationary stand-by generators only have to be a Tier III rating. We've had problems with our Tier IV truck and backhoe because it hasn't been perfected yet.
4. Because we won't need a trailer, we will save money.
5. Because of all these factors, we can get two generators for the price of one. We can produce more water at the same time and can do it remotely without delay.

The Costs for One Mobile Tier IV Generator:

Wheeler Cat 175 kw Tier IV	\$125,000 *
Precision Power 250 kw Tier IV	\$86,736 *
Smith Power 250 kw Tier IV	\$112,960 *
Cummins Rocky Mountain 200 kw Tier IV	\$83,249

* These are the closest size of generator they can supply to do the job. Most suppliers don't make Tier III motors anymore.

Addendum

I would also recommend adding the purchase of a 225 VA step down transformer from 480 volts to 208 volts so the New City Hall Well generator could also be used as a backup for City Hall. Because the wire from the offices to the well is already in place, doing this when we wire the new generator would only be the price of the transformer and be the most cost effective.

Transformer Cost	\$5900.00
------------------	-----------

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
12/5/2017**

Item No. 10

Short Title: Frontage Road Bike Lane Project

Initiated By: City staff

Scheduled Time: 9:00

SUBJECT

- a. Proposed design of roadway and bike lanes
- b. Federal Aid Agreement

RECOMMENDATION

- a. Approve the proposed changes to the Frontage Road to accommodate standard bike lanes in both directions.
- b. Approve the attached Federal Aid Agreement pertaining to the federal funding of nearly \$1 million for this project.

BACKGROUND

Several years ago Centerville City applied for and was approved to be added to WFRC's five-year plan for federal funding to widen the Frontage Road to accommodate standard bike lanes in both directions. The intent is to make these improvements in 2018. To allow design work to proceed, the Council should approve 1) a Federal Aid Agreement (attached) and 2) the City Engineer's proposed cross-sections (attached). Kevin Campbell, City Engineer, will attend the Council meeting to answer questions and explain how the City staff intends to coordinate these federally-funded improvements with the City's funding of an overlay for this road.

ATTACHMENTS:

Description

- ▢ UDOT Federal Aid Agreement
- ▢ Frontage Road Proposed Cross-Sections



State of Utah
Department of Transportation

Federal Aid Agreement for Local Agency Project CFDA No. 20.205 Highway Planning and Construction	Centerville City - Steve Thacker	Maximum Project Value Authorized \$1,040,437
PIN Number 12003 FINET Number 54064 FMIS Number F009526 DUNS Number 026667378	Project Number F-LC57(28) PIN Description 638 North to 2200 North (Lund Lane)	Agreement Number (Assigned By Comptrollers) Date Executed

This Agreement is entered into this _____ by and between the Utah Department of Transportation ("UDOT") and Centerville City "Local Agency", a political subdivision(s) of the State of Utah.

The (City/County) has a project that will receive financing from federal-aid highway funds. The Project consists of 638 North to 2200 North (Lund Lane), located at Centerville City and identified as project number F-LC57(28);

Pursuant to 23 CFR Section 635.105, UDOT has the responsibility to oversee the federal aid projects to ensure adequate supervision and inspection so the projects are completed in conformance with the approved plans and specifications, including compliance with all federal requirements; and

This Agreement describes the respective roles and requirements of UDOT and the City/County to ensure compliance with the federal requirements for the receipt of federal funding for the Project.

State Wide Transportation Improvement Program STIP 2018 - 2021

Fund*	Prior	2018	2019	2020	2021	Total	Fed Aid	State	Other	Pct
CMAQ_WFRC	\$0	\$1,040,437	\$0	\$0	\$0	\$1,040,437	\$969,999	\$0	\$70,438	6.77%
Total:	\$0	\$1,040,437	\$0	\$0	\$0	\$1,040,437	\$969,999	\$0	\$70,438	6.77%

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.

Flexible match (soft match) will only be utilized on this project if the flexible match is approved by the UDOT Local Government Programs Engineer and the flexible match is included in this agreement prior to execution. Flexible match will not be added to the project after this agreement has been executed.

For the specific funding for the project, see page 1, Statewide Transportation Improvement Program (STIP).

UDOT will request payment of matching shares and overruns through an email that will be sent to [Steve Thacker at STEVET@CENTERVILLEUT.COM](mailto:SteveThacker@STEVET@CENTERVILLEUT.COM), the Local Agency Contact. The Local Agency shall pay within 30 days after each payment request. The Local Agency shall make the check payable to the Utah Department of Transportation referencing the project number above and mail to UDOT Comptroller's Office, 4501 South 2700 West, Box 1415010, Salt Lake City, Utah 84114-1510.

Funds requested beyond the amount described in this Agreement will require execution of a Federal Aid Agreement Modification by the parties.

If the project has cost overruns, the Local Agency shall pay the additional amount to UDOT within 30 days of receiving the invoice. Should the Local Agency fail to reimburse UDOT for costs that exceed the federal reimbursement, federal funding for other Local Agency projects or B&C road funds may be withheld until payment is made in addition to any other remedies available.

If the Local Agency's advanced amount exceeds its share of project cost, UDOT will return the amount of overpayment to the Local Agency upon financial closure of the project.

If there are any unexpended Federal Funds remaining on the project, the funds will be returned to the funding source that they originated (MPO, etc) and reprogrammed.

UDOT Comptroller shall provide the Local Agency with a quarterly statement reflecting a cost summary for the project.

V. Local Agency's Reimbursement Claims. The Local Agency shall bill UDOT for eligible federal aid project cost incurred after FHWA phased approval for authorization to proceed (form R709) and in conformity with applicable federal and state laws. Authorized Local Agency reimbursement claims should be submitted to UDOT Project Manager within 30 days of cost incurrence. Reimbursements to the Local Agency for right of way claims are classified as a pass-through of Federal funds from UDOT to the Local Agency. Expenditures by the Local Agency for general administration, supervision, and other overhead shall not be eligible for federal participation unless an indirect cost plan has been approved annually by the Federal government. The Local Agency shall certify to UDOT that it has conformed to all the requirements of applicable state and federal law, Consultant Services Manual of Instruction, Local Public Agency Guide, and all the provisions of the contract, as a condition of and prior to receiving payment under the contract.

The Local Agency shall comply with 23 CFR Section 710.203 for FHWA reimbursement requests of real property acquisitions. A Local Agency shall not request reimbursement for excess acquisitions which are not eligible for FHWA reimbursement under 23 CFR Section 710.203 <http://www.gpoaccess.gov/cfr/retrieve.html>.

VI. Federal Aid Project Compliance. Local Agency shall comply with Title 23, USC, 23 CFR, 2 CFR Part 200, , UDOT Local Government and State Aid Project Guide, UDOT's Right of Way Operational Manual and the Federal Aid Project Agreement between UDOT and Federal Highway Administration concerning federal aid projects. They will also follow the Local Government Design and Process Manuals.

VII. Project Authorization for Federal Aid. The Local Agency, through UDOT, must obtain an Authorization to proceed from FHWA before beginning work on any federal aid project. Federal funds shall not participate in costs incurred prior to the date of authorization. The Local Agency will work with the Project Manager to establish a project end date. Any expenses incurred after the FMIS Close Out End Date will not be eligible for Federal reimbursement and the Local Agency will be required to pay 100% of those costs. This end date can be found on the UDOT website at the following link: [Local Government Close Out Dates](#). FHWA authorizes the funding in separate phases including environmental, design, ROW, and construction.

VIII. Indemnity clause. Local Agency agrees to hold harmless and indemnify the State of Utah, UDOT, its employees and agents (Indemnitees) from and against all claims, suits and costs, including attorneys' fees for injury or damage of any kind, arising out of Local Agency's negligent acts, errors, or omissions in the performance of this Project. This clause is intended to include but not be limited to: Indemnitees any failure to inspect, discover, correct, or otherwise address any defect, dangerous condition or other condition created by or resulting from Local Agency's negligent acts, errors, or omissions in the performance of this Project.

Any periodic plan and specification review or construction inspection performed by UDOT arising out of the performance of the Project does not relieve the Local Agency of its Project duties, including its duty to indemnify, or its duty to ensure compliance with applicable standards.

IX. Single Audit Act. The Local Agency, as a sub-recipient of federal funds, shall adhere to 2 CFR 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. A sub-recipient who expends \$750,000 or more in federal awards from all sources during a given fiscal year shall have a single or program-specific audit performed for that year in accordance with 2 CFR 200. Upon conclusion of the 2 CFR 200 audit, the Local Agency shall be responsible for ensuring that a copy of the report is transmitted to the Utah Department of Transportation, Internal Audit, 4501 S 2700 W, Box 148230, Salt Lake City, Utah 84114-8230.

X. Maintenance. The Local Agency shall properly maintain and restore each type of roadway, structure and facility as nearly as possible in its original condition as constructed or improved in accordance with state and federal requirements.

XI. Utilities. The Local Agency shall notify and cooperate with utility companies having facilities in the project limits in accordance with Utah Code Section 54-3-29. The Local Agency shall follow the standard UDOT utility agreement process including signatures by UDOT, utility, and the Local Agency.

The Local Agency shall certify, in accordance with 23 CFR Section 645.107(c), that utility relocation reimbursements to be made in accordance with the provisions of 23 CFR Section 645.107(a) do not violate the terms of a use and occupancy agreement, or legal contract, between the utility and the Local Agency, or are solely for the purpose of implementing safety corrective measures to reduce the roadside hazards of utility facilities to the highway use as provided in 23 CFR Section 645.107(k).

The Local Agency shall determine reimbursement eligibility for identified relocations based on Local Agency Franchise Agreement or Ordinance. If not reimbursable, submit a written statement to UDOT that the Local Agency is "legally unable to reimburse the utilities" for relocation or protection work as part of the project. Utility relocations deemed to be reimbursable will be performed in accordance with 23 CFR Section 645, Utilities, Subpart A, and are subject to 23 CFR Section 635.410, Buy America Requirements.

In accordance with 23 CFR Section 645.209 (g), the Local Agency will provide a degree of protection to the highway that is equivalent to or more protective than Utah Administrative Rule 930-7, Utility Accommodation Rule.

XII. Availability of Records. For a period not less than three (3) years from the date of final voucher, the Local Agency accounting records pertaining to the federal aid project are to be kept available for inspection and audit by the state and federal government, or furnished upon request.

XIII. Right of Way. The Local Agency shall acquire all the required right of way for the Project in compliance with 23 CFR Section 710.309, 49 CFR Part 24 and UDOT Right of Way Operations Manual, including the procurement process for contracting with consultants. The Local Agency shall use the right of way module in ePM for acquisitions. The Local Agency shall utilize UDOT's contracting processes to hire consultants to provide Right of Way services. This requirement includes selection methods, consultants being on the approved pool, and the contracts going through UDOT Consultant Services. Noncompliance with these requirements may result in UDOT withholding federal funds. Once all the necessary right of way is acquired, the Local Agency shall obtain UDOT's certification. All the necessary right-of-way must be obtained before the project is advertised. No limitations concerning right-of-way shall be allowed. For UDOT right-of-way certifications required for advertising access the following: <http://www.udot.utah.gov/main/f?p=100:pg::::1:T,V:808,34728>.

For real property disposals the Local Agency shall comply with 23 CFR Sections 710.409 and 710.403. The Local Agency should have property management records, which identify inventories of real property

considered excess to project needs. If a Local Agency determines that real property initially acquired as part of the project is declared excess and disposed of the Local Agency must comply with 23 CFR Sections 710.409 and 710.403. These sections require that the Federal share of net income from the sale or lease of real property acquired with Federal assistance be used for Title 23 eligible projects. Refer to <http://www.gpoaccess.gov/cfr/retrieve.html> for additional information. The Local Agency shall deposit the net proceeds from the sale or lease with UDOT to be applied towards a Title 23 eligible project as authorized by the appropriate metropolitan planning organization or the Joint Highway Committee.

XIV. Change in Scope and Schedule. Local Agency recognizes that if a project scope changes from the original intent of the project application, the project will need to be re-evaluated by the responsible agency that programmed the project (i.e, MPO, JHC). Such a review may result in approval of the scope change, removal from the program, or adjustment in the federal aid funds programmed for the project.

Local Agency is responsible for the schedule of the project. If the project cannot progress as programmed, the responsible programming agency may advance other projects and require the project to wait for next available funding.

Any change orders required to meet the terms and conditions of the construction contract will be initiated by UDOT. UDOT will notify the Local Agency of any such change orders and obtain the Local Agency's consent if the change order increases the cost of the project. The Local Agency shall be responsible for 100% of the costs of all change orders on the Project not reimbursed by FHWA.

XV. UDOT Service Costs. UDOT may provide expertise in project management, contract preparation, design plan reviews, advertising, construction materials verification/certification, technical assistance, engineering services or other services as needed. This includes costs for auditing consultant contracts that can be up to 0.5% of the contract costs. Appropriate charges for these costs will be incurred by the project and included in the overall project costs.

XVI. Additional Contracting Party. If the Local Agency desires to be an additional contracting party and an additional bondholder or obligee on the performance bond for Class B and C roads, a signed letter on official letterhead by the governing body of the Local Agency shall be an attachment to this Federal Aid Agreement. This provision applies only to federally funded projects and only on B and C roads.

XVII. Termination. This agreement may be terminated as follows:

1. By mutual agreement of the parties, in writing.
2. By either UDOT or the Local Agency for failure of the other party to fulfill their obligations as set forth in the provisions of this agreement. Thirty day written notice to terminate the Agreement will be provided to the other party describing the noncompliance of the Agreement. If the noncompliance is not remedied within the thirty day period, the Agreement shall terminate. However, if UDOT believes that the Local Agency is violating the Agreement that may result in harm to the public, inappropriate use of federal funds or if the Federal Highway Administration requests immediate termination, UDOT may terminate the Agreement without giving the thirty day notice.
3. By UDOT for the convenience of the state upon written notice to the Local Agency.
4. By UDOT, in the event that construction of the project for which this design engineering is undertaken is not started by the close of the fifth fiscal year following the fiscal year in which this agreement is executed.

In the event of termination, the Local Agency shall pay all of UDOT's costs referenced in paragraph XV regardless of whether the Project is constructed.

XVIII. Miscellaneous.

1. This Agreement cannot be altered or amended, except pursuant to an instrument in writing signed by each of the parties.
2. If any term or provision of this Agreement or application to any person or circumstance shall, to any extent, be invalid or unenforceable, then the remainder of this Agreement shall not be affected and each term, condition and provision of this Agreement shall be valid and enforced to the fullest extent permitted by law, so long as removing the severed portion does not materially alter the overall intent of this Agreement.

3. The failure of a party to insist upon strict performance of any provisions of this Agreement shall not be construed as a waiver for future purposes with respect to any such provision or portion. No provision of this Agreement shall be waived unless such waiver is in writing and signed by the party alleged to have waived its rights.
4. Each undersigned represents and warrants that each has been duly authorized for all necessary action, as appropriate, to execute this Agreement for and on behalf of the respective parties
5. The parties shall not, by this Agreement nor by any act of either party, be deemed principal and agent, limited or general partners, joint ventures or to have any other similar relationship to each other in the conduct of their entities.

XIX. Content Review

Language content was reviewed and approved by the Utah AG's office on October 24, 2017.

LOCAL AGENCY

By _____

Date _____
Centerville City Official

Utah Department of Transportation

By _____
Region Director

Date _____

UDOT Comptroller

By _____
Comptroller's Office

Date _____



**Consultant Services
Federal Aid Agreement Review/Approval Routing Form**

**STATE OF UTAH
UTAH DEPARTMENT OF TRANSPORTATION
ENGINEERING SERVICES**

TODAY'S DATE 11/28/2017
PM REQUEST DATE 11/28/2017

**FEDERAL AID
AGREEMENT NO.**

Project No.: F-LC57(28)

PIN No.: 12003

PIN Description: 638 North to 2200 North (Lund Lane)

FINET Prog Code No.: 54064

UDOT Project Manager	UDOT Contract Administrator
Daryl Ballantyne 166 West Southwell Street Ogden, UT 84404 (801)620-1682 dballantyne@utah.gov	Michael R. Butler (Acting as UDOT) PO Box 148490 Salt Lake City Utah 84114-8490 (801)965-4419 michaelbutler@utah.gov

Local Government
Centerville City 250 N MAIN Centerville, UT 84014 Steve Thacker, (801) 295-3477 STEVET@CENTERVILLEUT.COM

Project Value	\$1,040,437
Federal Match	\$969,999
Local Government Match	\$70,438
State Match	\$0

This Federal Aid Agreement will follow the current Consultant Services electronic signature process. Please follow the email instructions for processing the Federal Aid Agreement. If legal reviews are required by your entity, the contract will still need to ultimately follow the electronic signature process.

Certificate Of Completion

Envelope Id: 79DDAD1EA747496CAA2E0253A8275D74
 Subject: UDOT Federal Aid Agreement: Action Required - PIN 12003 - Centerville City
 Source Envelope:
 Document Pages: 8
 Certificate Pages: 5
 AutoNav: Enabled
 EnvelopeId Stamping: Enabled
 Time Zone: (UTC-07:00) Mountain Time (US & Canada)

Status: Sent

Envelope Originator:
 Mike Butler
 1860 Michael Faraday Drive Suite 100
 Reston, VA 20190
 michaelbutler@utah.gov
 IP Address: 168.177.115.15

Record Tracking

Status: Original
 11/28/2017 | 3:54 PM

Holder: Mike Butler
 michaelbutler@utah.gov

Location: DocuSign

Signer Events

Signature

Timestamp

Steve Thacker
 stevet@centervilleut.com
 Security Level: Email, Account Authentication
 (None)

Sent: 11/28/2017 | 4:03 PM
 Viewed: 11/28/2017 | 6:42 PM

Electronic Record and Signature Disclosure:
 Accepted: 11/28/2017 | 6:42 PM
 ID: 36526e9e-94b5-4368-8f92-31f85a351895

DARYL BALLANTYNE
 dballantyne@utah.gov
 Security Level: Email, Account Authentication
 (None)

Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

Kris Peterson
 krispeterson@utah.gov
 Security Level: Email, Account Authentication
 (None)

Electronic Record and Signature Disclosure:
 Accepted: 7/27/2016 | 12:47 PM
 ID: fdfce500-f92a-4af8-8bd9-9c60ba6565c9

Shauna Sisneros
 ssisneros@utah.gov
 Security Level: Email, Account Authentication
 (None)

Electronic Record and Signature Disclosure:
 Accepted: 4/7/2016 | 11:45 AM
 ID: c48cca91-fc8e-463d-9bba-75936b41f14c

Kristi Barney
 kristibarney@utah.gov
 Security Level: Email, Account Authentication
 (None)

Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

Mike Butler
 michaelbutler@utah.gov
 Security Level: Email, Account Authentication
 (None)

Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp

Julie Preece

jpreece@utah.gov

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Comptrollers Office

project-accounting@utah.gov

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	11/28/2017 4:03 PM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

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If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. To indicate to us that you are changing your mind, you must withdraw your consent using the DocuSign 'Withdraw Consent' form on the signing page of your DocuSign account. This will indicate to us that you have withdrawn your consent to receive required notices and disclosures electronically from us and you will no longer be able to use your DocuSign Express user account to receive required notices and consents electronically from us or to sign electronically documents from us.

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You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: mindilake@utah.gov

To advise Carahsoft OBO Utah Department of Transportation of your new e-mail address

To let us know of a change in your e-mail address where we should send notices and disclosures electronically to you, you must send an email message to us at mindilake@utah.gov and in the body of such request you must state: your previous e-mail address, your new e-mail address. We do not require any other information from you to change your email address..

In addition, you must notify DocuSign, Inc to arrange for your new email address to be reflected in your DocuSign account by following the process for changing e-mail in DocuSign.

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To inform us that you no longer want to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your DocuSign account, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an e-mail to mindilake@utah.gov and in the body of such request you must state your e-mail, full name, IS Postal Address, telephone number, and account number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

Operating Systems:	Windows2000? or WindowsXP?
Browsers (for SENDERS):	Internet Explorer 6.0? or above
Browsers (for SIGNERS):	Internet Explorer 6.0?, Mozilla FireFox 1.0, NetScape 7.2 (or above)
Email:	Access to a valid email account
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	•Allow per session cookies •Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection

**** These minimum requirements are subject to change. If these requirements change, we will provide you with an email message at the email address we have on file for you at that time providing you with the revised hardware and software requirements, at which time you will have the right to withdraw your consent.**

Acknowledging your access and consent to receive materials electronically

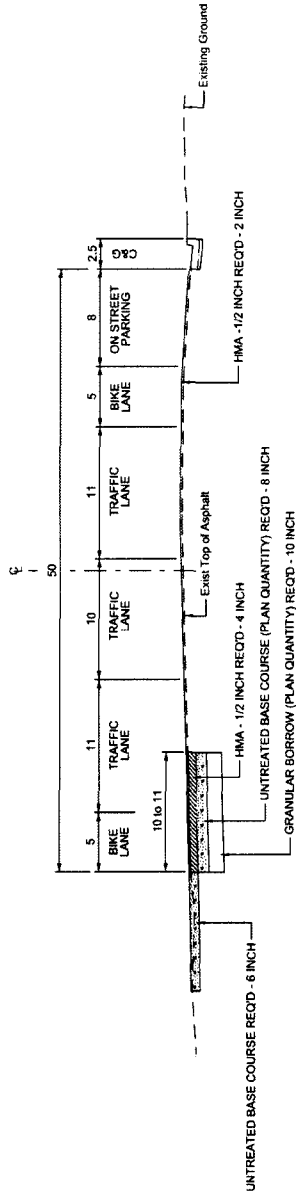
To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please verify that you were able to read this electronic disclosure and that you also were able to print on paper or electronically save this page for your future reference and access or that you were able to e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format on the terms and conditions described above, please let us know by clicking the 'I agree' button below.

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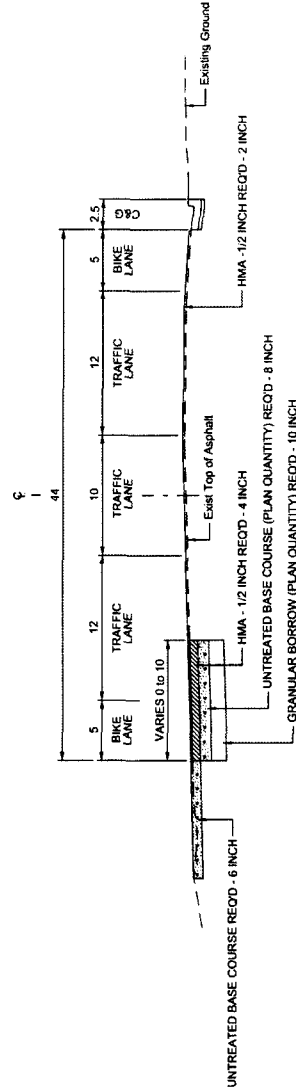
TYPICAL SECTION NO. 1

638 NORTH TO CHASE LANE &
1200 NORTH TO 1450 NORTH (ALONG COMMUNITY PARK)
DESIGN SPEED 40 MPH to 50 MPH
FRONTAGE ROAD



TYPICAL SECTION NO. 2

CHASE LANE TO 1200 NORTH &
1450 NORTH TO 2400 NORTH (LUND LANE)
DESIGN SPEED 40 MPH to 50 MPH
FRONTAGE ROAD



NOTES:

1. DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED

REVISION	DATE	BY	DESCRIPTION	DESIGN	RLC
				DRAWN	CSF
				CHECKED	RLC
				DATE	10/24/17

TYPICAL SECTIONS

CENTERVILLE CITY
FRONTAGE ROAD BIKE LANE
638 NORTH TO 2400 NORTH (LUND LANE)



ESI ENGINEERING
CONSULTING ENGINEERS AND LAND SURVEYORS
3500 SOUTH MAIN STREET, SUITE 206
SALT LAKE CITY, UTAH 84115
TEL: (801) 253-1752

SHEET	1
OF	1
PROJECT NO.	17-130

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
12/5/2017**

Item No. 11.

Short Title: Consider Resolution No. 2017-24 approving the 2018 City Council meeting schedule

Initiated By: City Recorder

Scheduled Time: 9:20

SUBJECT

RECOMMENDATION

Approve Resolution No. 2017-24 approving the 2018 City Council meeting schedule.

BACKGROUND

There are two conflicts with regular Council meetings in 2018. The July 3, 2018 Council meeting falls on the night the Concert in the Park and fireworks are held. It should not be rescheduled for the next night because that is July 4th. Staff recommend the Council cancel that meeting and just hold the second regular monthly meeting on July 17. A special meeting can be called, if needed, in the first part of July. Also, the November 2018 General Election is held on November 6, which is normally a regular Council meeting. In the past, the Council has agreed to hold the meeting on the day after, or Wednesday, November 7.

Both of these proposed changes are assumed in the attached schedule. Upon approval by the City Council, the 2018 regular meeting schedule will be published as required by State law. This does not mean the City Council has to meet on each of these dates. However, if a regular meeting is cancelled, a notice of such cancellation should be posted in advance of that date.

ATTACHMENTS:

Description

- ☐ Resolution No. 2017-24 - 2018 City Council meeting schedule

RESOLUTION NO. 2017-24

A RESOLUTION ESTABLISHING THE REGULAR MEETING SCHEDULE OF THE CENTERVILLE CITY COUNCIL FOR 2018.

WHEREAS, the Governing Body of Centerville City intends to hold regular and open public meetings generally on the first and third Tuesdays of each month, beginning at 7:00 p.m.; and

WHEREAS, pursuant to Section 52-4-202, Utah Code Annotated 1953, as amended, the City Council has determined its annual meeting schedule as hereinafter set forth;

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

Section 1. Meeting Schedule. The annual meeting schedule of the Centerville City Council for the calendar year 2018 shall be as follows:

January 2 nd	July 3 rd (meeting cancelled)
January 16 th	July 17 th
February 6 th	August 7 th
February 20 th	August 21 st
March 6 th	September 4 th
March 20 th	September 18 th
April 3 rd	October 2 nd
April 17 th	October 16 th
May 1 st	November 7 th (Wednesday)
May 15 th	November 20 th
June 5 th	December 4 th
June 19 th	December 18 th

* Note: Elections are held on the first Tuesday in November (November 6); therefore, the City Council meeting will be held on Wednesday, November 7, 2018.

Section 2. Time & Location. Unless otherwise determined by the City Council pursuant to State statute, all said meetings shall be held at the City Council Chambers, City Hall, 250 North Main Street, Centerville, Utah, beginning at 7:00 p.m.

Section 3. Publication. The City Recorder shall publish notice of the foregoing annual meeting schedule of the Governing Body in one issue of the Davis County Clipper, a newspaper of general circulation within the city.

Section 4. Effective Date. This Resolution shall become effective immediately upon its passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY,
STATE OF UTAH, on this 5th day of December, 2017.**

CENTERVILLE CITY

BY: _____
Mayor

ATTEST:

Marsha L. Morrow, City Recorder

CERTIFICATE OF PASSAGE AND EFFECTIVE DATE

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

PASSED on ____ day of _____, 20____.

RECORDED on ____ day of _____, 20____.

EFFECTIVE on ____ day of _____, 20____.

MARSHA L. MORROW, City Recorder

DATED: _____

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
12/5/2017**

Item No. 12.

Short Title: Mayor's Report

Initiated By: Mayor Cutler

Scheduled Time: 9:25

SUBJECT

a. Davis County Council of Governments meeting

RECOMMENDATION

Mayor Cutler will report on the recent Davis Council of Governments meeting and possibly other matters.

BACKGROUND

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
12/5/2017**

Item No. 13.

Short Title: City Manager's Report

Initiated By: City Manager

Scheduled Time: 9:30

SUBJECT

- a. Update re City cemetery burial spaces and study of options
- b. Confirm dates of future meetings

RECOMMENDATION

BACKGROUND

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
12/5/2017**

Item No. 14.

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

Initiated By:

Scheduled Time: 9:15

SUBJECT

RECOMMENDATION

At this time staff 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
12/5/2017**

Item No. 15.

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

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

Mayor Cutler may recommend appointments.

BACKGROUND