BOARD OF ADJUSTMENTS AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE BOARD OF ADJUSTMENTS WILL HOLD A REGULAR MEETING AT 5:30 PM ON OCTOBER 8, 2024 AT CENTERVILLE CITY HALL, 250 NORTH MAIN STREET, CENTERVILLE, UTAH.

Centerville City Board of Adjustment meetings are open to the public, unless otherwise closed for reasons allowed by law. Centerville City Board of Adjustment meetings may be conducted via electronic means pursuant to Utah Code § 52-4-207. In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability may contact the City Recorder at (801) 295-3477, at least 24 hours in advance of the meeting. The Board reserves the right to modify the sequence of agenda items in order to facilitate special needs or provide greater efficiency.

The full agenda packet and backup materials can be found on the Centerville City website at:
https://centervilleutah.gov/129/Agendas-Minutes

A. ROLL CALL

B. BUSINESS ITEMS
Business action or discussion items to be considered.

1. Property Variance Request - 355 South 160 West - Front Yard Accessory Building Addition on Nonconforming Lot
   Consideration of variance request for front yard accessory building addition on a nonconforming lot located at 355 South 160 West in the Residential-Low (R-L) Zone - R. Cory Money, Applicant
2. Appeal of Administrative Zoning Decision and Property Variance Request - 2144 North 400 West - Street Side Yard Accessory Building Placement and Construction in Residential-Low (R-L) Zone
   Consideration of variance request for street side yard accessory building placement and construction on a residential lot located at 2144 North 400 West in the Residential-Low (R-L) Zone - Kirk Fowers, Applicant

C. ADJOURNMENT

CERTIFICATE OF POSTING

I hereby certify that this notice and agenda was posted at Centerville City Hall, published on the Utah Public Notice Website, and provided to a newspaper or media correspondent in accordance with the requirements of the Utah Open and Public Meetings Act, including, but not limited to, provisions of Utah Code § 52-4-202.

Jennifer Robison
Centerville City Recorder

BOARD OF ADJUSTMENTS

Staff Report

10/8/2024

Item No. 1.
Title: Property Variance Request - 355 South 160 West - Front Yard Accessory Building Addition on Nonconforming Lot
Initiated By: R. Cory Money, Applicant
Staff Representative: Mike Eggett, Community Development Director, Sydney DeWees, Assistant Planner

SUBJECT:

Consideration of variance request for front yard accessory building addition on a nonconforming lot located at 355 South 160 West in the Residential-Low (R-L) Zone - R. Cory Money, Applicant

RECOMMENDATION:

The request for a variance appears to meet the requisite approval standards to qualify for granting by the Board of Adjustment.

BACKGROUND:

The property is located at 160 West Street at 355 South. The lot is an internal residential development lot with a home on it that was constructed in 1947, and a front yard accessory garage that was built in 2001 with an approved one foot (1') south side setback. Typical setbacks for accessory buildings in the rear yard of the Residential-Low (R-L) Zone are 3 feet if the structure is less than 400 sf and 5 feet if the structure is greater than 400 sf in size. Setbacks are measured from the property line. All buildings are also required to be located a minimum of 6 feet between the buildings. See attached provisions of *CZC 12.32.300 (Table of Development Standards in Residential Zones)* for specific setback requirements in the R-L Zone. The accessory building was granted approval for its location in the front yard by the City's Zoning Administrator in 2001. The justification for the granting of the accessory building in this location is because the Money residence was located almost directly on the rear property line at the time of the accessory building permit request. The Moneys do not have a rear yard and their home is nearly on the rear property line. As part of the building permit notes, there is a requirement that the accessory garage be built to meet Fire Code requirements. There is an additional note that the accessory garage "may not be located closer than 10 feet to any adjoining dwelling". A copy of the building permit and footing and foundation permit have been provided with this packet.

ATTACHMENTS:

1. 10-08-2024 BOA Staff Report - 355 S 160 E Acc Building Variance (Money)
2. CZC 12.32.300 Table of Development Standards in Residential Zones
3. Money Bldg Permit Docs - 2000, 2001, & 2009
4. Stop Work Order, Money, 355 S 160 W, 07292024
5. Money Acc Bldg Variance App - 20240812
6. Money Prop Owner Affidavit - 20240809

7. August Statement of Variance Request
8. Exhibit G 100 ft lots and use
9. 20240818_195339
10. 20240818_195556
11. 20240818_195309
12. Shop site plan
13. A-1
14. A-2

CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT

655 North 1250 West, Centerville, Utah 84014
(801) 292-8232

STAFF REPORT
AGENDA: ITEM 1

APPLICANT:	**R. CORY MONEY** **355 SOUTH 160 WEST** **CENTERVILLE, UTAH 84014** **(cmoney279@gmail.com)**
PROPERTY OWNERS:	**SAME AS ABOVE**
PROPERTY:	**355 SOUTH 160 WEST** **PARCEL ID 03-002-0267**
ZONING:	**RESIDENTIAL LOW (R-L)**
APPLICATION:	**REQUEST FOR CONTINUATION OF VARIANCE CONSTRUCTION ATTACHED TO EXISTING FRONT YARD ACCESSORY BUILDING ON NON-CONFORMING LOT IN THE RESIDENTIAL-LOW (R-L) ZONE**

BACKGROUND



The property is located at 160 West Street at 355 South. The lot is an internal residential development lot with a home on it that was constructed in 1947, and a front yard accessory garage that was built in 2001 with an approved one foot (1') south side setback. Typical setbacks for accessory buildings in the rear yard of the Residential-Low (R-L) Zone are 3 feet if the structure is less than 400 sf and 5 feet if the structure is greater than 400 sf in size. Setbacks are measured from the property line. All buildings are also required to be located a minimum of 6 feet distance between the buildings. See attached provisions of *CZC 12.32.300 (Table of Development Standards in Residential Zones)* for specific setback requirements in the

R-L Zone. The accessory building was granted approval for its location in the front yard by the City's Zoning Administrator in 2001. The justification for the granting of the accessory building in this location is because the Money residence was located almost directly on the rear property line at the time of the accessory building permit request. As can be seen on the attached photograph, the Moneys do not have a rear yard, and their home is nearly on the rear property line. As part of the building permit notes, there is a requirement that the accessory garage be built to meet Fire Code requirements. There is an additional note that the accessory garage "may not be located closer than 10 feet to any adjoining dwelling". A copy of the building permit and footing and foundation permit have been provided with this packet.

More recently, the Moneys have started the construction of an addition onto the existing accessory garage without a building permit. This garage addition construction was identified by a neighboring resident complainant and this information was provided to the Community Development Department. As a result, the City Building Inspector visited the site and determined that a Stop Work Order be issued for this addition construction until this matter can be figured out from a zoning perspective. The accessory building addition construction has since ceased, and the Moneys have applied for the variance request to have their addition be considered to move forward again by following the same setback standards of the previously approved existing garage structure.

Therefore, the applicant is now before the Board of Adjustment seeking a variance for the proposed building addition construction to be allowed to continue to move forward, where their existing lot is in nonconformance to the current zoning standards of the Residential-Low (R-L) Zone.

APPLICANT'S SPECIFIED REQUEST

The applicant's application has been provided, a statement of variance request has been provided (as dated August 17, 2024), and the supporting documentation for the request has also been provided in the packet.

VARIANCE REQUEST REVIEW AND ANALYSIS

Code Application and Analysis:

CZC 12.21.130(e) Variance: Approval Standards - The Board of Adjustment in determining whether to grant a variance shall use the following approval standards:

- *Literal enforcement of the Zoning Code would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the Zoning Code;*
- *There are special circumstances attached to the property that do not generally apply to other properties in the same zoning district;*
- *Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zoning district;*
- *The variance will not affect the General Plan and will not be contrary to the public interest; and*

- *The spirit of the Zoning Code is observed, and substantial justice done.*

Further, decision-making regarding a variance request is subject to the following approval standards:

1. In determining whether or not enforcement of any provision of this Title would cause unreasonable hardship, the Board of Adjustment may not find unreasonable hardship unless the alleged hardship is located on or associated with the property for which the variance is sought and comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood. The Board of Adjustment may not find an unreasonable hardship exists if the hardship is self-imposed or economic.
2. In determining whether or not there are special circumstances attached to the property, the Board of Adjustment may find that special circumstances exist only if the special circumstances relate to the hardship complained of and deprive the property of privileges granted to other properties in the same zone.
3. An applicant shall bear the burden of proving that all of the conditions justifying a variance have been met.
4. A use variance may not be granted.
5. In granting a variance, the Board of Adjustment may impose additional requirements on an applicant that will mitigate any harmful effects of the variance or serve the purpose of the standard or requirement that is waived or modified.
6. A variance more restrictive than that requested by an applicant may be authorized when the record supports the applicant's right to some relief but not to the extent requested.

In addition, *CZC 12.21.130(g)* regarding the effect of variance approval provides:

> *A variance shall not authorize the establishment of any use nor the development, construction, reconstruction, alteration, or moving of any building or structure, but shall merely authorize the preparation, filing, and processing of applications for any approvals or permits that may be required by this Title and other applicable provisions of the Centerville Municipal Code.*

Staff Comments: According to the City's General Plan, *Section 12-420-2.2 (Residential Development Policies) provides* "*Residential development in Centerville is primarily low density single-family. This character of development should continue as far as is feasible and practical..."* Additionally, in reviewing *CZC 12.30.020 (Zone Purposes),* the purpose of the R-L Zone is to permit development of detached single-family homes on individual lots or parcels at densities of one to four units per acre. There is not any additional guidance found within the General Plan regarding this variance request specifically.

In reviewing the applicant's request, Staff looked at the building permit files to better understand the nature of the Money's property and building situation. Further, City Staff met with the Moneys (Becky and Cory) to discuss their residential property, the existing accessory garage, and the construction of the addition to the accessory garage. After discussing options, which

included the possibility of submitting a variance application, the Moneys seemed most interested in pursuing a variance application process for their situation. Thus, the applicant filed an application for a continuation of the front yard accessory building variance that deviates from the existing accessory building setback provisions of CZC 12.32.300 (Table of Development Standards in Residential Zones).

As part of the variance application, the applicant has submitted information regarding the unreasonable hardship and special circumstances associated with the property. The applicant has indicated that the subject property and its development was designed in a way that established an intrinsic hardship to the property and the enjoyment of the use of accessory buildings afforded on other lots within this area of the community. Additionally, the applicant has noted that they feel there may be other properties within their local area that may be similarly impacted with nonconforming lot configurations.

It is staff's position, in reviewing the previous footing and foundation building permit and the actual accessory garage building permit, that the City Zoning Administrator granted the original construction of the 7200 square foot accessory garage because of the property nonconformance that was identified in 2000 and 2001 (the dates of the associated building permits). As a result of this approval, it is the position of Staff that the City has supported the allowance of an accessory structure in the front yard and recognizes this approval as being legitimate. There is a letter dated May 21, 2009, provided to Cory Money from Centerville City (Brandon Toponce) regarding a planned addition to the home at that time that states the following:

> "Our records indicate that the lot lines indicated on your plans were not the original lot lines and that sometime in the past these were changed through the County. By the lot lines being changed, it has placed your property in a status of non-compliance with regards to the Zoning Ordinance. However, since your addition is not increasing the degree of nonconformance, and your south property line will still have a 22-foot setback, your building permit has been approved. Yet, this letter acknowledges that the City is aware of your nonconforming lot lines and does not give approval, through the building permit, for the lot lines indicated on your plans. If at any time you desire to place an addition on the north or east of your home and any side of your garage, you will be required to come into compliance of the Zoning Ordinance or seek the approval from the Board of Adjustment.
>
> We ask that you sign this letter acknowledging that you are aware of the position of Centerville City in regards to your nonconforming setbacks."

The applicant did sign and date the letter on June 2, 2009, in response to this letter. A copy of this letter has been provided with this packet.

City staff is sharing this letter with the Board to point out that the City has acknowledged the property non-compliance and also given direction to Cory Money to take this matter to the Board of Adjustment should the applicant want to place an addition onto the garage.

It is City staff's position that the applicant has provided evidence of a burden of proving that literal enforcement of the Zoning Code may cause an unreasonable hardship for the applicant when applying the general purpose of the Zoning Code for the R-L Zone. In this particular property situation, with only 30 or so inches in the rear yard of the applicant's home, there really is not a way to build an accessory structure in the rear yard of this property, and thus evidences a hardship for the property owner.

City staff's concern with the request is the nature of the distance of the accessory building addition in relation to adjoining dwelling structures and other buildings on all properties. Specifically, there is a concern that the proposed garage addition may now be located potentially closer than 10 feet to the adjoining dwelling on the money property (which is contrary to the language found on the footing and foundation building permit), and further there is a possibility of it being closer or right at a six feet distance between the garage addition and the existing dwelling on the applicant's property. Were the variance to be granted, there would need to be clarification of the distance between the proposed garage addition and the existing residence, as well as direction on what that distance should be (whether it is 10 feet per the 2000 footing and foundation building permit, or 6 feet per the current building standards as found in *CZC 12.32.300*). Additionally, should a variance be granted, it is imperative that the proposed garage addition be located no closer to the existing property line than one foot, per the previous south side yard setback approval from the Zoning Administrator in 2000-2001.

Please note that there is a neighboring property owner to the south that is concerned about this garage addition and has been following the outcome of this matter. Further, this same neighbor raised the original concern to the City regarding the construction of the accessory building addition on the Money property.

Staff Position regarding the Variance request. Staff is of the position **that the request for a variance appears to meet the requisite approval standards to qualify for granting by the Board of Adjustment**, as described in CZC 12.21.130(e) and (g), based on the fact that the City Zoning Administrator previously granted the construction of the original accessory garage in 2000-2001 on the applicant's property, and the fact that again in 2009 the City verified that the lot was a recognized nonconforming lot and the applicant does not have a true rear yard that other property owners typical have on their property.

POTENTIAL MOTIONS

Based on the information provided by the applicant and Planning Staff and following discussion among the Board of Adjustment, the Board may make a motion to approve this variance request, approve with modifications per the discussion, table the matter to a later date, or recommend denial of the proposed variance request. The Board should provide appropriate findings of facts and grounds for any decision. Additionally, conditions may be applied to any motions made, where appropriate and applicable. Sample motions for the Board of Adjustment are located below.

PLANNING STAFF RECOMMENDATION

#1 – APPROVE

I hereby make a motion to APPROVE the request for a variance to allow the continuation of an accessory building addition in compliance with the minimum setback requirements for the existing accessory garage for the property located at 355 South 160 West within the Residential-Low (R-L) Zone, with the following reasons for action (findings) and any others that may be added or amended:

*Suggested Reasons for Action (findings)***:**

a. *The Board of Adjustment finds that the current Residential-Low (R-L) Zone requires accessory buildings to be located in the rear yard at a minimum distance of six feet (6') from other buildings and five feet (5') from any property line in the rear yard if the accessory buildings are larger than 400 square feet.*
b. *The Board of Adjustment finds that the applicant's existing accessory garage structure is currently located in the front yard of the property and is setback approximately one foot (1') off the south property line in the front yard.*
c. *The Board of Adjustment finds that the applicants do not have a typical rear yard, as defined in CZC 12.12 Definitions, that is available to be used by other property owners throughout the City of Centerville.*
d. *The Board of Adjustment finds that, in this specific case, the lack of having a traditional rear yard, as defined in CZC 12.12 Definitions, does create an unnecessary hardship for the subject property necessary to carry out the general purpose of the Zoning Code.*
e. *The Board of Adjustment finds that in the year 2000-2001, the property owner did receive granting from the City Zoning Administrator to construct an accessory building in the front yard one foot (1') setback from the south property line.*
f. *The Board of Adjustment finds that there is an existing accessory building structure in the front yard with an addition that has started to be constructed on this accessory building and this addition would need to be located with the same setback distance as the existing structure.*
g. *The Board of Adjustment finds that there is a clear showing of evidence that the conditions justifying the variance request have been substantially met by the applicant.*
h. *The Board of Adjustment finds that the subject property has continued substantial property rights and, due to a lack of a rear yard, is currently deprived of certain privileges granted to other properties in the same zoning district and identified in the spirit of the Zoning Code.*

#2 – APPROVE WITH MODIFICATIONS

I hereby make a motion to APPROVE the request for a variance to allow the continuation of an accessory building addition in compliance with the minimum setback requirements for the existing accessory garage for the property located at 355 South 160 West within the Residential-Low (R-L) Zone, with the language amendment to the request (as provided by the Board) as follows_____, based on the following reasons for action (findings):

(findings discussed and agreed upon by the Board of Adjustment)

#3 – TABLE

I hereby make a motion to TABLE the request for a variance to allow the continuation of an accessory building addition in compliance with the minimum setback requirements for the existing accessory garage for the property located at 355 South 160 West within the Residential-Low (R-L) Zone, until such a time as _____."

(further direction to Staff as agreed upon by the Board of Adjustment)

#4 – DENY

I hereby make a motion to DENY the request for a variance to allow the continuation of an accessory building addition in compliance with the minimum setback requirements for the existing accessory garage for the property located at 355 South 160 West within the Residential-Low (R-L) Zone, with the following reasons for action (findings) and any others that may be added or amended:

a. *The Board of Adjustment finds that the current Residential-Low (R-L) Zone requires accessory buildings to be located in the rear yard at a minimum distance of six feet (6') from other buildings and five feet (5') from any property line in the rear yard if the accessory buildings are larger than 400 square feet.*
b. *The Board of Adjustment finds that the applicant's existing accessory garage structure is currently located in the front yard of the property and is setback approximately one foot (1') off the south property line in the front yard.*
c. *The Board of Adjustment finds that the applicants do not have a typical rear yard, as defined in CZC 12.12 Definitions, that is available to be used by other property owners throughout the City of Centerville.*
d. *The Board of Adjustment finds that, in this specific case, the lack of having a traditional rear yard, as defined in CZC 12.12 Definitions, does not create a justifiable hardship nor an unnecessary hardship for the subject property necessary to carry out the general purpose of the Zoning Code.*
e. *The Board of Adjustment finds that in the year 2000-2001, the property owner did receive granting from the City Zoning Administrator to construct an accessory building in the front yard one foot (1') setback from the south property line.*
f. *The Board of Adjustment finds that there is an existing accessory building structure in the front yard.*
g. *The Board of Adjustment finds that the accessory building addition has started to be constructed on this accessory building and this addition will need to be removed subject to building code and zoning code directives.*
h. *The Board of Adjustment finds that there is a clear showing of evidence that the conditions justifying the variance request have not been substantially met by the applicant.*
i. *The Board of Adjustment finds that the subject property has continued substantial property rights and is not currently deprived of certain privileges granted to other properties in the same zoning district and identified in the spirit of the Zoning Code.*

(a) Waivers Authorized. Notwithstanding the hard surfacing limitations set forth in Section 12.32.300, the Planning Commission may approve a greater amount of hard surfacing on a lot or parcel that does not contain a dwelling use, in conjunction with a landscaping waiver as outlined in CZC 12.51.050, if required.

(1) A waiver may be allowed, provided that a minimum 15-foot landscaped buffer, as outlined in CZC 12.51.070(b), shall be maintained along all interior and rear lot lines.

(b) Application. A person desiring a waiver from requirements of this Chapter, with regards to hard surfacing requirements, shall, in conjunction with an applicable development application, submit a written request which describes the proposed waiver, provides grounds justifying the waiver, and shows how the intent of this Chapter will be met by the proposed waiver.

(c) Findings Required. The Planning Commission may authorize a waiver from the requirements of hard surfacing limitation set forth in Section 12.32.300, to the extent authorized herein, only if it finds the waiver:

(1) Preserves the intent of this Chapter and the provisions for which a waiver is authorized.

(2) The granting of a waiver will not result in an adverse impact on the surrounding properties; and

(3)

(A) The strict application of the provision in question is unreasonable or unnecessary for the specific use, design or site proposal given the nature of the proposal or alternate measures proposed by the applicant; or

(B) The property has extraordinary or exceptional physical conditions that do not generally exist on nearby property in the same zone and such conditions will not allow strict compliance with the provisions of this Chapter.

HISTORY
Adopted by Ord. 2016-20 on 7/15/2016

12.32.300 Table Of Development Standards In Residential Zones

The Development Standards for Residential Zones is set forth in the following Table.

Development Standard	Zones		
	R-L	R-M	R-H
Building Standards			
Distance between buildings	6 feet	6 feet	6 feet
Maximum height, main building [1]	35 feet	35 feet	35 feet
Maximum height, accessory building	20 feet	20 feet	20 feet
Lot and Parcel Standards			
Minimum area	None	10,000 sq ft	1 acre
Minimum frontage	40 feet	60 feet	60 feet
Minimum width, interior lot	60 feet	60 feet	100 feet
Minimum width, corner lot	70 feet	70 feet	110 feet

Setback Standards - Front Yard			
Any building [2]	25 feet	25 feet	25 feet
Setback Standards - Rear Yard			
Main building [3]	20 feet	20 feet	20 feet
Accessory building (one-story) - 400 square feet or less [4, 5]	3 feet	3 feet	3 feet
Accessory building - Greater than 400 square feet and up to the maximum height allowed by the applicable zone [4, 5]	5 feet	5 feet	5 feet
Setback Standards - Interior Side Yard			
Main building [5]	8 feet Minimum total width of both sides yards: 18 feet	8 feet Minimum total width of both sides yards: 18 feet	12 feet
Accessory building	Not permitted	Not permitted	
Setback Standards - Street Side Yard [6]			
Main building	20 feet	18 feet	20 feet
Main building on corner lot abutting side yard of another lot or parcel	20 feet	18 feet	20 feet
Accessory building	Not permitted	Not permitted	Not permitted
Site Standards			
Animal units permitted	None	None	None
Buffer landscaping requirements	See CZC 12.51.070(b)	See CZC 12.51.070(b)	See CZC 12.51.070 (b)
Buildable area, minimum	2,000 square feet	2,000 square feet	3,000 square feet
Buildable area minimum, range of length/width ratio	Between 2:1 and 1:2	Between 2:1 and 1:2	Between 2:1 and 1:2
Gross density, maximum, permitted use	4 units per acre	6 units per acre	8 units per acre
Gross density, maximum, conditional use	Not applicable	Not applicable	12 units per acre
Hard surfacing, maximum total of lot or parcel	60%	60%	60%
Hard surfacing, maximum total of front, rear, and side yards	50%	50%	50%
Outside storage	Not permitted	Not permitted	Not permitted

1. Except as otherwise permitted by CZC 12.32.080(b) and CZC 12.55.120.
2. Except as modified by the provisions of CZC 12.55.130(h).
3. Flexibility for setbacks may be provided for multiple-family dwelling unit in R-M and R-H Zones in accordance with and subject to the provisions of CZC 12.55.130(l).
4. Setback is measured from any interior and/or rear lot line.
5. Subject to compliance with applicable Construction Codes.
6. Flexibility for setbacks may be provided for multiple-family dwelling unit in R-M and R-H Zones in accordance with and subject to the provisions of CZC 12.55.130(l).

HISTORY
Adopted by Ord. 2016-20 on 7/15/2016
Amended by Ord. 2017-04 on 3/7/2017
Amended by Ord. 2017-28 on 11/21/2017
Amended by Ord. 2019-12 on 7/2/2019

BUILDING PERMIT APPLICATION

BECOMES PERMIT WHEN SIGNED

*Date of Application: 9/12/00 | Date Work ...s:

*Proposed Use of Structure: Footing + Foundation - Garage

*Bldg. Address: 355 S. 160 W.

*Address Certificate No. | Assessors Parcel No.

*Lot # | *Block | * Subd. Name & Number

*Property Location | ☐ *If metes and bounds see instructions

*Total Property Area - In Acres or Sq. Ft. | Total Bldg. Site Area Used

*Owner of Property: R. Cory & Becky Money | Phone: 299-8369

*Mailing Address: 355 S. 160 W. | City - Zip

*Business Name Address | Business Lic. No.

*Architect or Engineer | Phone

*General Contractor: Self | Phone: 299-8369

*Business Address - City - Zip | * State Lic. No. | * City/Co. Lic. No.

*Electrical Contractor: N/A | Phone

*Business Address - City - Zip | * State Lic. No. | * City/Co. Lic. No.

*Plumbing Contractor: N/A | Phone

* Business Address - City - Zip | * State Lic. No. | * City/Co. Lic. No.

*Mechanical Contractor: N/A | Phone

* Business Address - City - Zip | * State Lic. No. | * City/Co. Lic. No.

* Previous Usage of Land or Structure (Past 3 yrs.): Single Family Dwelling

*Dwell. Units Now on Lot: 1 | * Assessory Bldgs. Now on Lot: 0

*Type of Improvement/Kind of Const.

☐ Sign ☐ Build ☐ Remodel ☒ Addition

☐ Repair ☐ Move ☐ Convert Use ☐ Demolish

*No. of offstreet parking spaces: Covered | Uncovered

CENTERVILLE CITY COMMUNITY DEVELOPMENT SEP 29 2000

SUB-CHECK

Zone: R-2 | Zone Approved By: EPA

Disapproved / Approved: Approved 9/21/00 (Date) | Sub-Ck. By: EPA

Signed: PLANNING & ZONING

Minimum Setbacks in Feet

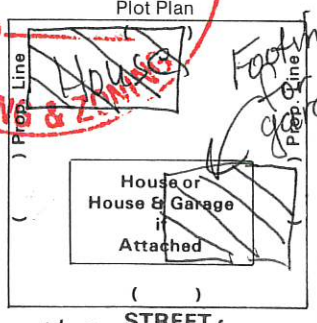
Front	Side	Side	Rear
20	N/A	3'/1'	3'/1'

40 — 1' — 30'

Indicate Street If Corner Lot

Indicate North

Plot Plan



NOTE: 24 hours notice is required for all inspections.

Receipt No. 36452 | ...te Issued 10/3/00 | Permit Number 5424 Concrete only

BUILDING FEE SCHEDULE

Square Ft. of Building | Valuation $1500.00

☐ Rough Basement

☐ Finish Basement

Carport sq. ft.

Garage sq. ft.

Type of Bldg. | Occ. Group

No. of Bldgs. | R. Value Walls | Roof

No. of Stories | R | R

No. of Bedrooms

No. of Dwellings

Type of Construction ☐ Frame ☐ Brick Var. ☐ Brick ☐ Block ☐ Concrete ☐ Steel

Max. Occ. Load

Fire Sprinkler ☐ Yes ☐ No

Building Fees	58.50
Plan Check Fees	14.63
Electrical Fees	
Plumbing Fees	
Mechanical Fees	
Subtotal	$ 73.13
Water	
Sewer	
Storm Sewer	
Moving or Demo.	
Temporary Conn.	
Reinspection	
State Fee	.59
Total	$ 73.72

Special Approvals	Required	Received	Approved
Board of Adjustment			
Health Dept.			
Fire Dept.			
Soil Report			
Water or Well Permit			
Traffic Engineer			
Flood Control			
Sewer or Septic Tank			
City Engineer (off site)			
Gas			

RECEIVED OCT 03 2000 CENTERVILLE CITY CORP.

Comments: Concrete only for Detach Garage. Approved for future location of accessory garage. Existing nonconforming location of home necessitates/allows placing of garage in front of house. Future garage may not be located closer than 10' to any adjoining dwelling

Land Use Cert.

Electrical Dept.

HiBack C.G. & S.

Other

Bond Required ☐ Yes ☐ No Amount

This application does not become a permit until signed below.

Plan Chk. OK by: Burt

Signature of Approval: Burt Hillier | Date: 9/21/00

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury.

Signature of Contractor or Authorized Agent | Date

* Signature of Owner (If owner) | (Date)

PLANNING DEPT. USE

Census Tract: 1263.02 | Traffic Zone: 1015 | Coordinate Ident. No.

New S.L.U. Code No. | Old S.L.U. Code No.

Certificate of Occupancy

BUILDING PERMIT APPLICATION

BECOMES PERMIT WHEN SIGNED

Centerville City

*Date of Application: 07-02-01 | Date Starts:

*Proposed Use of Structure: Detached Garage

*Bldg. Address: 355 South 160 West

*Address Certificate No. | Assessors Parcel No.: 03-002-0267

*Lot # | *Block | * Subd. Name & Number

*Property Location: 355 S. 160 W. | ☐ *If metes and bounds see instructions

*Total Property Area - In Acres or Sq. Ft. | Total Bldg. Site Area Used

*Owner of Property: R. Cory Money | Phone: 299-8369

*Mailing Address: 355 S. 160 W. | City - Zip: Cntvl 84014

*Business Name Address | Business Lic. No.

*Architect or Engineer | Phone

*General Contractor: Self | Phone: 299-8369

*Business Address - City - Zip | * State Lic. No. | * City/Co. Lic. No.

*Electrical Contractor: Self | Phone: 299-8369

*Business Address - City - Zip | * State Lic. No. | * City/Co. Lic. No.

*Plumbing Contractor: N/A | Phone

*Business Address - City - Zip | * State Lic. No. | * City/Co. Lic. No.

*Mechanical Contractor: N/A | Phone

*Business Address - City - Zip | * State Lic. No. | * City/Co. Lic. No.

* Previous Usage of Land or Structure (Past 3 yrs.): Single Family Dwelling

*Dwell. Units Now on Lot: 0 | * Assessory Bldgs. Now on Lot: —

*Type of Improvement/Kind of Const.

☐ Sign ☒ Build ☐ Remodel ☐ Addition

☐ Repair ☐ Move ☐ Convert Use ☐ Demolish

*No. of offstreet parking spaces: Covered | Uncovered

SUB-CHECK | Zone: R-1-85 | Zone Approved By: EPA

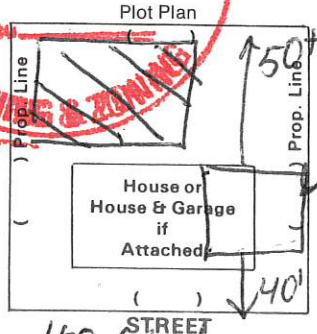
Disapproved / Approved: Approved | Date: 7/3/01 | Sub-Ck. By: EPA

JUL 03 2001 — Signed — PLANNING & ZONING

Minimum Setbacks in Feet

Front	Side	Side	Rear
20	N/A	1	1

Plot Plan



40 Indicate Street If Corner Lot

1' 50'

Indicate North

NOTE: 24 hours notice is required for all inspections.

Receipt No. 439552 | Date Issued 7-3-01 | Permit Number 5549

BUILDING FEE SCHEDULE

Square Ft. of Building 720+ | Valuation 12,154.00

☐ Rough Basement | ☐ Finish Basement | Carport sq. ft. | Garage sq. ft. 720+

Type of Bldg. VN | Occ. Group U-1

No. of Bldgs. 1 | No. of Stories 1 | No. of Bedrooms | No. of Dwellings

R. Value: Walls R13 | Roof R38

Type of Construction: ☑ Frame ☐ Brick Var. ☐ Brick ☐ Block ☐ Concrete ☐ Steel

Max. Occ. Load

Fire Sprinkler ☐ Yes ☐ No

Building Fees	21.41
Plan Check Fees	52.85
Electrical Fees	
Plumbing Fees	
Mechanical Fees	
Subtotal	264.26
Water	
Sewer	
Storm Sewer	
Moving or Demo.	
Temporary Conn.	
Reinspection	
State Fee	2.11
Total	266.37

Special Approvals	Required	Received	Approved
Board of Adjustment			
Health Dept.			
Fire Dept.			
Soil Report			
Water or Well Permit			
Traffic Engineer			
Flood Control			
Sewer or Septic Tank			
City Engineer (off site)			
Gas			

Comments: Detached Garage - Footing & Foundation approved prior. Approved for detached garage in front yard with minimum 1' setback to side prop. line. Must meet fire code.

Land Use Cert. Zoning Administrator ok with setback to side prop. line given configuration of home on lot and City well next door to South.

Electrical Dept.

HiBack C.G. & S.

Other

Bond Required ☐ Yes ☒ No Amount —

This application does not become a permit until signed below.

Plan Chk. OK by Brett

Signature of Approval Brett Miller | Date 7/3/01

PAID

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury.

1'

Signature of Contractor or Authorized Agent | Date

Rebecca Money | 7-3-01

Signature of Owner (If owner) | (Date)

PLANNING DEPT. USE

Census Tract: 1263.02 | Traffic Zone: 1814 | Coordinate Ident. No.

New S.L.U. Code No. | Old S.L.U. Code No.

Certificate of Occupancy

CENTERVILLE CITY

COMMUNITY DEVELOPMENT DEPARTMENT

655 North 1250 West • Centerville, Utah 84014 • (801) 292-8232 • Fax: (801) 292-8251

May 21, 2009

Cory Money
355 South 160 West
Centerville, UT 84014

RE: Property Line and Setbacks

Mr. Money:

Recently we have received a building permit for an addition to your home located at 355 South 160 West. Upon review of your plans it was discovered that your home does not meet the current Zoning Ordinance in relation to setback standards. Table 12-32-1 of the Zoning Ordinance requires the following setbacks:

Setbacks in a Residential-Low Zone 12-32-1		
Setback	**Required**	**Actual**
Front	25 Feet	40 Feet
Rear	20 Feet	3 Feet
Side	8 Feet Minimum total width of both side yards: 18 feet	6 Feet
		22 Feet

In addition all accessory buildings, including sheds and garages are required to be at least three feet from any lot lines and six feet from any other structure. It appears your garage and shed have a setback of zero.

Our records indicate that the lot lines indicated on your plans were not the original lot lines and that some time in the past these were changed through the county. By the lot lines being changed, it has placed your property in a status of non-compliance with regards to the Zoning Ordinance. However, since your addition is not increasing the degree of nonconformance, and your south property line will still have a 22 foot setback, your building permit has been approved. Yet, this letter acknowledges that the City is aware of your nonconforming lot lines and does not give approval, through the building permit, for the lot lines indicated on your plans. If at any time you desire to place an addition on the north or east of your home and any side of your garage, you will be required to come into compliance of the Zoning Ordinance or seek the approval from the Board of Adjustment.

We ask that you sign this letter acknowledging that you are aware of the position of Centerville City in regards to your nonconforming setbacks.

Sincerely,

Brandon Toponce
Assistant City Planner

Signature of Property Owner or Authorized Agent R. Cory Money Date 6/2/09

COPY OF THE SIGNED LETTER MUST BE PLACED IN THE PERMANENT BUILDING PERMIT FILE

INSPECTION REPORT

Centerville City
655 North 1250 West • Centerville, Utah 84014 • Phone (801) 292-8232 • Fax (801) 292-8251

Property Address 355 South 160 West **Permit CEV** 355 So 160 W.

Subdivision Mowery **Lot No.** _____ **Permit Type** _____

Date 7-29-24 ☐ **Complaint** ☐ **Initial Inspection** ☐ **Re-Inspection**

INSPECTION TYPE	RESULT: Approved	RESULT: Correction Required
CLEARANCES		
Gas	☐	☐
Temp Power	☐	☐
Power to Panel	☐	☐
LAND USE		
Other	☐	☐
R.O.W. Bond	☐	☐
BUILDING		
Subrough:		
Excavation	☐	☐
Setbacks	☐	☐
Footings	☐	☐
Foundation	☐	☐
Electrical	☐	☐
Mechanical	☐	☐
Plumbing	☐	☐
Land Drain	☐	☐
Rough:		
Building	☐	☐
Electrical	☐	☐
Mechanical	☐	☐
Plumbing	☐	☐
Insulation	☐	☐
Drywall	☐	☐
Shower Pan	☐	☐
Shear Wall	☐	☐
Stucco Lath	☐	☐
Weather Barrier	☐	☐
Above Grid/Grid	☐	☐
Bond Beam	☐	☐
Other _____	☐	☐
FINAL		
Building	☐	☐
Electrical	☐	☐
Mechanical	☐	☐
Plumbing	☐	☐
Grading / Excavation	☐	☐
Commercial Sign-Off	☐	☐
Residential Sign-Off	☐	☐
Other _____	☐	☐

NO permit

SPECIAL COMMENTS

- ☐ Prior Violations Not Corrected
- ☐ Engineering Required
  Item # _____
- ☐ Work Incomplete
- ☐ Temporary Occupancy
  Date _____ Exp _____

UNABLE TO MAKE INSPECTION BECAUSE

- ☐ Approved Plans/Permit Not Available
- ☐ Building Not Identified
- ☐ Building Locked or Work Inaccessible
- ☐ Cannot Locate Structure
- ☐ Party Missed Appointment
  Time _____

☐ **STOP WORK**

This stop work order is issued pursuant to Chapter 1 of the International Building Code. For instructions regarding compliance with or appeal of this order you must contact the Building Official within 7 days of the date hereof.

- ☐ Reinspection Fee $ _____
- ☐ Permits Required

MIKE EGGET NO PERMIT

GARAGE ADDITION - EAST SIDE OF GARAGE -
NO Zoning review, no building permit

Stop work

Signed _____ BUILDING INSPECTOR

Centerville City, UT - Community Development

Printed: 08/15/2024

Money Variance Request

08/12/2024 - 08/11/2124

Board of Adjustment Application

Board of Adjustment Application Fee

Permit/License #
9755094

Reference Number
eeb2a760-590c-11ef-b21b-ab93117e5200

Status
Active

Application Status
New

Application Review Status

Pre-Review	Reviewing	Date Submitted
Final-Review	Not Reviewed	08/12/2024

Fees

BOA Application Fee	$250.00
Professional Services Deposit	$250.00
Subtotal	**$500.00**
Amount Paid	**$500.00**
Total Due	**$0.00**

Payments

08/12/2024	Online	$500.00
Total Paid		**$500.00**

Application Form Data

(Empty fields are not included)

First Name
R. Cory

Last Name
Money

Email
cmoney279@gmail.com

Phone
(801) 870-8614

Property Owner First Name	Property Owner Last Name	Phone	Email	Property Owner Mailing Address
Cory	Money	(801) 870-8614	cmoney279@gmail.com	355 S 160 W

Upload Owner Affidavit

Scan_20240812.jpg

Property Address

355 S 160 W

Zoning of Property

R-L

Parcel Number(s)

03-002-0267

Acreage

.20

Name of Request

Money Variance Request

Statement of Purpose

Allow continuation of existing minimum setback requirement on non-conforming lot

Signature

I agree that the facts stated in this application are true, and upon changes I will provide notification as needed.

Electronically Signed

Robert Cory Money - 08/12/2024 6:42 pm

Messages

08/13/2024 10:04 am - Sydney DeWees

Good morning Mr. Money,

Thank you for being proactive and paying online. We have received your payment and your application for the Board of Adjustments. We are meeting with the city clerk today and she will be informed that a meeting will need to be held with the board for your application. We will keep you posted with dates and communicate via Civic Review.

Have a great day and we will be in contact with you shortly if we need additional information.

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH }
}ss
COUNTY OF DAVIS }

I (We), Cory and Becky Money, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my knowledge. I also acknowledge that I have received written instructions regarding the process for which I am applying and the Centerville City Planning Staff have indicated they are available to assist me in making this application.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 9 day of August, 2024

NOTARY PUBLIC
CAMERI OLSEN
Commission No. 716072
Commission Expires
JANUARY 08, 2025
STATE OF UTAH

Cameri Olsen
(Notary Public)

Residing in Davis County, Utah

My Commission Expires 1.08.25

.....

AGENT AUTHORIZATION

I (we), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) _____ to represent me (us) regarding the attached application to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

_____
(Property Owner)

_____
(Property Owner)

Dated this ___ day of _____, 20__, personally appeared before me _____, the signer(s) of the above agent authorization who duly acknowledged to me that they executed the same.

_____
(Notary Public)

Residing in Davis County, Utah

My Commission Expires _____

August 17, 2024

Centerville City Board of Adjustment

C/O Mr. Michael Eggert, Community Development Director

Re: Variance Request – Setback and Accessory Bldg Addition 355 South 160 West

To Whom It May Concern:

We purchased our home in 1993 as a 900 square-foot rambler. The home is unusual in that the backyard is located 30 inches from the back property line. Prior to our purchase, the neighbor behind us purchased what had been our backyard from the previous homeowner. Time in the home and community inspired us to design a space where we could stay and raise our family. We worked cooperatively with the city in 2000 to design an addition to the front of our home and a future garage in front of the home that would, in essence, create a “backyard” with some privacy. Our neighborhood was established in the 1940’s and has many variances to setbacks with regard to homes and garages. In consideration of our property’s special circumstances, the city approved footings and foundation for the future garage with a setback of 12 inches from the south property line to allow us to keep a reasonably sized garage from encroaching on the front of the home. We, however, built the garage 20” from the property line instead of the allowed 12”. In 2001 the city granted us a building permit for the garage, and we have enjoyed the use of the garage and the side yard it created for 23 years. In 2010, we added a deck with a pergola to the side yard and designed the footings to support a covered deck should the desire arise. This year we discovered that the decking needed significant repair and considered replacing the deck with a patio. Now that our children are grown and gone, I (Cory) have had more time to pursue an interest in woodworking with resin and spent the winter developing this hobby in the garage - while pulling out the cars to work for a few hours and then cleaning everything up so I could pull the cars back in at night. (I would really like to have a workshop so I don’t have to clean up everything every night). Because of this, we have decided to eliminate the deck/patio and replace it with a woodshop that can be used for my hobby for many years. Because the city allowed the subdivision of our property, it has created, by definition, a non-compliant property as it relates to some of the setback requirements. We have considered many options for adding the shop on our property and believe that requesting a continuation of the garage setback along the property line at 22” would be the best compliment to the home and community. We would prefer that the shop roof

not be taller than the garage as we do not want it to dominate the home. The current proposed design allows us to maximize the area available and still not be visible from the street. We feel that being required to honor the setback requirement of 60” would create an unsightly storage space to the south and force us to make the shop taller to replace lost storage and workspace. The shop square footage is limited to the north and east due to proximity with our home and extending the shop closer to the property line allows us greater use of our property. We request that the existing allowance granted for our garage be extended to the east of the garage.

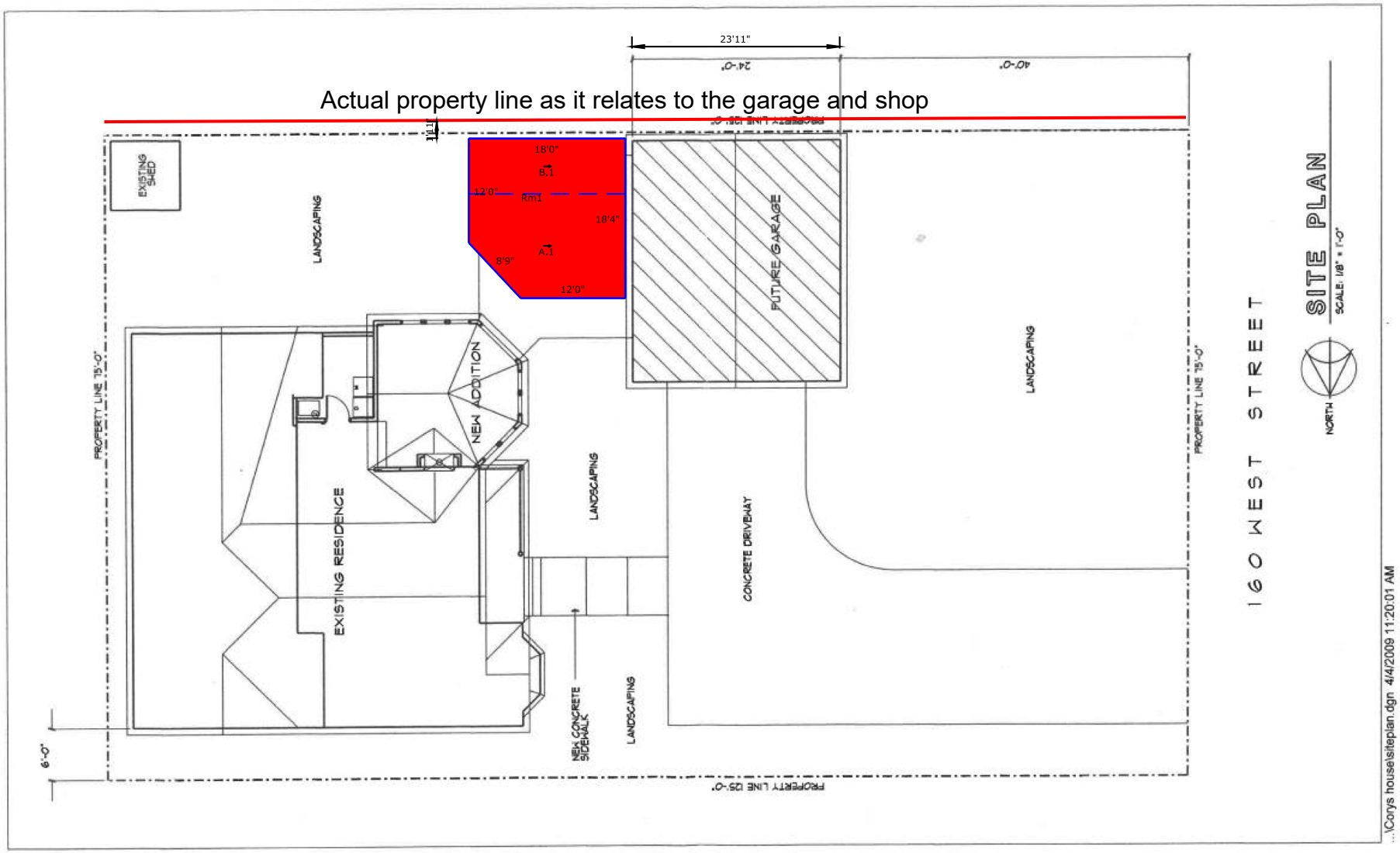
Respectfully submitted, Cory and Becky Money


Legend
Zoning - CentervilleDeuelCreekHistoricDistrict
Zoning - HillsideOverlay
Zoning PDO (Planned Development Overlay)
Zoning Overlay
Agriculture-Low
Commercial-High
Commercial-Medium
Commercial-Very High
Florentine Villa Special District
Industrial-High
Industrial-Very High
Public Facility -Medium
Public Facility -Very High
Public Facility-High
Public Facility-Low
Residential-High
Residential-Low
Residential-Medium
Shorelands Commerce Park
Centerlines
A-L
WALTON LN (280 S)
Walton Ln
PARADISO LN (310 S)
160 WEST
Porter Ln
PORTER LN (400 S)
PF-L



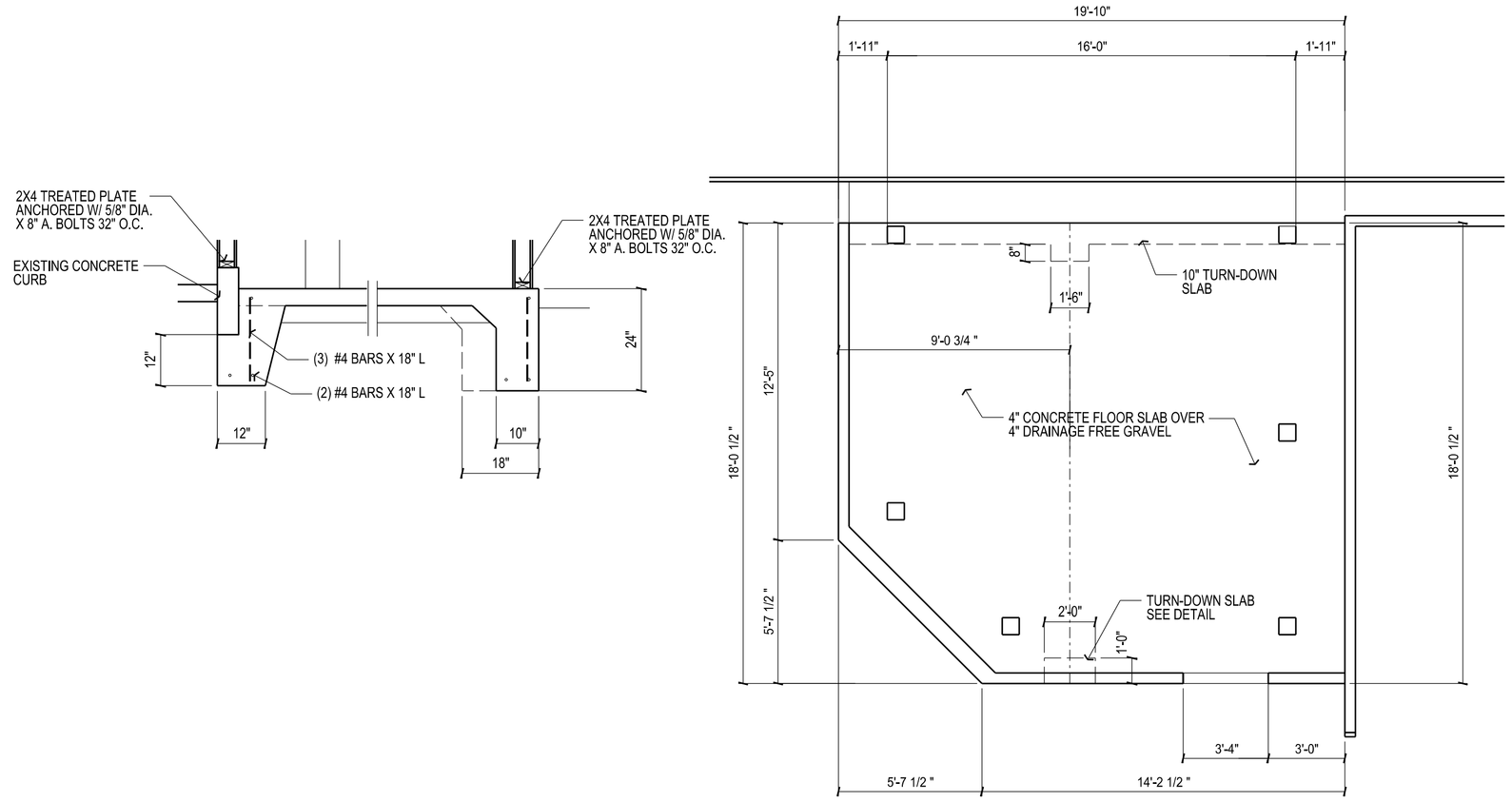



355



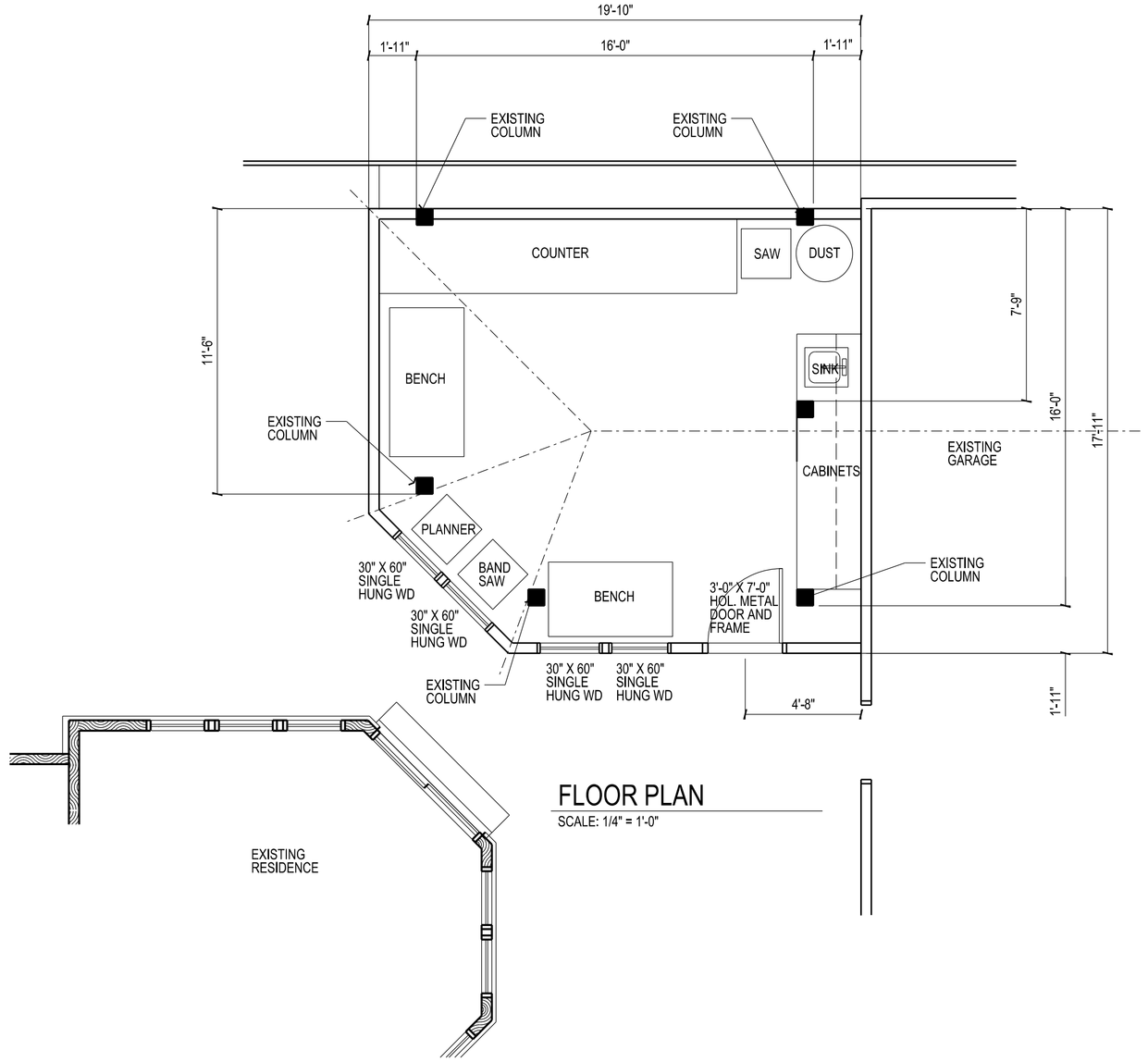
Cory and Becky Money
355 S 160 W

Shop site plan - Powered by Measure Square.



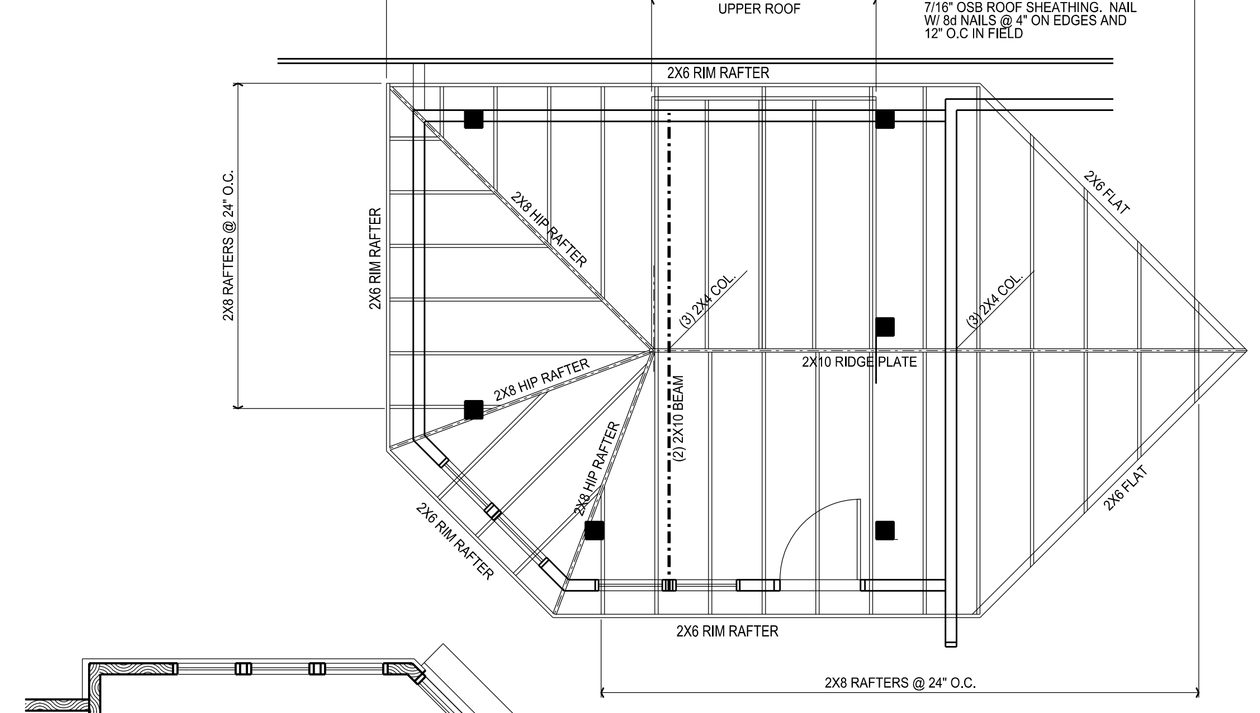
FOOTING AND FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



FLOOR PLAN

SCALE: 1/4" = 1'-0"



ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

REVISIONS

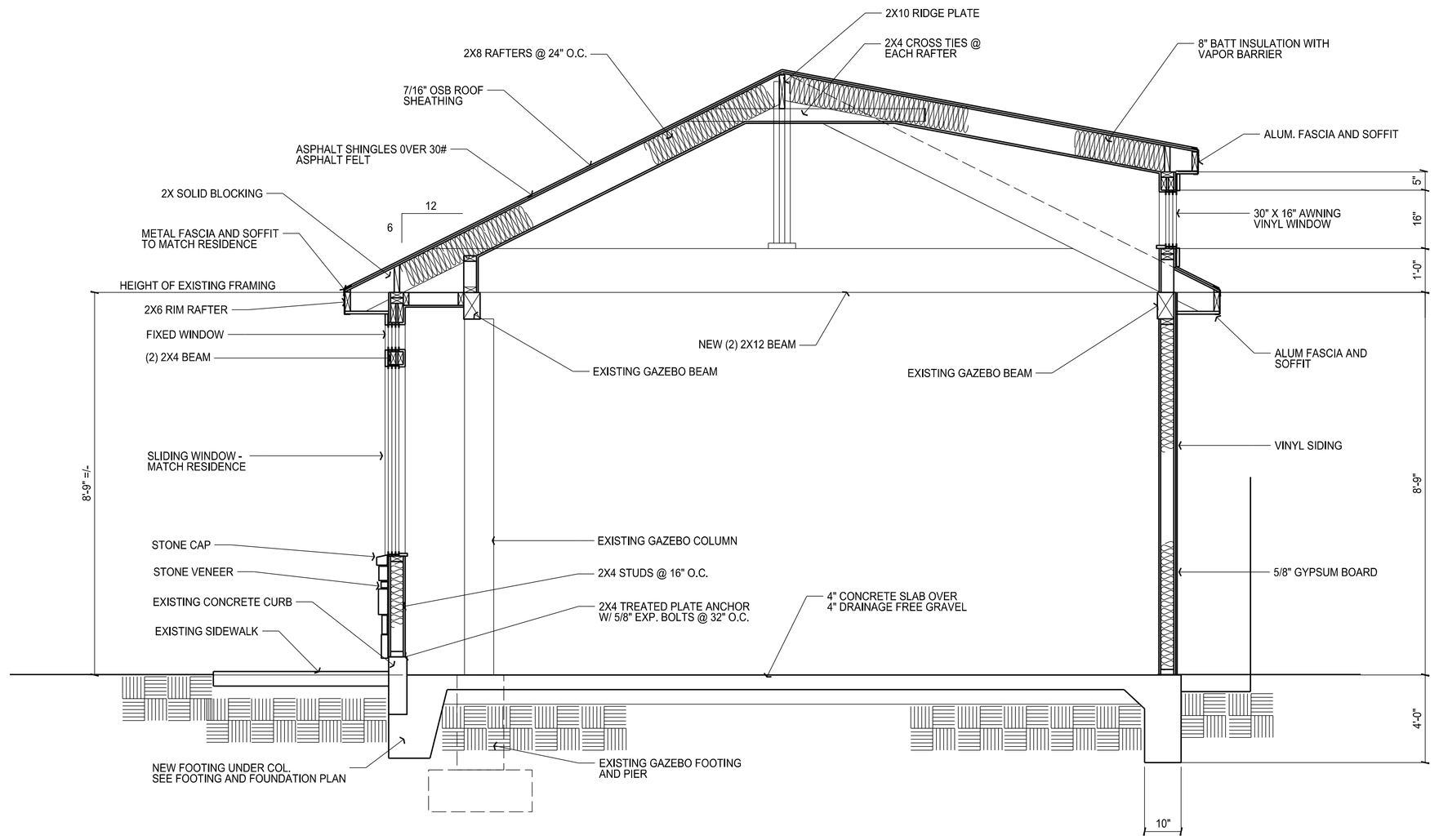
WORKSHOP

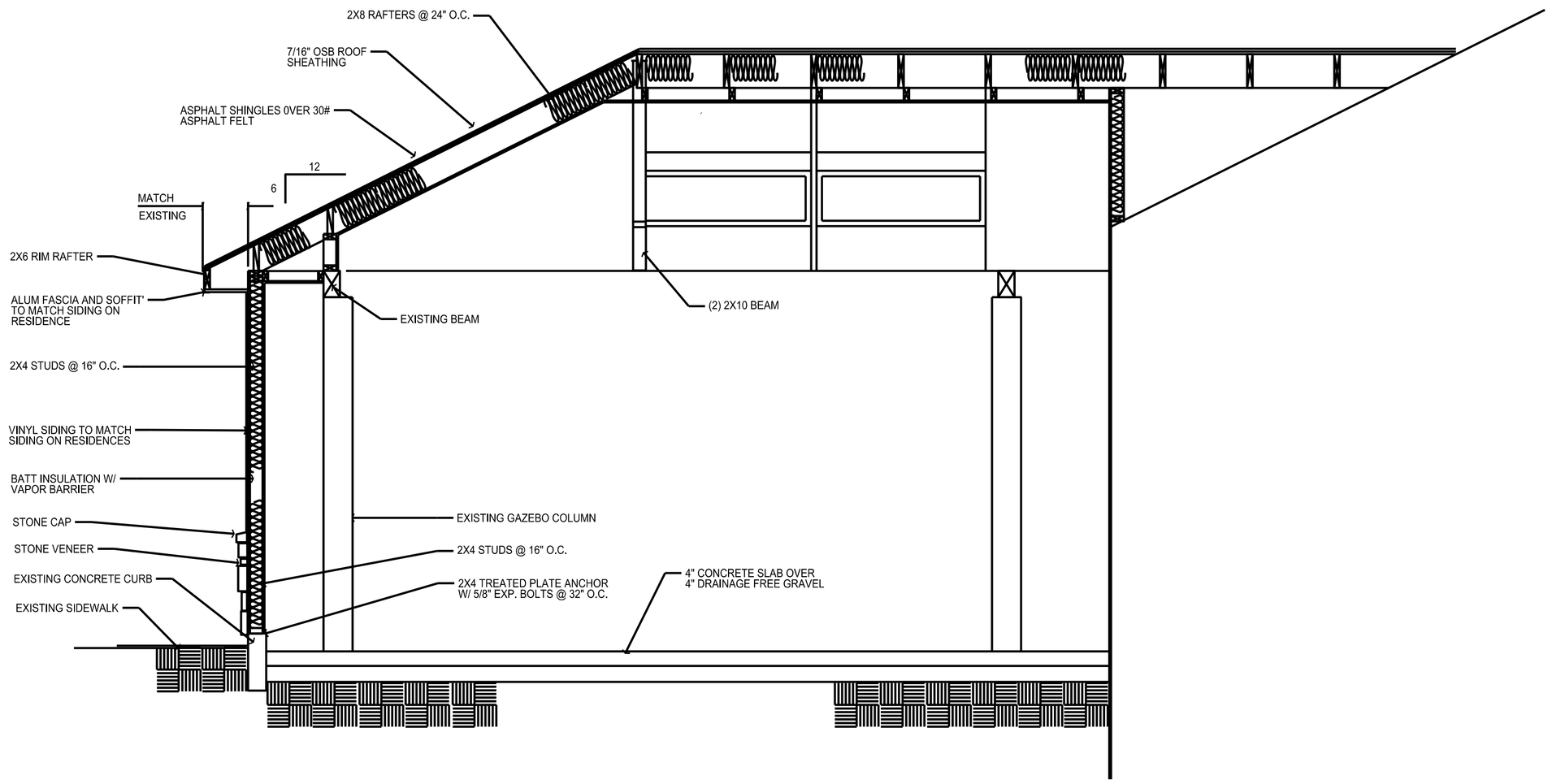
355 SOUTH 160 WEST
CENTERVILLE, UTAH

DRN. BY:	RLM
DATE:	MAY 2024
FILE NO.	
JOB NO.	SHED

SHEET NO.

A-1





REVISIONS

WORKSHOP

355 SOUTH 160 WEST
CENTERVILLE, UTAH

DRN. BY: RLM

DATE: MAY 2024

FILE NO.

JOB NO. SHED

SHEET NO.

A-2

BOARD OF ADJUSTMENTS

Staff Report

10/8/2024

Item No. 2.

Title: Appeal of Administrative Zoning Decision and Property Variance Request - 2144 North 400 West - Street Side Yard Accessory Building Placement and Construction in Residential-Low (R-L) Zone

Initiated By: Kirk Fowers, Applicant

Staff Representative: Mike Eggett, Community Development Director, Sydney DeWees, Assistant Planner

SUBJECT:

Consideration of variance request for street side yard accessory building placement and construction on a residential lot located at 2144 North 400 West in the Residential-Low (R-L) Zone - Kirk Fowers, Applicant

RECOMMENDATION:

The request for a variance does not appear to meet the requisite approval standards to qualify for granting by the Board of Adjustment.

BACKGROUND:

The applicant's property is located at 2144 North 400 West. The lot is a corner residential development lot with a home on it that was constructed in 2002 with no accessory buildings currently located on the property. Typical setbacks for accessory buildings in the Residential-Low (R-L) Zone are allowed in the rear yard 3 feet from the property line, if the structure is less than 400 sf, and 5 feet from the property line, if the structure is greater than 400 sf in size. Accessory buildings are not allowed in the side yard of properties within the R-L Zone. The Fowers originally submitted a building permit to the Community Development Department regarding the placement and construction of a 16'x20' footprint (320 sf) sized accessory building that would encompass 2880 cubic feet of total space (with it being 9 feet tall). Upon zoning review of the building permit application, Community Development Department recognized a conflict with established zoning code *CZC 12.32.300* regarding specifically setback standards in the "Street Side Yard" area of the lot, where the applicant wanted to place this structure. As noted, *CZC 12.32.300 (Table of Development Standards in Residential Zones)* for the "Street Side Yard" area of a residential property has a standard of "not permitted" for accessory buildings in this property zone. Therefore, due to this zoning conflict, the Community Development Department contacted the Fowers and explained to them the nature of the zoning code conflict and further discussed options that could be explored for this building permit to meet zoning code standards. After reviewing multiple options with the applicant, the City Planner identified an administrative land use decision appeal process (following the zoning determination of the Community Development Department) as outlined in *CZC 12.21.200 Appeal of Administrative Decision* that was discussed in the form of a variance request per *CZC 12.21.130 Variance*. The Fowers thereafter filled out the variance request application and are now requesting that the Board of Adjustment review their variance request.

ATTACHMENTS:

1. 10-08-2024 BOA Staff Report - 2144 N 400 W Acc Building Location Variance (Fowers)

2. CZC 12.21.200 Appeal of Administrative Decision Code
3. CZC 12.32.300 Table of Development Standards in Residential Zones
4. Fowers Variance Req App - Acc Bldg Location 20240927
5. Board of Adjustment variance request statement 19Sep24
6. Site plan for storage shed Kirk Fowers 19Sep24
7. Topshed design-1723509201229315-1 9Sep24
8. Existing Location and Zoning
9. Agenda_2020_7_8_Planning Commission Meeting
10. Agenda_2020_12_15_City Council Meeting
11. April 29- 2021 Response_to_Preliminary_Approval_Conditions
12. Centerville City ordinance no 2023-04 rezoning of lot 408 21Feb23

CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT

655 North 1250 West, Centerville, Utah 84014
(801) 292-8232

STAFF REPORT
AGENDA: ITEM 2

APPLICANT:	**KIRK FOWERS** **2144 NORTH 400 WEST** **CENTERVILLE, UTAH 84014** **(kfowers@msn.com)**
PROPERTY OWNERS:	**SAME AS ABOVE**
PROPERTY:	**2144 NORTH 400 WEST** **PARCEL ID 07-363-0408**
ZONING:	**RESIDENTIAL LOW (R-L)**
APPLICATION:	**APPEAL OF ADMINISTRATIVE ZONING DECISION AND VARIANCE REQUEST REGARDING PLACEMENT OF ACCESSORY STRUCTURE IN STREET SIDE YARD AREA OF PROPERTY IN THE RESIDENTIAL-LOW (R-L) ZONE**

BACKGROUND



The property is located at 2144 North 400 West. The lot is a corner residential development lot with a home on it that was constructed in 2002 with no accessory buildings currently located on the property. Typical setbacks for accessory buildings in the Residential-Low (R-L) Zone are allowed in the rear yard 3 feet from the property line, if the structure is less than 400 sf, and 5 feet from the property line, if the structure is greater than 400 sf in size. Accessory buildings are not allowed in the side yard of properties within the R-L Zone. All buildings are also required to be

located a minimum of 6 feet distance between the buildings. See attached provisions of *CZC 12.32.300 (Table of Development Standards in Residential Zones)* for specific setback requirements in the R-L Zone.

The Fowers originally submitted a building permit to the Community Development Department regarding the placement and construction of a 16'x20' footprint (320 sf) sized accessory building that would encompass 2880 cubic feet of total space (with it being 9 feet tall). Upon zoning review of the building permit application, Community Development Department recognized a conflict with established zoning code *CZC 12.32.300* regarding specifically setback standards in the "Street Side Yard" area of the lot, where the applicant wanted to place this structure. As noted above, *CZC 12.32.300 (Table of Development Standards in Residential Zones)* for the "Street Side Yard" area of a residential property has a standard of "not permitted" for accessory buildings in this property zone.

Therefore, due to this zoning conflict, the Community Development Department contacted the Fowers and explained to them the nature of the zoning code conflict and further discussed options that could be explored for this building permit to meet zoning code standards. Options presented to the property owners included: (1) attach the home in some fashion to the proposed accessory building location so that the accessory building would actually become part of the main building and then would be subject to "Street Side Yard" standards for the main building (residence); (2) placing the accessory building within the rear yard of the property and follow setback standards for accessory buildings within the rear yard; or (3) consideration of other proposed ideas that could be explored within the parameters of *CZC 12.32.300*, which included constructing a direct connection from the accessory building to the main building (residence) by breezeway connection so again the accessory building would now be considered the main building and subject to setback standards for the main building.

There did not seem to be support by the building permit applicant for any of these three options and there were follow-up discussions with the City Planner to determine if there were any other options or solutions offered by City Codes that would allow the Fowers to place this structure in the side yard area on the corner of their lot. Another option the City Planner identified was following the administrative land use decision appeal process (following the zoning determination of the Community Development Department) as outlined in *CZC 12.21.200 Appeal of Administrative Decision* in the form of a variance request per *CZC 12.21.130 Variance*. The Fowers thereafter filled out the variance request application and are now requesting that the Board of Adjustment review their variance request. A copy of *CZC 12.21.200* has been provided in this packet for your convenience and use.

Therefore, the applicant is now before the Board of Adjustment requesting a variance for the proposed building construction of an accessory building in the corner side yard of their residential property as a form of appeal regarding the administrative zoning decision from the Community Development Department following current zoning standards of the Residential-Low (R-L) Zone as found in CZC 12.32.300, specifically regarding the Setback Standards – Street Side Yard area of a residential property in the R-L Zone.

APPLICANT'S SPECIFIED REQUEST

The applicant's application has been provided, a statement of variance request has been provided (as dated September 27, 2024), and the supporting documentation for the request has also been provided in the packet.

VARIANCE REQUEST REVIEW AND ANALYSIS

Code Application and Analysis:

CZC 12.21.130(e) Variance: Approval Standards - The Board of Adjustment in determining whether to grant a variance shall use the following approval standards:

- *Literal enforcement of the Zoning Code would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the Zoning Code;*
- *There are special circumstances attached to the property that do not generally apply to other properties in the same zoning district;*
- *Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zoning district;*
- *The variance will not affect the General Plan and will not be contrary to the public interest; and*
- *The spirit of the Zoning Code is observed, and substantial justice done.*

Further, decision-making regarding a variance request is subject to the following approval standards:

1. In determining whether or not enforcement of any provision of this Title would cause unreasonable hardship, the Board of Adjustment may not find unreasonable hardship unless the alleged hardship is located on or associated with the property for which the variance is sought and comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood. The Board of Adjustment may not find an unreasonable hardship exists if the hardship is self-imposed or economic.
2. In determining whether or not there are special circumstances attached to the property, the Board of Adjustment may find that special circumstances exist only if the special circumstances relate to the hardship complained of and deprive the property of privileges granted to other properties in the same zone.
3. An applicant shall bear the burden of proving that all of the conditions justifying a variance have been met.
4. A use variance may not be granted.
5. In granting a variance, the Board of Adjustment may impose additional requirements on an applicant that will mitigate any harmful effects of the variance or serve the purpose of the standard or requirement that is waived or modified.
6. A variance more restrictive than that requested by an applicant may be authorized when the record supports the applicant's right to some relief but not to the extent requested.

In addition, *CZC 12.21.130(g)* regarding the effect of variance approval provides:

> *A variance shall not authorize the establishment of any use nor the development, construction, reconstruction, alteration, or moving of any building or structure, but shall merely authorize the preparation, filing, and processing of applications for any approvals or permits that may be required by this Title and other applicable provisions of the Centerville Municipal Code.*

Staff Comments: According to the City's General Plan, *Section 12-420-2.2 (Residential Development Policies) provides* "*Residential development in Centerville is primarily low density single-family. This character of development should continue as far as is feasible and practical..."* Additionally, in reviewing *CZC 12.30.020 (Zone Purposes)*, the purpose of the R-L Zone is to permit development of detached single-family homes on individual lots or parcels at densities of one to four units per acre. There is not any additional guidance found within the General Plan regarding this variance request specifically.

Through the variance application process, the applicant has submitted a statement and supporting information reflecting their perspective and explanation of unreasonable hardship and special circumstances associated with their property. Further, as noted before, the variance application was submitted as a tool to support their appeal of administrative zoning decisions made by the Community Development Department during review of the building permit. The applicant has submitted documentation that shows how their property boundaries have increased in more recent years, as a result of the neighboring Summerhill Subdivision development. Furthermore, the applicant has indicated why they believe their accessory building should be allowed to be built on the street side yard area of their residential lot. Please see the applicant's submitted application, statement, and supporting documentation for more on their position in this matter.

This all being said, as staff has evaluated the variance request and supporting documentation, it is still staff's position that the applicant's property is not deprived of "property privileges granted to other properties in the same zone". Looking at the rear yard of the lot, city staff could see that there appears to be sufficient rear yard space to accommodate the requested accessory building in the rear yard and still comply with setback requirements for the rear yard placement of the accessory building. The applicant's property did not seem to be "peculiar" or in a unique situation when comparing other neighboring properties within this area of the City, specifically when looking at the applicant's property from a property dimension analysis and prospective placement of the accessory building in compliance with setback standards of *CZC 12.32.300*. Further, other building and setback design options that have been offered to property owners with similar situations within the R-L zone were discussed with the applicant regarding this request (e.g. connecting the accessory structure to the main building directly or by breezeway connection over the driveway to the main building) to fulfill compliance with current standards established in *CZC 12.32.300*. Additionally, city staff discussed the possibility that this section of the zoning code could be re-evaluated at a later date for a code amendment that might at a future date allow for the placement of an accessory building in side yard and/or street side yard area of a residential property in the R-L zone.

Staff Position regarding the Variance request. Based on the above commentary and in compliance with CZC 12.32.300 standards, city staff is of the position **that the request for a variance does not appear to meet the requisite approval standards to qualify for granting by the Board of Adjustment**, as described in CZC 12.21.130(e) and (g), based on the facts that: (1) the rear yard area does seem to be of sufficient and dimensional shape to allow for placement of the requested accessory structure; (2) alternative options for construction and attachment of the accessory structure to the main building could be evaluated if the applicant desired to still place the accessory structure in the street side yard; and (3) that the applicant could apply for a zoning text amendment and/or city staff could sponsor a potential zoning text amendment to CZC 12.32.300 at a later date for a proposed change to the street side yard setback and side yard setback standard for accessory buildings (to allow them to be permitted in the side yard with certain setback criteria).

POTENTIAL MOTIONS

Based on the information provided by the applicant and Planning Staff and following discussion among the Board of Adjustment, the Board may make a motion to approve this variance request, approve with modifications per the discussion, table the matter to a later date, or recommend denial of the proposed variance request. The Board should provide appropriate findings of facts and grounds for any decision. Additionally, conditions may be applied to any motions made, where appropriate and applicable. Sample motions for the Board of Adjustment are located below.

PLANNING STAFF RECOMMENDATION

#1 – DENY

I hereby make a motion to DENY the request for a variance to allow the placement of an accessory structure in the street side yard area for the property located at 2144 North 400 West within the Residential-Low (R-L) Zone, with the following reasons for action (findings) and any others that may be added or amended:

*Suggested Reasons for Action (findings)***:**

a. *The Board of Adjustment finds that the current Residential-Low (R-L) Zone requires accessory buildings to be located in the rear yard at a minimum distance of six feet (6') from other buildings and three feet (3') from any property line in the rear yard if the accessory buildings are smaller than 400 square feet.*
b. *The Board of Adjustment finds that the applicant's has an existing rear yard sufficient in dimensional size for placement of an accessory building within the rear yard in compliance with development standards for the R-L zone as found in CZC 12.32.300.*
c. *The Board of Adjustment finds that the applicant does have other construction options to connect the proposed building to the main building and achieve setback standards provided for the proposed structure in compliance with development standards for the R-L zone as found in CZC 12.32.300.*
d. *The Board of Adjustment finds that, in this specific case, that the reasons identified for placement of the accessory building in the street side yard of the applicant's property*

does not create a justifiable hardship or an unnecessary hardship for the subject property necessary to carry out the general purpose of the Zoning Code.

e. *The Board of Adjustment finds that there is not a clear showing of evidence that the conditions justifying the variance request have been substantially met by the applicant.*
f. *The Board of Adjustment finds that the subject property has continued substantial property rights that other properties also enjoy.*
g. *The Board of Adjustment finds that the subject property is not currently deprived of certain privileges granted to other properties in the same zoning district and as otherwise provided by the Zoning Code.*

#2 – TABLE

I hereby make a motion to TABLE the request for a variance to allow the placement of an accessory structure in the street side yard area for the property located at 2144 North 400 West within the Residential-Low (R-L) Zone, until such a time as _____."

(further direction to Staff as agreed upon by the Board of Adjustment)

#3 – APPROVE

I hereby make a motion to APPROVE the request for a variance to allow the placement of an accessory structure in the street side yard area for the property located at 2144 North 400 West within the Residential-Low (R-L) Zone, with the following reasons for action (findings) and any others that may be added or amended:

a. *The Board of Adjustment finds that the current Residential-Low (R-L) Zone requires accessory buildings to be located in the rear yard at a minimum distance of six feet (6') from other buildings and three feet (3') from any property line in the rear yard if the accessory buildings are smaller than 400 square feet.*
b. *The Board of Adjustment finds that the applicant's has an existing rear yard sufficient in dimensional size for placement of an accessory building within the rear yard in compliance with development standards for the R-L zone as found in CZC 12.32.300.*
c. *The Board of Adjustment finds that there is a clear showing of evidence that the conditions justifying the variance request have been substantially met by the applicant.*
d. *The Board of Adjustment finds that the applicant has a street side yard area with sufficient dimensional size for placement of an accessory building within the street side yard area of the applicant's property.*
e. *The Board of Adjustment finds that, in this specific case, that the reasons identified for placement of the accessory building in the street side yard of the applicant's property does create a justifiable hardship or an unnecessary hardship for the subject property necessary to carry out the general purpose of the Zoning Code.*
f. *The Board of Adjustment finds that the subject property does not have comparative substantial property rights, specifically as it relates to the placement of accessory buildings on the applicant's property, that other properties in the same zone enjoy.*
g. *The Board of Adjustment finds that the subject property is currently deprived of certain privileges granted to other properties in the same zoning district and as established by standards found within the Zoning Code.*

#4 – APPROVE WITH MODIFICATIONS

I hereby make a motion to APPROVE the request for a variance to allow the placement of an accessory structure in the street side yard area for the property located at 2144 North 400 West within the Residential-Low (R-L) Zone, with the language amendment to the request (as provided by the Board) as follows_____, based on the following reasons for action (findings):

(findings discussed and agreed upon by the Board of Adjustment)

12.21.200 Appeal Of Administrative Decision

(a) Purpose. This Section sets forth procedures for appealing an administrative decision applying provisions of this Title.

(b) Authority. The Board of Adjustment shall hear and decide appeals from administrative decisions applying the provisions of this Title as provided in this Section.

(c) Initiation. Any person, or any officer, department, board or commission of the City, adversely affected by a decision made in the administration or interpretation of a provision of this Title may appeal to the Board of Adjustment as provided in Subsection (d). A complete application for an appeal shall be filed within 14 days of the decision which is appealed.

(1) Only decisions applying this Title may be appealed to the Board of Adjustment.

(2) A person may not appeal, and the Board of Adjustment may not consider, any amendment to this Title.

(3) Appeals may not be used to waive or modify the terms or requirements of this Title.

(d) Procedure. An appeal of an administrative decision to the Board of Adjustment shall be considered and processed as provided in this Subsection.

(1) A complete application shall be submitted to the Zoning Administrator in a form established by the Zoning Administrator along with any fees or deposits set forth in the City Fee Schedule. The application shall include at least the following information:

(A) The name, address, email and telephone number of the applicant and the applicant's agent, if any;

(B) The decision being appealed;

(C) Grounds for the appeal;

(D) A description of the alleged error in any order, decision or determination of the person or body from which the appeal is taken in the administration or interpretation of the Zoning Code; and

(E) A description and allegation of every theory of relief that the appellant could raise in district court regarding the matter appealed.

(2) After an application is determined to be complete in accordance with CZC 12.21.040(e), the Zoning Administrator shall schedule a public meeting before the Board of Adjustment. Public notice of the public meeting shall be provided in accordance with the provisions of CZC 12.21.050. Prior to the meeting the Zoning Administrator shall transmit to the Board of Adjustment all papers constituting the record of the action which is appealed.

(3) Upon receipt of a complete application for an appeal all further proceedings concerning the matter appealed shall be stayed as provided in CZC 12.20.060.

(4) The Board of Adjustment shall review the record of decision and shall consider and decide the matter in accordance with the standard of review set forth in Subsection (e).

(5) After the Board of Adjustment makes a decision, the Zoning Administrator shall give the applicant written notice of the decision.

(6) A record of all appeals of administrative decisions shall be maintained in the office of the Zoning Administrator.

(e) Standards for Decision.

(1) The Board of Adjustment may reverse or affirm, wholly or in part, or may remand the administrative decision to the officer or body from whom the appeal was taken.

(2) The Board shall review an administrative decision for correctness determining whether there is substantial evidence in the record to support the order, decision or determination of the person or body from which the appeal is taken.

(3) The person making an appeal shall have the burden of proving that an error has been made.

(4) If a provision of this Title is ambiguous it shall be construed in favor of the property owner.

(f) Appeal. Any person adversely affected by a final decision of the Board of Adjustment regarding an appeal of an administration decision may appeal that decision to the district court as provided in Utah Code § 10-9a-801.

HISTORY
Adopted by Ord. 2016-20 on 7/15/2016

(a) Waivers Authorized. Notwithstanding the hard surfacing limitations set forth in Section 12.32.300, the Planning Commission may approve a greater amount of hard surfacing on a lot or parcel that does not contain a dwelling use, in conjunction with a landscaping waiver as outlined in CZC 12.51.050, if required.

(1) A waiver may be allowed, provided that a minimum 15-foot landscaped buffer, as outlined in CZC 12.51.070(b), shall be maintained along all interior and rear lot lines.

(b) Application. A person desiring a waiver from requirements of this Chapter, with regards to hard surfacing requirements, shall, in conjunction with an applicable development application, submit a written request which describes the proposed waiver, provides grounds justifying the waiver, and shows how the intent of this Chapter will be met by the proposed waiver.

(c) Findings Required. The Planning Commission may authorize a waiver from the requirements of hard surfacing limitation set forth in Section 12.32.300, to the extent authorized herein, only if it finds the waiver:

(1) Preserves the intent of this Chapter and the provisions for which a waiver is authorized.

(2) The granting of a waiver will not result in an adverse impact on the surrounding properties; and

(3)

(A) The strict application of the provision in question is unreasonable or unnecessary for the specific use, design or site proposal given the nature of the proposal or alternate measures proposed by the applicant; or

(B) The property has extraordinary or exceptional physical conditions that do not generally exist on nearby property in the same zone and such conditions will not allow strict compliance with the provisions of this Chapter.

HISTORY
Adopted by Ord. 2016-20 on 7/15/2016

12.32.300 Table Of Development Standards In Residential Zones

The Development Standards for Residential Zones is set forth in the following Table.

Development Standard	Zones		
	R-L	R-M	R-H
Building Standards			
Distance between buildings	6 feet	6 feet	6 feet
Maximum height, main building [1]	35 feet	35 feet	35 feet
Maximum height, accessory building	20 feet	20 feet	20 feet
Lot and Parcel Standards			
Minimum area	None	10,000 sq ft	1 acre
Minimum frontage	40 feet	60 feet	60 feet
Minimum width, interior lot	60 feet	60 feet	100 feet
Minimum width, corner lot	70 feet	70 feet	110 feet

Setback Standards - Front Yard			
Any building [2]	25 feet	25 feet	25 feet
Setback Standards - Rear Yard			
Main building [3]	20 feet	20 feet	20 feet
Accessory building (one-story) - 400 square feet or less [4, 5]	3 feet	3 feet	3 feet
Accessory building - Greater than 400 square feet and up to the maximum height allowed by the applicable zone [4, 5]	5 feet	5 feet	5 feet
Setback Standards - Interior Side Yard			
Main building [5]	8 feet Minimum total width of both sides yards: 18 feet	8 feet Minimum total width of both sides yards: 18 feet	12 feet
Accessory building	Not permitted	Not permitted	
Setback Standards - Street Side Yard [6]			
Main building	20 feet	18 feet	20 feet
Main building on corner lot abutting side yard of another lot or parcel	20 feet	18 feet	20 feet
Accessory building	Not permitted	Not permitted	Not permitted
Site Standards			
Animal units permitted	None	None	None
Buffer landscaping requirements	See CZC 12.51.070(b)	See CZC 12.51.070(b)	See CZC 12.51.070 (b)
Buildable area, minimum	2,000 square feet	2,000 square feet	3,000 square feet
Buildable area minimum, range of length/width ratio	Between 2:1 and 1:2	Between 2:1 and 1:2	Between 2:1 and 1:2
Gross density, maximum, permitted use	4 units per acre	6 units per acre	8 units per acre
Gross density, maximum, conditional use	Not applicable	Not applicable	12 units per acre
Hard surfacing, maximum total of lot or parcel	60%	60%	60%
Hard surfacing, maximum total of front, rear, and side yards	50%	50%	50%
Outside storage	Not permitted	Not permitted	Not permitted

1. Except as otherwise permitted by CZC 12.32.080(b) and CZC 12.55.120.
2. Except as modified by the provisions of CZC 12.55.130(h).
3. Flexibility for setbacks may be provided for multiple-family dwelling unit in R-M and R-H Zones in accordance with and subject to the provisions of CZC 12.55.130(l).
4. Setback is measured from any interior and/or rear lot line.
5. Subject to compliance with applicable Construction Codes.
6. Flexibility for setbacks may be provided for multiple-family dwelling unit in R-M and R-H Zones in accordance with and subject to the provisions of CZC 12.55.130(l).

HISTORY
Adopted by Ord. 2016-20 on 7/15/2016
Amended by Ord. 2017-04 on 3/7/2017
Amended by Ord. 2017-28 on 11/21/2017
Amended by Ord. 2019-12 on 7/2/2019

Centerville City, UT - Community Development

Fowers Variance Request

09/27/2024 - 09/26/2124

Board of Adjustment Application

Board of Adjustment Application Fee

Application Status

New

Printed: 09/27/2024

Permit/License #

5107289

Reference Number

3452eba0-7d06-11ef-8b3a-5f90ba114adb

Status

Active

Application Review Status

Pre-Review	Not Reviewed	Date Submitted
Final-Review	Not Reviewed	09/27/2024

Fees

BOA Application Fee	$250.00
Professional Services Deposit	$250.00
Subtotal	**$500.00**
Amount Paid	**$500.00**
Total Due	**$0.00**

Payments

09/27/2024	Online	$500.00
Total Paid		**$500.00**

Application Form Data

(Empty fields are not included)

Reasoning for Board of Adjustments Hearing

Appeal of Administrative Decision

First Name

Kirk

Last Name

Fowers

Email

kfowers@msn.com

Phone

(801) 518-2610

Property Owner First Name	Property Owner Last Name	Phone	Email	Property Owner Mailing Address
Kirk	Fowers	(801) 518-2610	kfowers@msn.com	2144 N 400 W, Centerville, UT, 84014

Upload Owner Affidavit

2023 Tax Notice_07-225-0418.pdf

Property Address

2144 N 400 W, Centerville, UT, 84014

Zoning of Property

R-L

Parcel Number(s)

07-225-0418

Acreage

0.38

Name of Request

Fowers Variance Request

Statement of Purpose

Appeal a decision regarding the location of a storage shed on our property

Supporting Documents

- April 29, 2021 Response_to_Prelimnary_Approval_Conditions.pdf
- Centerville City ordinance no 2023-04 rezoning of lot 408 21Feb23.pdf
- 09-23-2020_Staff_Report_Summerhill_Lane_Rezone_and_PDO_Development.pdf
- Topshed design-1723509201229315-1 9Sep24.pdf
- Agenda_2020_7_8_Planning Commission Meeting.pdf
- Agenda_2020_12_15_City Council Meeting.pdf

Signature

I agree that the facts stated in this application are true, and upon changes I will provide notification as needed.

Electronically Signed

Kirk Fowers - 09/27/2024 1:25 pm

Board of Adjustment variance request

To whom it may concern,

We recognize that city codes are important for our community and also submit that there are unique circumstances that warrant a variance to city codes, such as those provided to Symphony Homes in the Summerhill Lane subdivision. We recognize that with a variance there may be a concern for setting a precedent, however, we feel we have a singular circumstance, in part due to the purchased remnant property described below that is the focus of our request. The remnant property was generated during development of the Summerhill Lane subdivision.

We purchased our home in 2002 on a 0.18-acre lot. The property resides where a former pond existed and has a number of springs along with subsurface water. The continuous water supply resulted in an extensive layer of peat. As a result of subsurface water, a curtain drain running along the east side of all properties along 400 W between Summerhill Lane and 2025 North was installed by Symphony Homes. Similar drains are installed in the playground for Reading Elementary. Prior to our acquiring additional property springs ran year-round within the property owned by Davis School District East of our property.

In 2008 Reading Elementary elected to deed 0.07 acres to us as well as all parcels on the East side of 400 West due to the 12-foot elevation difference and lack of visibility of children below the hill (liability concern). Within this property there were a number of springs, that ran year-round, that required additional, extensive drains to be placed along the East side of the property within the peat layer.





They run both north to south and east to west, (see illustration of the property in the accompanying documents). When the drains were installed, as part of the transfer agreement with the Davis School District, the underlying peat was >5 feet deep. The contractors noted at the time that the ground wouldn't support a structure. The peat extends across the east side of our property encompassing the width of the backyard. Although the drainage has functioned as designed, the ground has continued to settle requiring additional drainage and soil to level the backyard every few years confirming the contractors recommendation against a structure. The contractor is willing to provide a more detailed description during the meeting regarding the composition and stability of the soil in the backyard.

As part of the Summerhill Lane subdivision development a remnant of approximately 0.11 acres, Parcel A (a portion of lot 148) and Parcel C, was created east and north of our property. We'd approached Symphony Homes to purchase the east portion to square off our property. The north parcel was to be part of the HOA and

the east parcel was to be part of lot 148. Symphony was unwilling to sell only the east parcel. During development, city staff initially noted that the priority should be to incorporate the property(s) into adjacent lots, see Staff report dated April 28, 2021. Symphony Development incorporated the portion into lot 148, but negotiated with Centerville City staff for Parcel C to be managed by the HOA rather than seeking to incorporate it into our existing property as noted in Staff Report dated September 23, 2020. Based on Centerville City code a remnant property should have a purpose. During ongoing discussions between Centerville City staff and Symphony Development the purpose for Parcel C was not defined, but was to be managed by the HOA without a specified purpose, appearing contrary to Centerville City code, which changed from City Council meeting minutes dated November 17, 2020 and the April 29, 2021 response. In the end we came to an agreement with Symphony Homes to purchase the portion of lot 148 and Parcel C, see accompanying document. Our goal is to be able to fully utilize the property within the limitations with a utility easement and peat soil in the backyard.

The road, Summerhill Lane, was built at a higher elevation than our existing back yard. So, at our expense, we put in a boulder retaining wall to allow us to have a more level and functional backyard. On the north side of the boulder wall and extending across the west side of our property is a utility easement of 12-15' requiring the boulder wall to be south of the utility easement. Additional subsurface drains were installed in the new property, within the portion that initially was to be part of lot 148, the north side of the property as this area is also composed of peat with subsurface water year-round.

In contrast to the backyard, the northwest side of our property, Parcel C, where we'd like the shed to be located adjacent to our garage, was the former Bamberger Railroad. As a result, the ground is composed of road base and the soil composition is suitable to support a structure.

Based on this, it is necessary to install the shed adjacent to our garage rather than behind the house. The available option without a variance, per Centerville City code, is to connect the storage shed to the existing garage and create a covered breezeway. A connection for a covered breezeway may impact the integrity of the existing garage and would require remodeling of the existing roof, creating the potential for low roof spots prone to water leakage. A covered breezeway is also likely to be more susceptible to wind damage, which is common in our area. The sole purpose of the covered breezeway is to meet Centerville City code. The location of the storage shed, size, etc., would not change in this instance.

When we purchased our home in 2002 it was not a corner lot. With this additional property, it has become a corner lot. As a result, we have an additional 250' of sidewalk, when initially we had only 80'. Having access from the shed to the existing concrete driveway north of the garage will allow easier access for the equipment needed to clear the snow, i.e., a 4-wheeler with a plow attachment.

A variance to allow us to construct a shed north of our garage allows us to fully utilize the property, eliminates the additional cost for a covered breezeway, and consistent with similar variances to the Centerville City code afforded Symphony Development/Symphony Homes for the Summerhill Lane subdivision, see Agenda_2020_7_8 Planning Commission Meeting. We appreciate your time and consideration.

Kind regards,

Kirk & Lisa Fowers
2144 North 400 W, Centerville, UT 84014
801-518-2610; kfowers@msn.com



Fence

Setback to house, fence or sidewalk

Shed

Rock retaining wall – 4’

Utility easement

Subsurface drains

Kirk & Lisa Fowers

2144 N 400 W, Centerville, UT

Custom Order - **Aug 15, 2024**

Top Shed Utah/ Idaho
Text Sales: Austin +1 (435) 760-7766 Text Sales: Connor +1 (435) 890-9731
Text: Office +1 (435) 767-SHED Text: Idaho Office+1 (208) 55-SHEDS
topshedutah@gmail.com

View Online

Ship To

Name Kirk Fowers | Order # 1723509201229315-1
Install Address 2144 N 400 W
City Centerville | State | Zip Code 84014
Email kfowers@msn.com | Phone # 8015182610 | Mobile #

Building Info	
Style	Ranch
Roof Overhang	4" All Sides
Roof Material	No Shingles (Credit)
Base	Use existing flat and level concrete a..
Siding	Vertical Panel

Size

16 x 20
9'
Sidewall Height

Colors	
Roof	No Shingles
Trim	Outdoor Cafe
Siding	Open Canyon

Description	Qty	Unit Price	Price
Style: Ranch	1	$10,017.00	$10,017.00
Sidewall Height: 9'	1	$704.00	$704.00
Roof Overhang: 4" All Sides	1	$440.00	$440.00
Base: Use existing flat and level concrete as floor (customer guaranteed) (no water seal guarantee)	1	-	-
Siding: Vertical Panel	1	-	-
Roof Pitch: 6/12	1	-	-
Siding Color: Open Canyon	-	$1,144.00	-
Doors & Ramps			
36" Residential 6 Panel	1	$550.00	$550.00
Color: White	-	-	-
72" Residential Style	1	$1,265.00	$1,265.00
Windows & Accessories			
White 6' Transom	3	$138.00	$414.00
Color: White	-	-	-
White 4' Transom	5	$83.00	$415.00
Interior			
Flooring: Tongue & Groove OSB	1	-	-

Continued on next page...

Totals	
Subtotal	$14,465
+ Sales Tax 7.25%	$1,049
Delivery	$195
Total Order Amount	$15,709
Remaining Due	$15,709

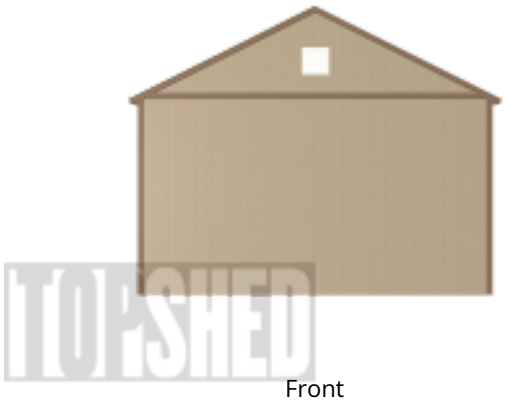
Customer Signature	Date	Desired Delivery Date
Dealer or Manufacturer Signature	**Delivery Notes**	**Delivery Notes**

Description	Qty	Unit Price	Price
Vents			
12x12 Gable Vent	2	$110.00	$220.00
Color: White	-	-	-
Additional Options (May Be Non-Visual)			
On-Site Installation	1	-	-
Additional Notes			
Notes, Comments, Questions:			

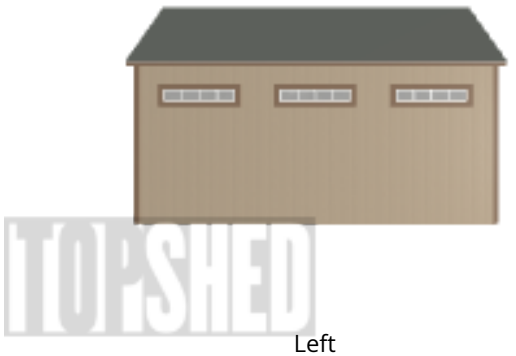
Building Images



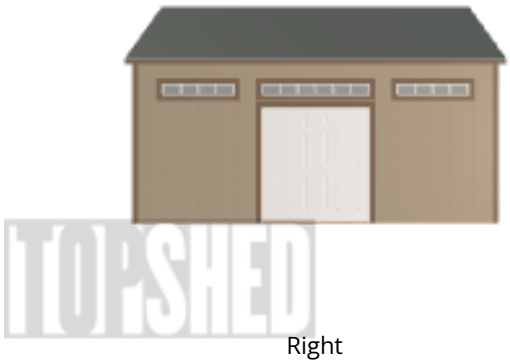
Perspective



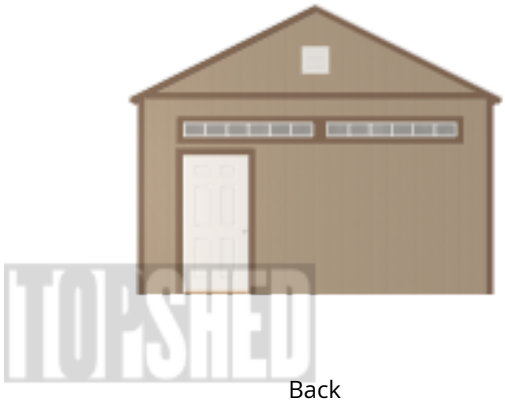
Front



Left

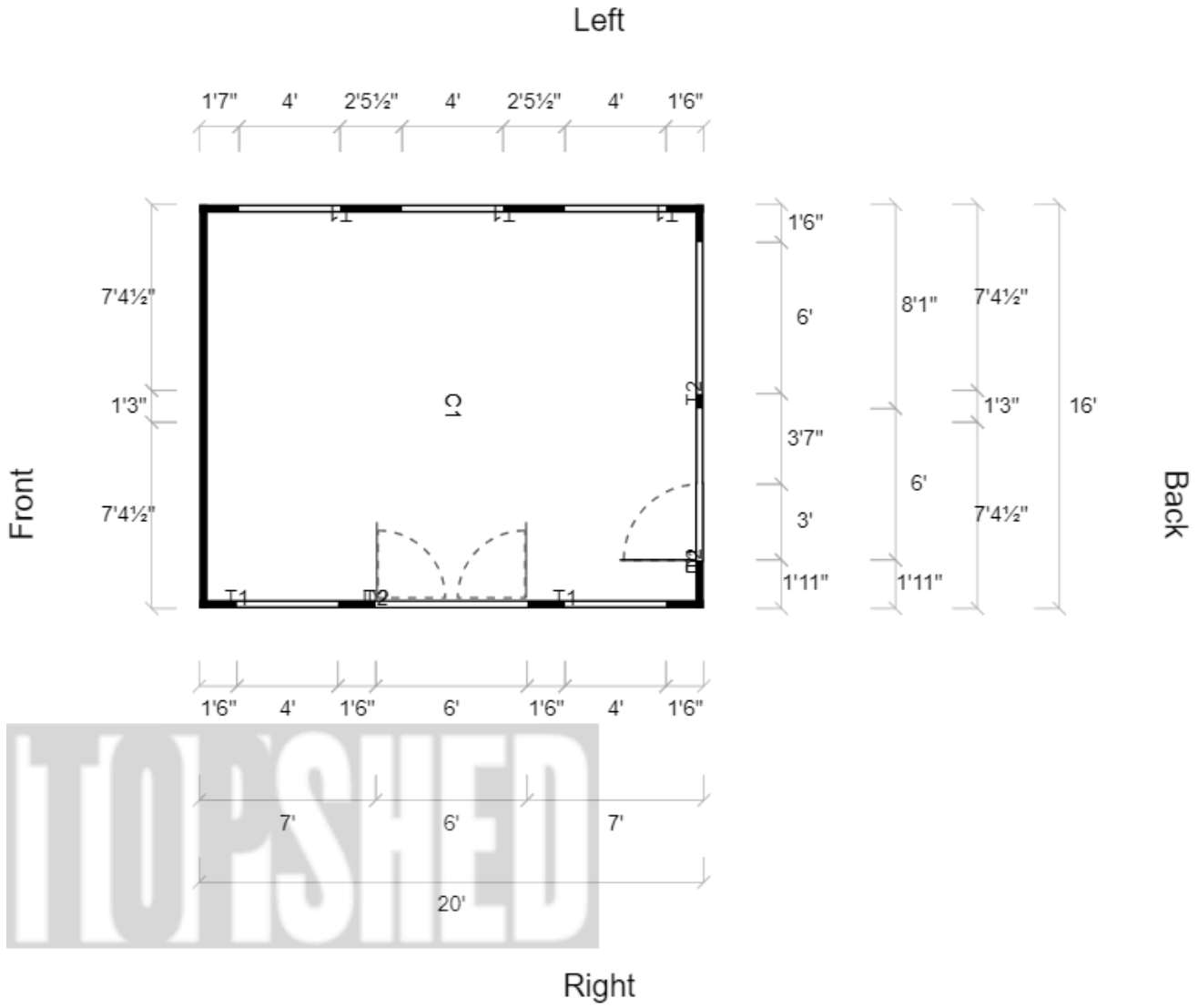


Right



Back

Floor Plan



SYMBOL LEGEND

T1	White 4' Transom	D1	36" Residential 6 Panel
T2	White 6' Transom	D2	72" Residential Style
C1	None		Closed Wall


2150 N
235 W
115 W
612 W
582 W
564 W
548 W
518 W
488 W
462 W
432 W
376 W
346 W
316 W
286 W
256 W
226 W
196 W
166 W
136 W
106 W
76 W
R-L
Summerhill Ln
672 W
581 W
551 W
520 W
491 W
461 W
433 W
214 N
313 W
283 W
225 W
223 W
217 W
193 W
167 W
137 W
107 W
77 W
643 W
2123 N
2122 N
2141 N
2128 N
2119 N
2120 N
647 W
671 W
2117 N
2118 N
2127 N
400 W
2116 N
2115 N
2102 N
668 W
628 W
576 W
544 W
506 W
2101 N
2090 N
Churchill Dr
655 W
609 W
563 W
513 W
2094 N
2089 N
2078 N
PF-M
664 W
616 W
578 W
2085 N
2084 N
2073 N
2064 N
2075 N
562 W
2073 N
2072 N
2063 N
661 W
629 W
2069 N
2058 N
565 W
432 W
597 W

CENTERVILLE CITY PLANNING COMMISSION AGENDA

Public meetings will be held electronically via Zoom and live streamed on the Centerville City YouTube channel in accordance with Executive Order 2020-5 Suspending the Enforcement of Provisions of Utah Code 52-4-202 and 52-4-207 due to Infectious Disease COVID-19, issued by Governor Herbert on March 18, 2020. Centerville City Utah YouTube Channel link: https://www.youtube.com/user/centervillecityutah/videos. *Public meetings conducted via Zoom may be terminated at any time due to hackers or inappropriate content*

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 PM ON JULY 8, 2020 AT THE CENTERVILLE CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

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

Centerville City, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance, including hearing devices. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call Jacob Smith, Administrative Services Director, at 801-295-3477, giving at least 24 hours notice prior to the meeting.

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

A. ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT

Kevin Daly, Commissioner

D. COMMISSION BUSINESS

1. Legislative Decision - Public Hearing - Zoning Map Amendment - Summerhill Lane Development

   Consider proposed Zoning Map Amendments creating the Summerhill Lane Residential-Low Planned Development Overlay Zone

   Join Zoom Meeting

https://zoom.us/j/99843012287?
pwd=YUNGakt4WVFnb2w3LzRZNEVMTmRzUT09

Meeting ID: 998 4301 2287
Password: 250769
One tap mobile
+13462487799,,99843012287#,,,,0#,,250769# US (Houston)
+16699009128,,99843012287#,,,,0#,,250769# US (San Jose)

Dial by your location
+1 346 248 7799 US (Houston)
+1 669 900 9128 US (San Jose)

2. Legislative Decision - Public Hearing - Zoning Map Amendment - Dave's Complete Auto

3. Legislative Decision - Public Hearing - Zoning Code Amendments - Chapter 12.69 (Medical Cannabis Facilities)

   Consider proposed Zoning Code Amendments enacting Chapter 12.69 regarding Medical Cannabis Facilities - Ordinance No. 2020-03

4. Community Development Director Report & City Council Update

   City Council Update:
   - Nothing to Note

   Next Planning Commission Meeting of 7/22/2020:
   - SMSC Plan Status Review & Direction From Commission
   - Residential Buffering Regulation - Text Amendments
   - Meeting with the Tree Board

   2020 Commission Goals:
   - South Main Street Corridor Plan Update - underway
   - Standards for Minimum Residential Buffering Regulations (between types of residential development)
   - Transportation Plan Element Update - yet to be started
   - West Centerville Neighborhood Plan Update (SCP mixed-residential reconsideration) - PC received initial information on Feb. 12, 2020

E. MINUTES REVIEW AND ACCEPTANCE

June 24, 2020

F. ADJOURNMENT

Mackenzie Wood
Centerville Assistant Planner

CENTERVILLE

Staff Backup Report
7/8/2020

Item No. 1.

Short Title: Legislative Decision - Public Hearing - Zoning Map Amendment - Summerhill Lane Development

Initiated By:

Scheduled Time:

SUBJECT

Consider proposed Zoning Map Amendments creating the Summerhill Lane Residential-Low Planned Development Overlay Zone

Join Zoom Meeting
https://zoom.us/j/99843012287?pwd=YUNGakt4WVFnb2w3LzRZNEVMTmRzUT09

Meeting ID: 998 4301 2287
Password: 250769
One tap mobile
+13462487799,,99843012287#,,,,0#,,250769# US (Houston)
+16699009128,,99843012287#,,,,0#,,250769# US (San Jose)

Dial by your location
+1 346 248 7799 US (Houston)
+1 669 900 9128 US (San Jose)

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- 7-8-20 PC Staff Report Summerhill Land Rezone PDO
- Summerhill Lane Concept Plan
- Weber Basin Service Letter
- 11-13-19 PC Staff Report
- 11-14-19 CC Transmittal Report

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

STAFF REPORT
AGENDA: ITEM 1

PROPERTY OWNER:	**SYMPHONY DEVELOPMENT CORPORATION**
APPLICANT:	**SYMPHONY HOMES** **c/o RUSSELL WILSON** **111 S FRONTAGE ROAD** **CENTERVILLE, UT 84014** **(rwilson@symphonyhomes.com)**
PROPERTY LOCATION:	**2125 N MAIN ST**
PARCEL SIZE:	**17.24 ACRES**
ZONING DISTRICT:	**AGRICULTURE-LOW (A-L)**
APPLICATION:	**R-L PDO ZONE APPLICATION & CONCEPTUAL SITE PLAN**

BACKGROUND

Russell Wilson of Symphony Homes has applied for a Residential-Low Planned Development Overlay (PDO) Zone for the parcels previously tabled for a rezone from Agriculture-Low to Residential-Low. The PDO requires a Conceptual Site Plan to be approved in conjunction with the rezone. Previous staff reports and conceptual site plan are attached to the agenda item for full reference.

CODE REQUIREMENTS

Approval Criteria – CZC 12.41.080(b) states the zoning map amendment and conceptual site plan may be approved only if the City Council finds the following:

CZC 12.41.080(b) (1)

A. Does not conflict with any applicable policy of the General Plan.

Section 12-420-2 of the General Plan states the desire of residents is to maintain the single-family residential character of development. In addition, 12-420-3 states that 'The City shall assure an adequate supply of housing for future population through identification of optimum locations for housing development and provision of City services as required.'

Section 12-480-5 of the General Plan addresses the Northwest Centerville Neighborhood. As stated in previous staff reports, this land is maintain semi-rural properties for current owners, and to preserve the viability of development for future owners.

- **Staff Response:** The proposal meets the requirements of sections 12-420-2&3 of the General Plan by maintaining the single-family residential character of Centerville while also providing housing for the ongoing needs of current and future residents.

  The competing goals of semi-rural preservation for current owners and the viability of future development are also met with this project. The rezone does not attempt to rezone any other property owners' land from Agriculture-Low to Residential-Low, just the parcels already owned by the developer. It also will provide new housing opportunities for residents and those seeking to live in Centerville.

B. Meets the purpose and intent of CZC 12.41.010.

"The Planned Development Overlay (PDO) Zone allows residential… projects to be developed in a manner that allows design flexibility, integration of mutually compatible uses, integration of open spaces, clustering of dwelling units, and optimum land planning with greater efficiency, convenience and amenity than is possible under conventional zone regulations. To achieve these purposes, this Chapter requires a planned development to be designed and approved as an integrated project that implements goals of the General Plan, has an overall architectural design theme, and allows a variety of uses to be established in a mutually compatible manner."

- **Staff Response:** Staff finds this project to meet the requirements of CZC 12.41.010 by implementing applicable General Plan goals, and is an integrated project which allows for a variety of lot sizes. An overall housing design scheme has not been proposed at present.

C. Allows integrated planning and design of the property and, on the whole, better development than would be possible under conventional zoning regulations

- **Staff Response:** The project submittal for the PDO Zone has taken into account City Council and Staff input on the construction of the needed storm drain system, size and direction of the road, and the placement of proposed cul-de-sacs. Staff also believes the placement of the roadway allows opportunity for access to the neighboring elementary school.

D. Meets the use and development limitations and requirements of the zone with which the PDO Zone is combined, except as otherwise allowed by this Chapter

Residential-Low development requirements

	Required	Proposed 6,000 SF Lots	Proposed 10,000 SF Lots	R-L	PDO
Frontage	40’	40’		YES	YES
Min. Width	60’ 70’ Corner Lot	60’ 70’		YES	YES
Front Setback	25’	20’	25’	PARTIAL	YES
Rear Setback	20’	15’	20’	PARTIAL	YES
Side Setback	8’, 18’ Total	5’, 10’ Total	6’/8’, 14’ Total	NO	YES
Density	4 units/acre	3.42 units/acre	3.42 units/acre	YES	YES
Landscaping					NO

- **Staff Response:** The proposed project meets all of the following Residential-Low Zone requirements except there is no formal plan for expected lot landscaping.

  Staff finds that the will serve letter from Weber Basin has some specific requirements regarding the use of landscaping. If a landscaping theme, meeting Weber Basin’s expectations, is required by the City, landscaping plan can be addressed at the Final Subdivision Plan process as long as it adheres to CZC 12.51.040, with special note of CZC 12.51.070(a)(6) that no trees shall be planted in the park strip.

E. Meets the density limitations of the General Plan

- **Staff Response:** The proposed project is at 3.42 units per acre which falls within the 0-4 units per acre allowed in the General Plan for Low Density Residential Zones

F. If a residential density bonus is authorized, provides superior site design and increased amenities, as provided in CZC 12.41.080(c), which ameliorate the potential impact of increased density

- **Staff Response:** The applicant has not requested a density bonus as part of the requested PDO approval.

CZC 12.41.080(b) (2)

In addition to items A-F, the applicant has:

a. Sufficient control over the property to be developed to ensure development will occur as approved;
b. The financial capability to carry out the planned development project, and
c. The capability to start construction within one year of final plan approval.

- **Staff Response:** In a letter dated January 22, 2020, the applicant stated that Symphony Homes has the ability to ensure development, the financial capacity to carry it out, and capability to start construction within one year of final approval.

CMC 15.05.010(e)

The maximum length of blocks shall be 1200 feet. In blocks over 800 feet in length, a dedicated public walkway through the block, at approximately the center of the block, may be required. Such walkways shall not be less than 10 feet in width unless otherwise approved by the City.

- **Staff Response:** The length of the street from Main Street to 400 West is possibly greater than the allowed 1200 feet. The developer will need to provide verification of the length of the street. In addition, it is Staff's opinion that a dedicated public walkway should be provided at mid-block.

PDO Development Standards

CZC 12.41.100 sets forth development standards for planned developments that shall prevail over any contrary base zone standards.

(a) Access. Access to a planned development should be from interior streets rather than directly from adjoining perimeter streets.
   - **Staff Response:** All access to homes is from the proposed interior street.
(b) Building height shall be governed by the underlying zone.
(c) Common Areas.

- **Staff Response:** Common areas are not required under the PDO Ordinance. There is currently no formally proposed common area. However, there are two items of note, first the detention basin that is required will need to be maintained by the developer or by a home owner's association. The applicant has not proposed who will maintain the detention basin.

  Second, there is a remnant parcel (Parcel A) that could become a common area. The applicant has mentioned that it will be deeded to the adjoining property owner, but there has been no verification of this. Remnant parcels cannot be recorded on the Plat, so proof of responsibility for Parcel A will need to be provided, or it will need to be assimilated into the lot layout of the subdivision.

(d) Distance between buildings. No requirement, except as provided in Construction Codes.

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

(f) Required Improvements.

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

- **Staff Response:** Kevin Campbell, City Engineer, and Randy Randall, Public Works Director, have provided the following items of concern.
  - Weber Basin Irrigation pressure during peak demand
  - Detention will be required for the development even after UDOT acquires half or so of the area designated by the City Master Plan for regional detention
  - Radii at [street] knuckles need to be analyzed

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

- **Staff Response:** The conceptual site plan shows two options for yard sizes. One for lots of 6,000 SF and one for lots of 10,000 SF. The smaller lots vary more from the base zone regulations than the 10,000 SF lots. Per the code, there is not a mandatory yard size, however, the tract perimeter (item i) will affect many of the lots in the proposed PDO.

  Lots 13 and 56 are inverted pie shaped lots, with large frontages and narrow backyard boundary lines. Staff is concerned that this will create difficult building pads that do not allow for adequate yard sizes. However, there is not a required yard size under the PDO.

(h) Residential Use Types.
  a. Single-family detached dwelling located on privately owned lot which is not attached to another dwelling unit and has a private yard on all four sides of the dwelling
- **Staff Response:** The conceptual site plan shows only single-family detached dwellings surround on four sides by private yards.

(i) Tract Perimeter Setback and Buffer Requirements. Structures within any PDO shall be situated so as to maintain a minimum setback from any perimeter property line equivalent to the rear yard or side yard setback(s) of the underlying zone of the PDO depending upon the orientation of such structures (e.g. rear yard adjacent to rear yard, or side yard adjacent to side yard). If such orientation cannot be determined due to the absence of adjacent development, then the minimum rear yard setback for the underlying zone shall be used. Except for single-family dwelling structures, a 30 foot landscape buffer shall be provided for every lot or parcel within the PDO that adjoins land used or zoned for a single-family dwelling. Such buffer shall meet the landscaping standards set forth in CZC 12.51 (Landscaping and Screening).
- **Staff Response:** Only a handful of the proposed 62 lots do not abut other properties. Lots not requiring perimeter setbacks are: 2-7, 10-15, 36, 37, 47, 48, 52, and 53-38. Lots 17-34, 39-45, 51, and 60-61 need to meet the 20 foot rear yard setback. Lots 23-24, 38, 46, and 62 need to meet corner side yard setbacks of at least eight feet along the perimeter. Lots 1, 8-9, 35, 45, 51, and 52 need to meet the base zone side yard setback of eight feel along the perimeter.

  Staff recommends a resubmittal of the proposed layout which specifies the setbacks for each lot to minimize confusion at the building permit process.

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

- **Staff Response:** All adjacent properties are zoned residential, and staff finds a standard six-foot fence will be adequate buffer.

The table below notes the items a-j that require attention.

	Required	Proposed	Needs Attention
Access	Access from Interior Street	Access from Interior Street	
Common Areas	N/A	Detention Basin & Parcel A	√
Lot Area & Width	N/A	Follows Base Zone	
Required Improvements	CZC 12.41.100(f)(1-6)	1-6 proposed	√
Required Yards	N/A	Follows Base Zone	
Residential Use Types	CZC 12.41.100(h)	Single-Family Detached	
Tract Perimeter Setback	Base Zone	None	√
Landscape Buffer	Between Residential & Non-Residential Development	N/A	
Walls & Fences	May be required at perimeter	None proposed	√

PLANNING STAFF RECOMMENDATIONS

OPTION 1: I hereby make a motion to TABLE the application for zoning map amendment and Planned Development Overlay for Symphony Homes at 2125 N Main Street with the following directives to the applicant:

1. Provide site plan with tract perimeter setbacks as mentioned in the staff report
2. Address maintenance responsibility of drainage detention common area and any expectations of the City Engineer.
3. Address the matters related to the depiction of Parcel A.

4. Provide overall landscaping design scheme of the development meeting Weber Basin's expectations.
5. Provide street lengths and mid-block dedicated public walkway.

Reasons for action (findings)

a. The Planning Commission finds the application does not fully meet requirements set forth in CZC 12.41.100 for compliance with the PDO provisions.

OPTION 2: I hereby make a motion to RECOMMEND APPROVAL of the Zoning Map Amendment and Planned Development Overlay of Summerhill Lane Development at 2125 N Main Street to the City Council subject to the following:

a. The proposed amendment, with the directives recommended, meets the requirements found in Section 12.41.100.
b. The proposed Zone Map Amendment is consistent with the goals and objectives of the General Plan concerning Neighborhood 4 [General Plan Section 12-480-5].
c. Adequate facilities are located within the subject property [Section 12.21.080(e)(5)]

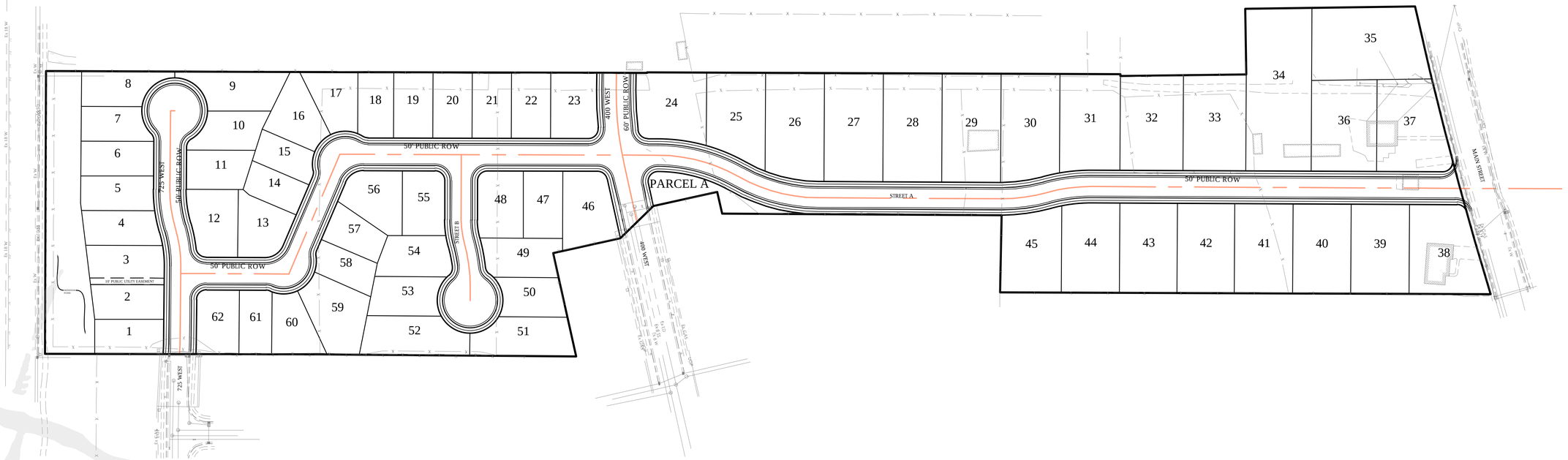
SUMMERHILL LANE

PREPARED FOR:
SYMPHONY HOMES LOCATED IN:
CENTERVILLE, UTAH



VICINITY MAP
NTS

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET - CONCEPT
C3	SITE & UTILITY PLAN - CONCEPT
C3.1	SITE & UTILITY PLAN - CONCEPT
C4	EXISTING SLOPES EXHIBIT - CONCEPT
C5	EXISTING CONDITIONS EXHIBIT - CONCEPT
L1	Yield Plan



SITE MAP

GENERAL AREA TABULATION

TOTAL DEVELOPMENT AREA = 17.2 ACRES

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. ALL CONSTRUCTION SHALL ADHERE TO CENTERVILLE CITY STANDARD PLANS AND SPECIFICATIONS.

4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: BEN DUZETT
SURVEY MANAGER: SPENCER LLEWELYN

OWNER/DEVELOPER
SYMPHONY HOMES
526 NORTH 400 WEST
SALT LAKE CITY, UTAH 84054
(801) 298-8555
CONTACT: RUSSELL WILSON

N
S

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

Know what's below. Call 811 before you dig.

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6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

SUMMERHILL LANE
CENTERVILLE, UTAH
COVER SHEET - CONCEPT

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
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COVER SHEET - CONCEPT

Scale:	1"=80'	Drawn:	AWS
Date:	06/26/20	Job #:	19-0378
Sheet:	C1		

Z:\...2019\19-0378 Symphony 60 ioss Centerville\design\19-0378.dwg\sheets\Preliminary\C1 - COVER SHEET.dwg

CONCEPT NARRATIVE RESIDENTIAL

LOCATED IN:	CENTERVILLE CITY, DAVIS COUNTY
ORIGINAL PROPERTY	17.24 ACRES
TOTAL LOTS	59
TOTAL DENSITY	3.42 UNITS/ACRE
FLOOD ZONE DESIGNATION	ZONE X

PROPOSED ZONING

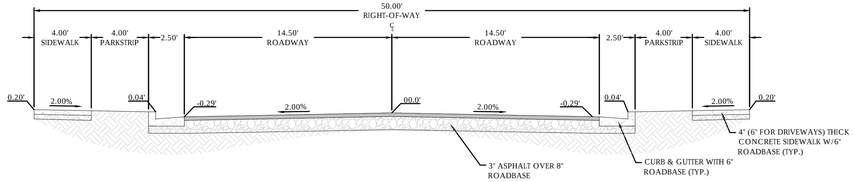
ZONE:	PDO
MINIMUM AVERAGE LOT SIZE:	6,000 SQFT
FRONTAGE:	40'
LOT WIDTH:	60'
CORNER LOT WIDTH:	70'
CUL-DE-SAC RADIUS:	50'
ROW WIDTH:	50'-60'

6,000 SQFT LOT SETBACKS

FRONT:	20'
REAR:	15'
SIDE:	5'; 10' TOTAL

10,000 SQFT LOT SETBACKS

FRONT:	25'
REAR:	20'
SIDE:	6' & 8'; 14' TOTAL



50' RESIDENTIAL ROAD

N.T.S.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION

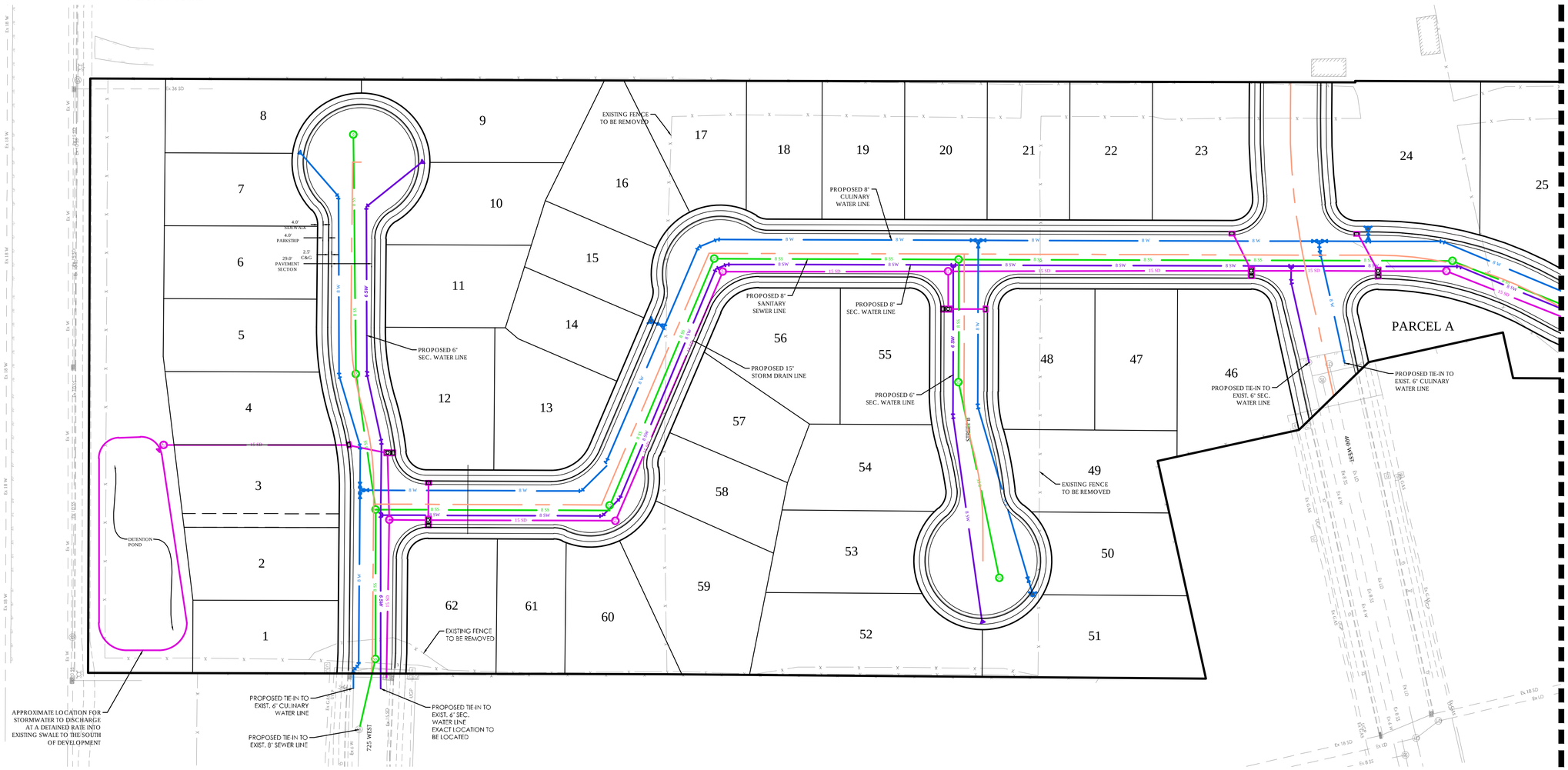
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GRAPHIC SCALE

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(IN FEET)
1 inch = 40 ft.



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www.focusutah.com

SUMMERHILL LANE

CENTERVILLE, UTAH

SITE & UTILITY PLAN - CONCEPT

REVISION BLOCK

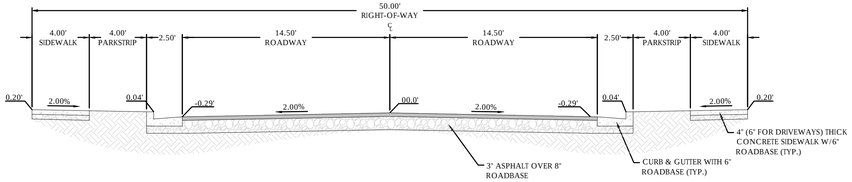
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SITE & UTILITY PLAN - CONCEPT

Scale:	1"=40'	Drawn:	AWS
Date:	06/26/20	Job #:	19-0378
Sheet:	C3		

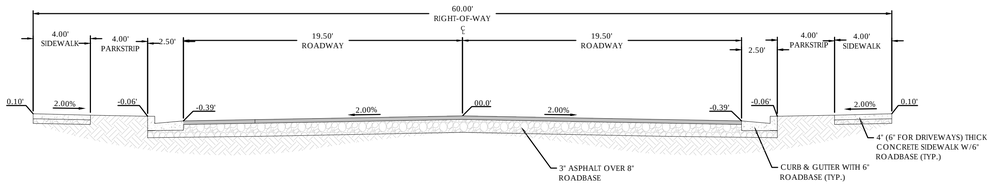
Z:_2019\19-0378 Symphony 60 lots Centerville\design\19-0378 (dwg\sheets\Preliminary\C3 - SITE & UTILITY PLAN.dwg

Know what's **below.**
Call 811 before you dig.



50' RESIDENTIAL ROAD

N.T.S.



60' RESIDENTIAL ROAD

N.T.S.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION

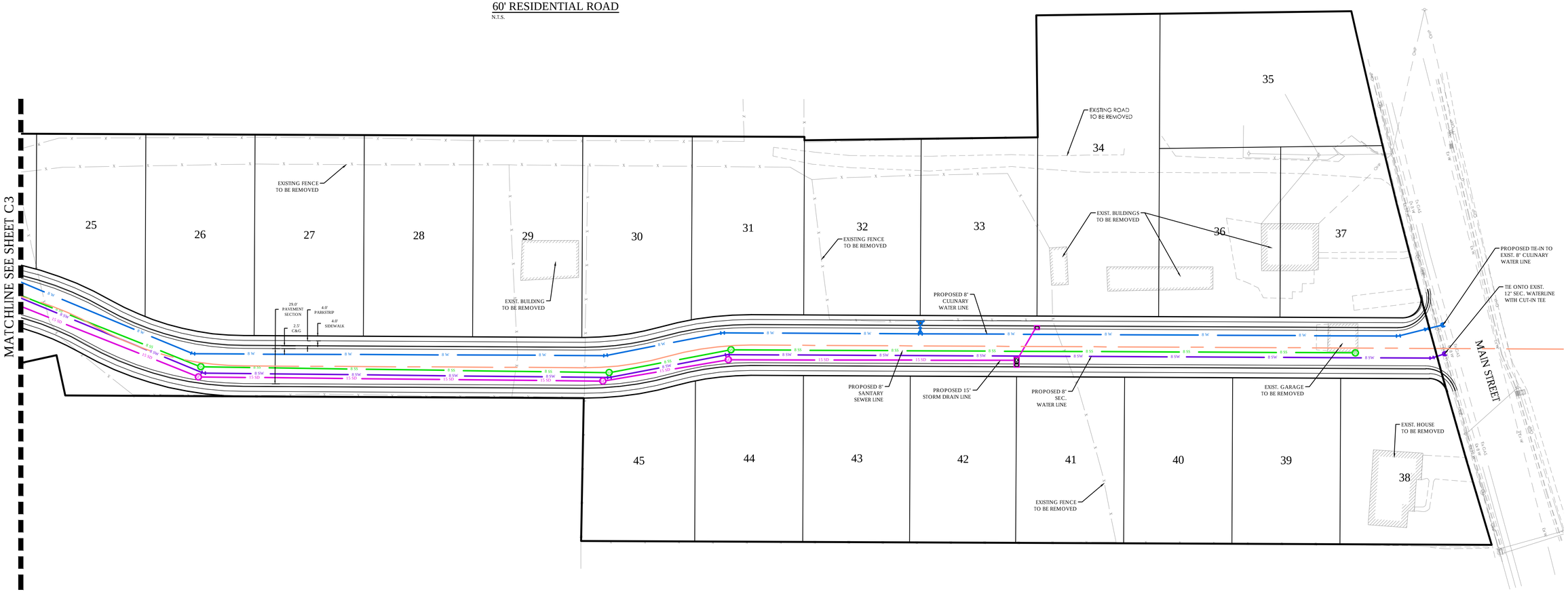
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S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



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SUMMERHILL LANE

CENTERVILLE, UTAH

SITE & UTILITY PLAN - CONCEPT

REVISION BLOCK

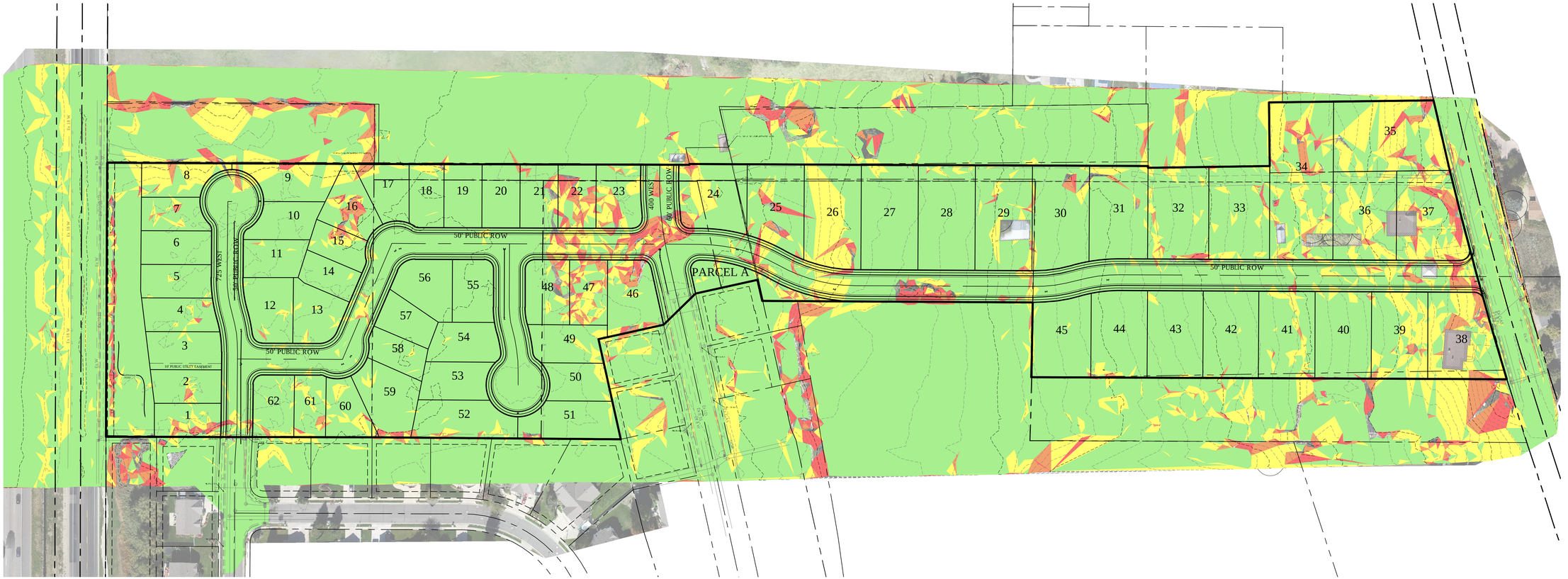
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SITE & UTILITY PLAN - CONCEPT

Scale:	1"=40'	Drawn:	AWS
Date:	06/26/20	Job #:	19-0378
Sheet:	C3.1		

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Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.01%	10.00%	
2	10.00%	20.00%	
3	20.00%	30.00%	
4	30.00%	50.00%	



N

S

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

Know what's below. Call 811 before you dig.

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CENTERVILLE, UT

EXISTING SLOPES EXHIBIT - CONCEPT

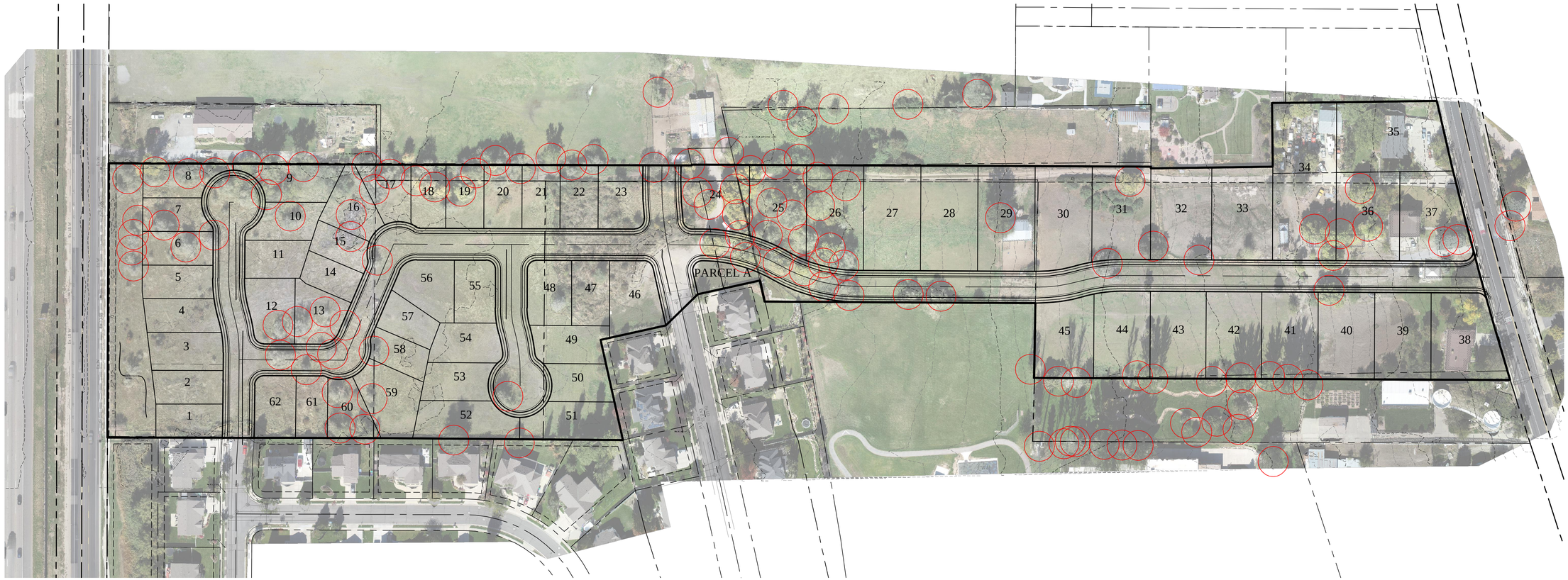
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EXIST. SLOPES EXHIBIT

Scale:	1"=80'	Drawn:	JRB
Date:	05/27/20	Job #:	19-0378
Sheet:	EX 3		

Z:_2019\19-0378 Symphonity 60 lots Centerville_sf\design 19-0378\dwg\exhibits\19-0378 Existing Slopes Exhibit 012220.dwg



NOTES:

1. FEMA NOTE: (NOTE 9C IN ALTA) SURVEYED PROPERTY LIES WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.) ACCORDING TO FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) FIRM (FLOOD INSURANCE RATE MAP) MAP #49011C0384E, EFFECTIVE DATE: JUNE 18, 2007.
2. SEE SLOPES EXHIBIT FOR STEEP SLOPES (SHEET EX 3)
3. SENSITIVE SOILS (GEOTECH REPORT TO ADDRESS SENSITIVE SOILS)
4. EXISTING TREES DEFINED BY RED CIRCLES ON THIS PLAN
5. TO OUR UNDERSTANDING THERE ARE NO SPECIAL PROTECTION OR CULTURAL HISTORIC AREAS ON SITE.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15 SD — 15" STORM DRAIN
- 8 SS — 8" SANITARY SEWER
- 8 W — 8" CULINARY WATER
- 8 SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- X — X — X — EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

N

S

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

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SUMMER HILL LANE

CENTERVILLE, UT

EXIST. CONDITIONS EXHIBIT - CONCEPT

REVISION BLOCK

#	DATE	DESCRIPTION
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5	----	----
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EXISTING CONDITIONS EXHIBIT

Scale:	1"=80'	Drawn:	JRB
Date:	05/27/20	Job #:	19-0378

Sheet: EX 2

Z:_2019\19-0378 Symphony 60 ioss Centerville\design\19-0378.dwg\exhibits\19-0378 Existing Conditions Exhibit 012220.dwg

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S

YIELD PLAN TABLE

LOCATED IN:	CENTERVILLE CITY, DAVIS COUNTY
ORIGINAL PROPERTY	17.24 ACRES
SINGLE FAMILY LOTS	66
TOTAL DENSITY	3.82 UNITS/ACRE
ROW WIDTH	50'-60'
MINIMUM LOT WIDTH	60'
MINIMUM LOT FRONTAGE	40'
CUL-DE-SAC RADIUS	50'
FLOOD ZONE DESIGNATION	ZONE X



SUMMERHILL LANE yield plan

CENTERVILLE CITY, DAVIS COUNTY
6/26/2020
19-0378

FOCUS ENGINEERING AND SURVEYING, LLC

Z:_2019\19-0378 Symphony 60 lots Centerville\design\19-0378.dwg\concepts\19-0378 Yield Plan.dwg

WEBER BASIN WATER CONSERVANCY DISTRICT

2837 East Highway 193 • Layton, Utah 84040 • Phone (801) 771-1677 • SLC (801) 359-4494 • Fax (801) 544-0103

March 24, 2020

Symphony Homes Corp.
Attention: Russell Wilson
111 South Frontage Road
Centerville, Utah 84014

Tage I. Flint
General Manager/CEO

Board of Trustees:

Dee Alan Waldron
President
Morgan County

Kym O. Buttschardt
Weber County

Jay V. Christensen
Weber County

Kerry W. Gibson
Weber County

Marlin K. Jensen
Weber County

P. Bret Milburn
Davis County

John Petroff Jr.
Davis County

Paul C. Summers
Davis County

Dave Ure
Summit County

RE: Preliminary Plan Review, Summer Hill Lane - THIS IS NOT A FINAL APPROVAL - FINAL SUBMITTAL REQUIRED

Dear Mr. Wilson:

The Weber Basin Water Conservancy District (District) has reviewed the concept plan dated January 22, 2020 for the Summer Hill Lane Subdivision located in Centerville. The District will provide secondary water to the referenced development provided the following requirements are met:

1. The subject property has more than enough Weber Basin irrigation water allocated to it. Since most of the water allocated to this property was ditch water, a portion of it (8.95 acre-feet) must be upgraded to pressurized irrigation water, with the remaining 2.45 acre-feet needing to be canceled. Attached is a petition to upgrade the 8.95 acre-feet per year of ditch water to pressurized water, as well as a petition to cancel the 2.45 acre-feet of the ditch irrigation water. A total of **$9,567.55** is due in water development fees and upgrade fees. Water development fees are periodically updated and subject to change. **Fees must be paid in full prior to a Notice to Proceed being issued.**

2. An engineering review of the secondary water system pipelines and appurtenances has been conducted by the District. The current comments consist of the following:
   2.1. All work pertaining to installation of the secondary water system shall be the responsibility of the Developer. The secondary water system is to be located within the public right-of-way and shall meet the requirements as set forth in the District's Pressurized Irrigation Construction Specifications and Drawings. A copy of the specifications is attached to this review letter for reference.

   2.2. When construction is complete, an as-built record of the subdivision drawings shall be submitted to the District. The one-year warranty period will not begin until as-built drawings are received.

2.3. The plat will need to include the following language for secondary water: "*Secondary water has been allocated to parcels based on an anticipated landscape area (including the park strip) of no more than 64% of the gross parcel size and that 2/3 of the landscape area is planted in turf and 1/3 of the landscape area is planted in low water use plants. Larger total landscape areas, higher percentage turf areas, inefficient design of irrigation system, or inefficient operation of irrigation system may result in homeowner incurring additional billing charges and/or secondary water service being shut off.*"

2.4. The developer shall be responsible for locating the pipe at the point of connections to the existing system. The District shall be notified at least 48-hours prior to potholing of the lines.

2.4.1 Connection to the District's secondary water distribution system shall take place in three locations. The locations are to the existing 6-inch lines in 725 West and 400 West, and to the existing 12-inch line in Main Street.

2.5. Secondary water lines in the new east-west road shall be 8-inch diameter, whereas the water lines connecting to 725 West and 400 West may be 6-inch diameter. Water lines in the new north-south cul-de-sac shall also be 6-inch diameter. All water lines are to be C900 DR-14 PVC.

2.6. Hot-tapping the District's lines is NOT allowed. The connection will need to be made between October 15 and April 1, or provisions will need to be made to shutdown lines to accommodate the connection. Such provisions are strictly subject to District approval.

2.7. All branches of the secondary water lines will require a gate valve. Valves shall be located at the curb tangent point of each intersection. This keeps our operators out of the intersection while operating valves.

2.8. All lines shall be a minimum of 72-inches from the top back of curb into the asphalt and shall have a minimum burial depth of 30-inches. Burial depths are not to exceed 72-inches.

2.9. All fittings shall be Class 350 ductile iron that is protected from corrosion by a three-part wax tape system. See attached corrosion specifications for details.

2.10. All secondary service connections shall be constructed in accordance with the District's updated 1-inch Secondary

Water Service Connection with meter detail. The details have been enclosed for reference.

2.11. Combination air-vacuum valves shall be installed at all high points in the system. The District's 2-inch combination air-vac detail has been enclosed for reference.

2.12. Drains shall be 4-inch and shall be installed at all low points in the system. Gravity drains shall be installed when the storm drain is lower in elevation than the secondary water line. Pump drains shall be installed when the storm drain is higher in elevation than the secondary water line. The District's 4-inch drain and pump drain details have been enclosed for reference.

2.13. Updated drawings that address the comments in this letter must be submitted to the District. If the updated plans address all issues and meet the standards and specifications of the District, including but not limited to the general standards and specifications of the District and those specifications outline in this letter, a Final Plan Approval Letter will be sent. **The pre-construction meeting shall not be scheduled prior to receiving the Final Plan Approval Letter.**

2.14. The District shall be present at the pre-construction meeting that shall be held prior to installation of the secondary water system.

2.15. At the conclusion of the pre-construction meeting, if all outstanding issues are resolved and other requirements are met to the satisfaction of the District, the District will issue a Notice to Proceed document. **No construction on the secondary system shall begin until the Notice to Proceed is issued.**

2.16. Following installation, the system shall be pressure tested to 200 psi for a minimum of two (2) hours.

3. An inspection fee of **$26,100.00** ($450.00 inspection fee per connection) is due for the development. The District's Inspector must be present during installation and shall be scheduled at least 48 hours in advance.

4. A bonding fee of **$29,000.00** is due for the development. The bond will be released when the following have occurred:

4.1. The secondary system has been installed to meet the District's standards and specification.

4.2. As-built drawings for the system have been received.

4.3. The system has passed the pressure test and has been signed off on by the District's Inspector, at which time the one-year warranty period will begin (assuming as-built drawings have already been received and accepted).

4.4. The one-year warranty period has concluded and the system passes a Takeover Inspection by the District's Inspector.

5. A Subdivision Takeover Agreement will need to be signed, notarized and returned to the District before connection to our system is allowed. A Takeover Agreement for the subdivision has been enclosed.

6. All fees, specifications and details referenced in this review letter are subject to periodic changes by the District. Therefore, should the referenced secondary connections associated with the Summer Hill Lane Subdivision not be completed to the District's current standards during the off season of this current calendar year, the connections will be subject to any updated fees and specifications that the District may implement.

If you have any questions, please contact Briant Jacobs of our office.

Sincerely,

Scott W. Paxman, PE
Assistant General Manager/CTO

SWP/BJ/sm
Enclosures
E-16

CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT

655 North 1250 West, Centerville, Utah 84014
(801) 292-8232

STAFF REPORT

PROPERTY OWNERS:	**MABEL DEVORE TRUST** **2125 N MAIN ST** **CENTERVILLE, UT 84014** **RM & BR HOLDINGS LLC** **111 SOUTH FRONTAGE ROAD** **CENTERVILLE, UT 84014**
APPLICANT:	**RUSSELL WILSON** **SYMPHONY HOMES** **111 SOUTH FRONTAGE ROAD** **CENTERVILLE, UT 84014**
EMAIL ADDRESS:	**RWILSON@SYMPHONYHOMES.COM**
PROPERTY:	**2125 N MAIN ST,** ***"THE DEVORE PROPERTY"***
PARCELS:	**07-072-0132, 07-072-0160, 07-072-0034, 07-072-0161, 07-072-0175**
ACREAGE:	**16.75**
CURRENT ZONING:	**AGRICULTURAL-LOW (A-L)**
APPLICATION:	**ZONE MAP AMENDMENT, REZONE FROM AGRICULTURAL-LOW (A-L) TO RESIDENTIAL-LOW (R-L)**
RECOMMENDATION:	**RECOMMEND THE REZONE TO THE CITY COUNCIL**

BACKGROUND

Russell Wilson with Symphony Homes is requesting a rezone of the subject properties from Agricultural-Low (A-L) to Residential-Low (R-L).

PROPOSED ZONE MAP AMENDMENT



REVIEW AND ANALYSIS OF THE REQUEST

Factors to be considered, Section 12-21-080(e)

1. **Is the proposed amendment consistent with the goals, objectives and policies of the City's General Plan?**

   - **Staff Response:** These parcels of land are located within Neighborhood 4, Northwest Centerville (GP Section 12-480-5). The first goal of this section is to ensure compatible land use patterns and transitions. Two competing goals in this section are to preserve semi-rural properties for current owners and to preserve viability of the area for future development. Finally, the General Plan discourages lots of one acre, "because [they are] too small for true agricultural, too big for purely residential purposes, and too small to subdivide…."

     Centerville is primarily a community of single-family residences. The proposal would not change the single-family zoning, a low-density use. In the past, several applicants in Neighborhood 4 have tried to rezone and were unsuccessful due to the creation of zoning islands. Staff believes the current application would not create zoning islands due to the adjacency of the Lexington Park Subdivision to the southwest, and connection to similar zoning east of Main Street.

     The competing goals of preserving semi-rural for current homeowners and preserving viability of future development is a discussion for the appointed and elected officials. Staff believes that the proposed amendment would preserve the viability of future growth because the subject properties are a cohesive block and stretch from the Frontage Road to Main Street, while not markedly affecting the overall makeup of the Northwest Neighborhood.

     Staff believes the proposed amendment is consistent with the goals and objectives described in the General Plan.

2. **Is the proposed amendment harmonious with the overall character of existing development in the vicinity of the subject property?**

   - **Staff Response:** Based on the abundance of area zoned R-L, low-density single-family development appears to be the preferred type of housing within the City. The property is within a semi-rural residential area with single-family residential zones to the east, north, and south. The western portion of the properties is adjacent to single-family homes in the Lexington Park Subdivision. The Woods Park Subdivision, zoned R-L/PD is to the northwest, and Neighborhood 3 east of Main Street is primarily zoned R-L. Staff believes the proposed amendment will be in harmony with the overall character of the existing development in the vicinity.

3. **What is the extent to which the proposed amendment may adversely affect adjacent property?**

   - ***Staff's Response***: Some may see this subdivision as an impact to the semi-rural atmosphere of Centerville. Yet, if the rezone meets the criteria found in Section 12-21-080(e), and negative impacts can be mitigated, a property owner has the right to develop her property as she sees fit. Staff has met with the developer and does not see any adverse effects to the rezone.

4. **What is the adequacy of facilities and services intended to serve the subject property?**

   - ***Staff Response***: The subject properties are adjacent to existing development, including a stub road that will enable a connection to City services. A drainage study will be needed at time of development, as well as a soil study of the western section of properties.

PLANNING STAFF RECOMMENDATIONS

PROPOSED ACTION: I hereby make a motion for the Planning Commission to accept the Zone Map Amendment for the properties located at 2125 North Main Street from Agricultural-Low (A-L) to Residential-Low (R-L), and to recommend approval to the City Council.

SUGGESTED REASONS FOR THE ACTION:

1. The proposed amendment meets the requirements found in Section 12-21-080(4)(e).
2. The proposed Zone Map Amendment meets the goals and objectives of the General Plan concerning Neighborhood 4 [Section 12-480-5].
3. Adequate facilities are located within the subject property along Lund Lane [Section 12-21-080(e)(5)].

Any further conceptual plat acceptance by the Planning Commission is subject to approval of the rezone by the City Council.

CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT

655 North 1250 West, Centerville, Utah 84014
(801) 292-8232

CITY COUNCIL TRANSMITTAL REPORT

PROPERTY OWNER:	**MABEL DEVORE TRUST** **2125 N MAIN ST** **CENTERVILLE, UT 84014** **RM & BR HOLDINGS LLC** **111 SOUTH FRONTAGE ROAD** **CENTERVILLE, UT 84014**
APPLICANT:	**RUSSELL WILSON** **SYMPHONY HOMES** **111 SOUTH FRONTAGE ROAD** **CENTERVILLE, UT 84014**
PROPERTY LOCATION:	**2125 N MAIN ST,** ***"THE DEVORE PROPERTY"***
PARCEL ID:	**07-072-0132, 07-072-0160, 07-072-0034, 07-072-0161, & 07-072-0175**
ACREAGE:	**16.75**
CURRENT ZONING:	**AGRICULTURAL-LOW (A-L)**
APPLICATION:	**ZONE MAP AMENDMENT, REZONE FROM AGRICULTURAL-LOW (A-L) TO RESIDENTIAL-LOW (R-L)**
PC RECOMMENDATION:	**APPROVE THE REZONE**

BACKGROUND

The Applicant is proposing the rezone of five parcels from Agricultural-Low (A-L) to Residential-Low(R-L) in Neighborhood 4. Neighborhood 4 has a mix of uses including A-L, R-L, PDO, and PF-M. The Public Hearing brought forward concerns of drainage, traffic, and lack of crossing guards in the area. The Planning Commission and Staff addressed these concerns by noting that they will be handled if and when a subdivision application is made.



PLANNING COMMISSION RECOMMENDATION

On November 13, 2019, the Planning Commission unanimously voted to ***RECOMMEND APPROVAL*** of the proposed rezone, with the following reasons for the action:

Suggested Reasons for the Action:

a) *The proposed amendment meets the requirements found in Section 12-21-080(4)(e).*
b) *The proposed Zone Map Amendment meets the goals and objectives of the General Plan concerning Neighborhood 4 [Section 12-480-5].*
c) *Adequate facilities are located within the subject property along Lund Land [Section 12-21-080(e)(5)].*

PLANNING COMMISSION VOTE (5-0)

Commissioner	Yes	No	Not Present
Hayman (Chair)	X		
Johnson	X		
Daly	X		
Workman	X		
Wright			X
Hunt	X		

CENTERVILLE

Staff Backup Report
7/8/2020

Item No. 2.

Short Title: Legislative Decision - Public Hearing - Zoning Map Amendment - Dave's Complete Auto

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- 07-08-2020 PC Staff Report Bell Property Rezone from R-M to C-VH
- Bell Property Rezone Submittal
- Dave Bell's Narrative for Rezone Application

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

STAFF REPORT
AGENDA: ITEM 2

PROPERTY OWNER: **DAVID BELL**
335 SOUTH FRONTAGE ROAD
CENTERVILLE, UT 84014
(davescompleteauto@gmail.com)

PROPERTY LOCATION: **PORTER LANE AREA *(BEHIND 335 SOUTH FRONTAGE ROAD)***

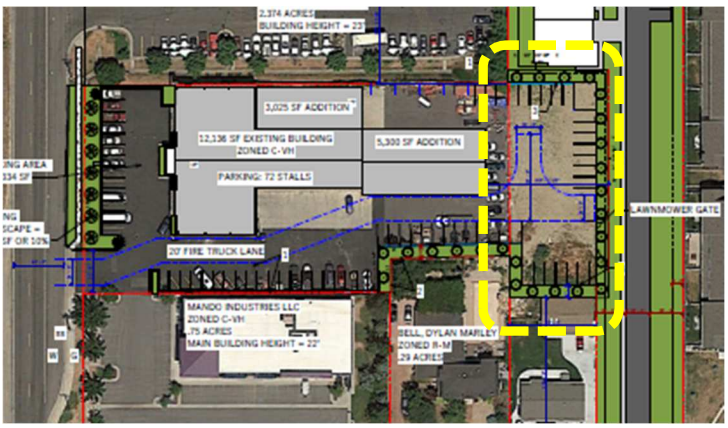
PARCEL SIZE: **0.339 ACRES (*BACK BEHIND THE DAVES AUTO BUSINESS*)**

PARCEL NUMBERS: **03-001-0178 (*ONLY A PORTION OF THE PARCEL*)**

APPLICATION: **ZONING MAP AMENDMENT – REQUEST TO REZONE A TRACT OF LAND FROM R-M (*MULTI-FAMILY*) TO C-VH (*COMMERCIAL*)**

STAFF RECOMMENDATION: **CONSIDER APPROVAL OF THE REZONE TO THE CITY COUNCIL**

BACKGROUND



The petitioner desires to assimilate a portion of the subject property and add it to the west commercial property, known a Dave's Auto. The purpose to expand the business use and add parking and another building/shop.

Currently, the desired tract of land is zoned Residential Medium (R-M) and the business use is Zoned Commercial Very High (C-VH). The petitioner desires to have a portion of the residential property rezoned to Commercial Very High (C-VH).

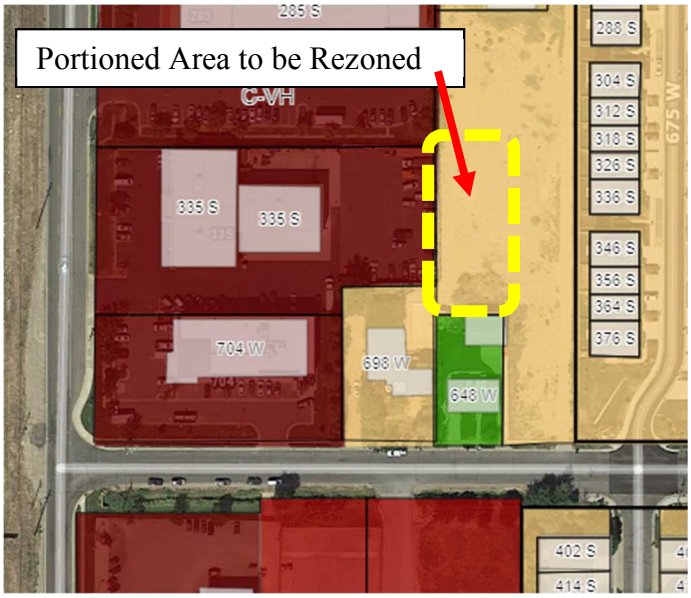
REVIEW AND ANALYSIS OF THE ZONE MAP AMENDMENT REQUEST

A. ***Zone Map Amendments*** - Pursuant to the City's Zoning Ordinance, the "*decision to amend the…zoning map is a matter of within the legislative discretion of the City Council*" as described in CZC - 12.21.060.a.

B. ***Process and Public Comment and Decision*** - The Planning Commission shall review and hold a public hearing regarding the application and shall thereafter submit its recommendation for approval, approval with modifications, or denial thereof to the City Council. Following receipt of a recommendation from the Planning Commission, the City Council shall hold another public hearing on the application. After due consideration, the City Council may approve, approve with modifications, or deny the proposed amendment request.

C. ***Staff Review of the Rezone Standards of Approval*** - Section 12.21.080.e of the City Zoning Ordinance sets forth the following factors for considering a general rezone request:

1. Is the proposed amendment consistent with the goals, objectives and policies of the City's General Plan?



The properties are located in the Southwest Neighborhood Plan Area. The neighborhood plan indicates that the area from 500 West to the commercial area located along the Frontage Road (*Porter Lane area*) may be appropriately developed with low to medium density residential. In addition, the plan encourages the use of "*planned development*" type multi-family uses to act as a buffer between the commercial uses to the west and the single-family use areas farther east into the neighborhood, from 400 West to Main Street (*see Section 12-480-1.a*).

As to additional commercial development Section 12-480-3.2.c, the commercial land use pattern along South Frontage Road area (*from Porter to south City limits*) has a maximum depth limit of 500 feet. However, keep in mind this depth is called out from Porter Lane to the south city boundary. The area being considered in this petition is located just north of Porter Lane.

Staff Response: The neighborhood plan anticipates low to medium residential uses as the land use pattern (*from east to west*) until the pattern meets the commercial area along the frontage road. The commercial area along the Frontage road does not have a wholly uniform depth. From review of the map, it is staff's position that this large parcel that is currently zoned R-M functions as a transitional buffer area between the commercial along the frontage road and the medium density development of the Porter Walton Townhomes to the east. The applicant has provided a development scenario that accommodates the expansion of the commercial lot and a potential development of 10 townhomes on the remaining portion of the property, which supports the argument that the subject property functions as a transitional boundary.

Moreover, if one considers also using the 500 feet commercial limit depth from Porter to the south City limits as a guide, it appears that parcel area being considered or commercial use would be within this maximum depth policy for limiting the commercial encroachment depth into the residential area of the neighborhood.

2. **Is the proposed amendment harmonious with the overall character of existing development in the vicinity of the subject property?**

   Staff Response: The western edge of this neighborhood consists of the existing commercial uses along the south frontage road. The land pattern farther to the east is developed with the Porter-Walton Townhomes, a fairly recent R-M development. All of these R-M areas create the expected buffer between the commercial area on Frontage Road and the residential neighborhood east of 500 West. It is staff's position that the request, if approved, would generally remain consistent with surrounding mix of multi-family and commercial development within in the vicinity.

3. **What is the extent to which the proposed amendment may adversely affect adjacent property?**

   Staff's Response: Located to the south, there are two single-family homes. One home is located in the R-M Zone. While the other is located in an A-L Zone. These two properties are simply the remnants of the former development pattern of the past.

4. **What is the adequacy of facilities and services intended to serve the subject property?**

   Staff Response: Utilities are located on the surrounding properties, and all have facilities and services that are already available to the area.

Additional Considerations

The request involves only a small westerly portion of a larger parcel. Because the land has not been divided, it is not eligible to receive a "double" zoning allowance (*i.e. R-M and C-VH*). This is inconsistent with the Zoning Ordinance expectations for Zone Boundaries (*see CZC 12.30.050 – Rules for Locating Zone Boundaries*). Furthermore, a portion of tract of land cannot be created

that does not meet lot and frontage requirements of the zone (*in this case a potential land locked remnant tract*). Consequently, if the City is amenable to the rezone, the following action is required to comply with subdivision and zoning regulations:

> "Any rezone of the partial area should not become effective until lot boundary is sanctioned or approved by the City allowing the proposed area for commercial to be absorbed into the applicable business lot to the west, as is desired by the petitioner."

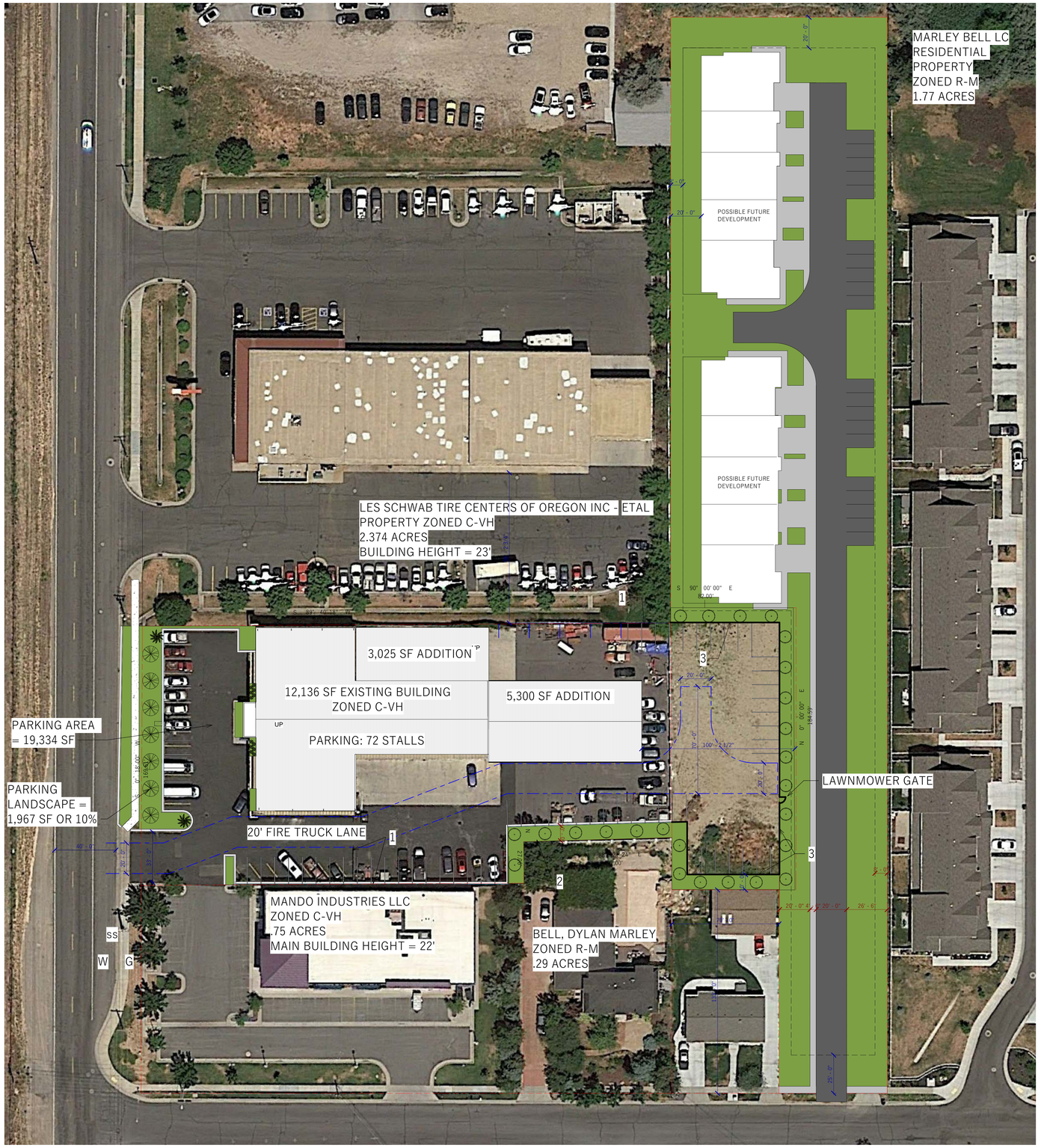
PLANNING STAFF RECOMMENDATION

PROPOSED ACTION: "I hereby make a motion for the Planning Commission to recommend ***APPROVAL*** *of the Zone Map Amendment for a northernly portion of Parcel 03-001-0178, as depicted in the submittal dated by June 16, 2020 and as presented to the City, from Residential Medium (R-M) to Commercial Very High (C-VH), subject to the following requirements:*

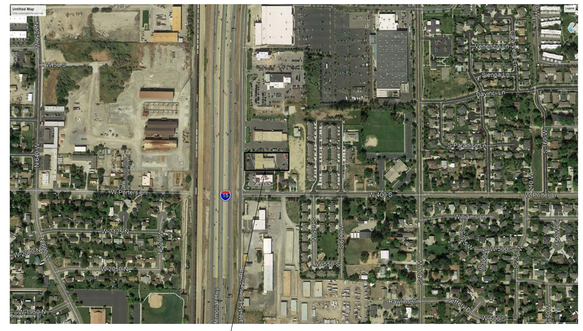
a) *"Any rezone of the partial area cannot become effective until lot boundary is sanctioned or approved by the City allowing the proposed area for commercial use to be absorbed into the applicable business lot to the west."*

Suggested Reasons for the Action (Findings):

1. *The Planning Commission finds that there has been a sufficient review and consideration of the criteria found in Section CZC 12.21.080.e of the Zoning Ordinance.*
2. *The Planning Commission finds that the rezone is substantially consistent with the goals of the General Plan, as described in the staff report.*
3. *The Planning Commission finds that given the 500-foot allowance for commercial uses along the Frontage Road, as described in the Southwest Neighborhood Plan, the commercial rezoning request does not encroach unreasonably to the east into the neighborhood.*
4. *The Planning Commission, the remaining large portion parcel in the R-M Zone appears to be of sufficient size to develop the expected low to medium residential use buffering, as per the Porter area policy expectations.*
5. *The Planning Commission finds that the requirement condition of the rezone for lot line boundary changes are directly related to ensure that the rezone action complies with applicable zoning and subdivision regulations adopted by the City.*
6. *Therefore, the Planning Commission finds that the request for C-VH Zoning designation is appropriate.*



3 C1.1 SITE PLAN
1" = 30'-0"



2 C1.1 VACINITY MAP
1/2" = 1'-0"

R-M ZONE:

GROSS DENSITY MAX: 6 UNITS PER ACRE
1.77 ACRE/0.166 PER UNIT=10.6 ALLOWABLE UNITS

MAX HEIGHT: 35'

FRONT YARD SETBACK: 25'
INTERIOR SIDE: 8'
REAR YARD SETBACK: 20'

DISTANCE BETWEEEN BUILDINGS 6'

LOT SIZE 1.286 ACRES
ZONE C-2

Dave's Auto Center - Owner - Dave Bell
8,500 sf addition. New building use will be consistent will current use of auto repair.

Surrounding Owners:
LES SCHWAB TIRE CENTERS OF OREGON INC - ETAL PO Box 5350
Bend, Oregon 97708

MANDO INDUSTRIES LLC
54 North 2975 West
Layton, UT 84041

Dylan Marley Bell
698 West 400 South
Centerville, UT 84014

Project Schedule:
Projected start date: December 2019
Project completion: June 2020

FENCE LEGEND

1 EXISTING 6' CHAIN LINK FENCE WITH SLATS
2 EXITING 8' CONCRETE PANEL FENCE
3 NEW OR RELOCATED 8' CONCRETE PANEL FENCE

LINETYPE LEGEND

- PROPERTY LINE
- SITE SETBACK/EASEMENT LINES
- SITE FEATURES
- ROOF FEATURES
- MAJOR EXISTING TOPOGRAPHY
- MINOR EXISTING TOPOGRAPHY
- MAJOR PROPOSED TOPOGRAPHY
- MINOR PROPOSED TOPOGRAPHY

N

PROJECT NUMBER
19096

ISSUE DATE:
JUNE 22, 2020

REVISIONS:
No. Date

DAVE'S AUTOMOTIVE
335 SOUTH FRONTAGE ROAD CENTERVILLE, UTAH

SITE PLAN

C1.1

FAX: (801) 936-0180 135 EAST CENTER STREET, NORTH SALT LAKE, UTAH 84054 PHONE: (801) 936-1343

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From: Mackenzie Wood
To: Cory Snyder
Subject: FW: Application for Rezone
Date: Thursday, July 2, 2020 10:24:37 AM

Mackenzie Wood
Assistant City Planner
801-677-6097
mwood@centervilleut.com

From: Dave Bell [mailto:davescompleteauto@gmail.com]
Sent: Saturday, June 20, 2020 1:23 PM
To: Mackenzie Wood
Subject: Re: Application for Rezone

Dear Mackenzie, please let me know if we are good to go for the july 8 meeting now. thanks Dave

On Sat, Jun 20, 2020 at 1:21 PM Dave Bell <davescompleteauto@gmail.com> wrote:

> Thanks Mackenzie,
> My application for a lot line adjustment and additional land needed for the expansion of Dave's Auto Center is important to me and is needed in order to address concerns with parking and landscaping and fire access.
> I believe the proposed addition of the needed parking lot to the east will address not only the lack of parking and the needed space for fire truck access but will also
> include additional landscaping on the outside of the 8foot impound yard wall. This should enhance both locations. Were the landscaping before on the inside of the impound yard was just silly. I do not believe that it will in any way adversely impact services and adjacent properties. Thanks for your consideration in this matter.
> Please let me know if you have any questions or concerns. Respectfully Dave Bell
>
> On Fri, Jun 19, 2020 at 8:52 AM Mackenzie Wood <mwood@centervilleut.com> wrote:
>
> > Dave,
> > I've reviewed your application and you are missing one item:
> >
> > **the narrative explaining why you want the rezone, and the reasons that support the rezone**
> >
> > In the application packet it gives the following approval standards, and it would be wise to address these issues in your narrative.
> >
> > × Is the proposal consistent with the goals of the general plan
> >
> > × Will it be harmonious with the overall character of the existing property
> >
> > × How will the change effect adjacent property

× Is their adequate facilities and services (like roadways, parks, police, fire, etc.)

Please send me a written narrative answering the above. If it is not complete by Monday at 3pm, then your item cannot go on the July 8, 2020 Planning Commission meeting and will have to be delayed until the next available meeting.

Mackenzie Wood
Assistant City Planner
801-677-6097
mwood@centervilleut.com

--
Dave Bell (Owner)
davescompleteauto@gmail.com
www.davescompleteauto.com
335 South Frontage Road
Centerville, UT 84014
Bus (801)295-5020
Fax (801)295-5822

--
Dave Bell (Owner)
davescompleteauto@gmail.com
www.davescompleteauto.com
335 South Frontage Road
Centerville, UT 84014
Bus (801)295-5020
Fax (801)295-5822

CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
7/8/2020

Item No. 3.

Short Title: Legislative Decision - Public Hearing - Zoning Code Amendments - Chapter 12.69 (Medical Cannabis Facilities)

Initiated By: Lisa Romney, City Attorney

Scheduled Time:

SUBJECT

Consider proposed Zoning Code Amendments enacting Chapter 12.69 regarding Medical Cannabis Facilities - Ordinance No. 2020-03

RECOMMENDATION

Recommend approval of Ordinance No. 2020-03 enacting Chapter 12.69 of the Centerville Zoning Code regarding Medical Cannabis Facilities.

BACKGROUND

On December 11, 2019, the Planning Commission reviewed and held a public hearing on proposed amendments to the Zoning Code regarding Medical Cannabis Facilities. The Planning Commission recommended a number of changes to the proposed amendments and directed Staff to prepare a revised draft. Staff has prepared the recommended changes to the proposed new Chapter 12.69 regarding Medical Cannabis Facilities as more particularly set forth in the attached redline version of the ordinance. Since it has been quite some time since the Planning Commission previously reviewed this matter, it has been re-noticed and scheduled for an additional public hearing. These amendments are intended to comply with recent State law provisions regarding the use and sale of medical cannabis, including, but not limited to the Utah Medical Cannabis Act, as set forth in Utah Code §§ 26-61a-101, et seq., the Cannabis Production Establishment Act, as set forth in Utah Code §§ 4-41a-101, et seq., and the Hemp and Cannabinoid Act, as set forth in Utah Code §§ 4-41-101, et seq.

ATTACHMENTS:

Description

- Ordinance No. 2020-03 - Medical Cannabis Facilities

ORDINANCE NO. 2020-03

AN ORDINANCE ENACTING CHAPTER 12.69 (MEDICAL CANNABIS FACILITIES) OF THE CENTERVILLE ZONING CODE TO ADD NEW DEFINITIONS AND STANDARDS FOR MEDICAL CANNABIS FACILITIES PURSUANT TO THE UTAH MEDICAL CANNABIS ACT AND OTHER APPLICABLE LEGISLATION

WHEREAS, the Utah Legislature recently adopted a number of bills regarding the use and sale of medical cannabis, including, but not limited to the Utah Medical Cannabis Act, as set forth in Utah Code §§ 26-61a-101, et seq., the Cannabis Production Establishments Act, as set forth in Utah Code §§ 4-41a-101, et seq., and the Hemp and Cannabinoid Act, as set forth in Utah Code §§ 4-41-101, et seq.; and

WHEREAS, as part of the State legislation regarding the use and sale of medical cannabis, municipalities are required to adopt land use regulations, development agreements, or land use decisions regarding cannabis production establishments and medical cannabis pharmacies as more particularly provided in Utah Code § 10-9a-528; and

WHEREAS, the proposed amendments to the Zoning Code set forth new definitions for cannabis production establishment and medical cannabis pharmacy, amend the use tables for such new uses, and define zones within the City that are considered primarily residential for purposes of location~~al~~ restrictions for such facilities;

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

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

Section 1. **Enactment.** Chapter 12.69 of the Centerville Zoning Code regarding Medical Cannabis Facilities is hereby enacted as follows:

12.69 Medical Cannabis Facilities

12.69.010 Definitions
12.69.020 Cannabis Production Establishment Standards
12.69.030 Cannabis Production Establishment Location~~al~~ Restrictions
~~**12.69.040 Cannabis Production Establishment Map**~~
12.69.0~~4~~5~~0~~ Medical Cannabis Pharmacy Standards
12.69.0~~5~~6~~0~~ Medical Cannabis Pharmacy Location~~al~~ Restrictions
~~**12.69.070 Medical Cannabis Pharmacy Map**~~

12.69.010 Definitions

(a) Cannabis Production Establishment. Cannabis production establishment means a ~~A~~ cannabis cultivation facility, a cannabis processing facility, or an independent

cannabis testing laboratory, as such terms are more particularly defined in Utah Code § 4-41a-102.

(b) Community Location. Community location means a public or private school, a licensed child-care facility or preschool, a church, a public library, a public playground, or a public park, as such term is more particularly defined in Utah Code § 4-41a-102.

(c~~b~~) Medical Cannabis Pharmacy. Medical cannabis pharmacy means a ~~A~~ person or entity that acquires or intends to acquire, possess, and sell~~, or intends to sell~~ cannabis in a medicinal dosage form, a cannabis product in a medicinal dosage form, or a medical cannabis device~~,~~ to a medical cannabis cardholder, as more particularly defined in Utah Code § 26-61a-102.

(d~~c~~) Primarily Residential Zone. Primarily residential zone means ~~For purposes of this Chapter and applicable provisions of State law, the term "primarily residential" shall mean~~ the following zones within Centerville City or any similar zones in an adjacent city:

(1) Agricultural-Low (A-L)

(2) Residential-Low (R-L)

(3) Residential-Medium (R-M)

(4) Residential-High (R-H)

(5) Florentine Villa Special District

(6) Hillside Overlay Zone

(7) Shorelands Commerce Park - Mixed Node Zone

(8) South Main Street Overlay Zone

(9) Centerville Deuel Creek Historic District

(10~~6~~) Any residential or mixed use development in the Planned Development Overlay Zone (PDO) or a Planned Unit Development (PUD)~~, including, but not limited to:~~

~~(A) Chapel Ridge PDO~~

~~(B) Legacy Commons PDO~~

~~(C) Legacy Crossing PDO~~

~~(D) Legacy Trail Apartments PDO~~

~~(E) Pineae Village PUD~~

~~(F) Sheffield Downs PDO~~

(ed) Other Definitions. The definitions set forth in Utah Code §§ 26-61a-101, et seq., regarding the Utah Medical Cannabis Act, and Utah Code §§ 4-41a-101, et seq., regarding the Cannabis Production Establishments Act, are hereby adopted by this Section.

12.69.020 Cannabis Production Establishment Standards

The following standards shall apply to all cannabis production establishments:

(a) The cannabis production establishment shall comply with the location restrictions set forth in applicable State law, including, but not limited to, Utah Code § 4-41a-201. and the cannabis production establishment map set forth in CZC 12.69.030.

(b) The cannabis production establishment shall comply with the advertising and signage restrictions set forth in applicable State law, including, but not limited to, Utah Code § 4-41a-403.

(cb) There shall be no emission of dust, fumes, vapors, odors, or waste into the environment from any cannabis production establishment or facility where growing, processing, or testing of cannabis occurs.

(de) The cannabis production establishment shall meet the land use and permit requirements for the zone in which it is located.

(ed) The cannabis production establishment shall obtain a City business license before conducting business within the City.

12.69.030 Cannabis Production Establishment Locational Restrictions

(a) Community Locations.

(1) Based on applicable State law, including, but not limited to, Utah Code § 4-41a-201, cannabis production establishments shall not be located within 1,000 feet of a community location.

(2) The proximity distance requirement set forth in Subsection (a)(1) shall be measured from the nearest entrance to the cannabis production establishment by following the shortest route of ordinary pedestrian travel to the property boundary of the community location or primarily residential zone.

(3) Community location is defined by State law to include a public or private school, a licensed child-care facility or preschool, a church, a public library, a public playground, or a public park.

(4) The locational restrictions for cannabis production establishments is more particularly described and depicted on the Cannabis Production Establishments Map set forth in CZC 12.69.040.

(b) Primarily Residential Zone.

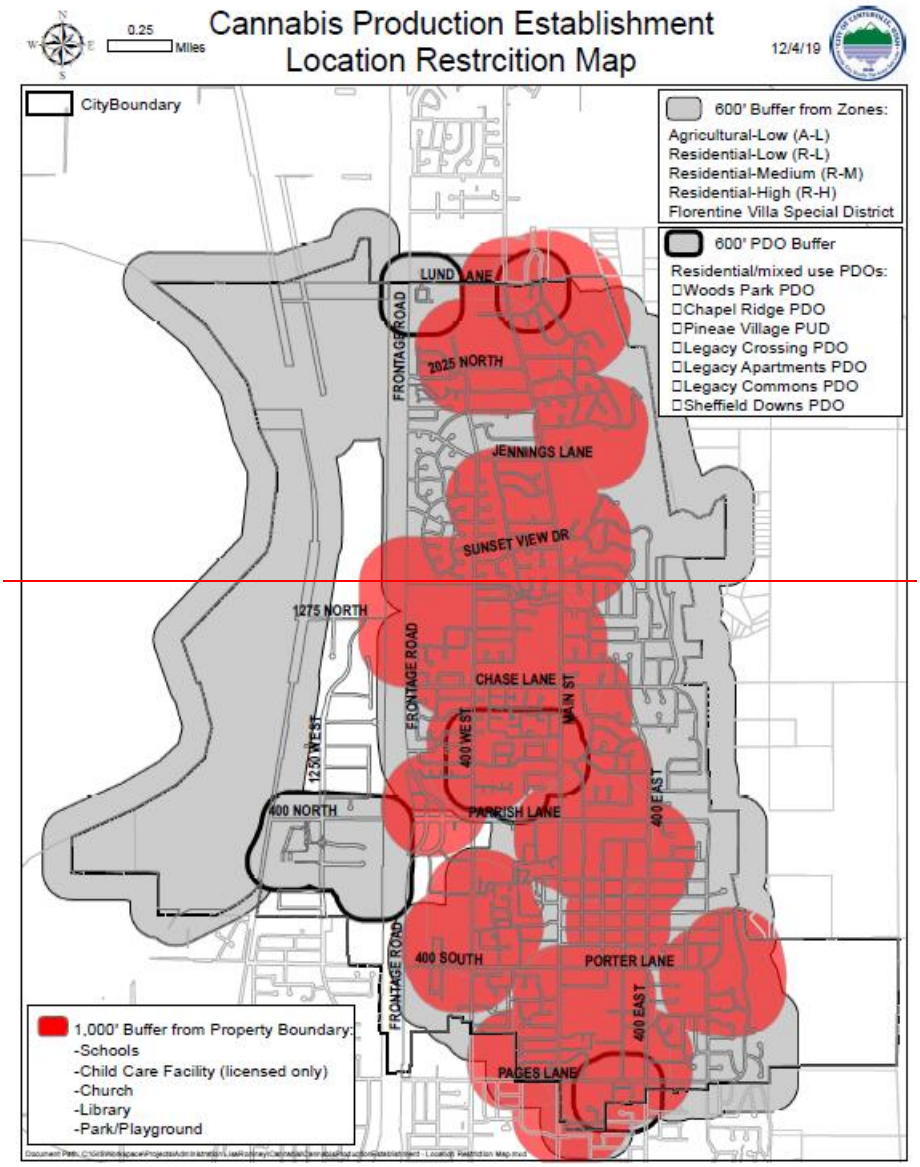
(1) Based on applicable State law, including, but not limited to, Utah Code § 4-41a-201, a cannabis production establishment shall not be located within 600 feet of a primarily residential zone.

(2) The proximity ~~distance~~ requirement set forth in Subsection (b)(1) shall be measured from the nearest entrance to the cannabis production establishment by following the shortest route of ordinary pedestrian travel to the property boundary of the primarily residential zone.

~~(3) A primarily residential zone is more particularly defined in CZC 12.69.010.~~

~~12.69.040 Cannabis Production Establishment Map~~

~~The locational restrictions for cannabis production establishments from community locations and primarily residential zones is more particularly described and depicted on the following Cannabis Production Establishment Map.~~



12.69.0450 Medical Cannabis Pharmacy Standards

The following standards shall apply to all medical cannabis pharmacies:

(a) The medical cannabis pharmacy shall comply with the location restrictions set forth in applicable State law, including, but not limited to, Utah Code § 26-61a-301. ~~and CZC 12.69.060 and the Medical Cannabis Pharmacy Map set forth in CZC 12.69.070.~~

(b) The medical cannabis pharmacy shall comply with the advertising and signage restrictions set forth in applicable State law, including, but not limited to, Utah Code § 26-61a-505.

(b) No cannabis products shall be visible from outside the medical cannabis pharmacy.

(c) The medical cannabis pharmacy shall meet the land use and permit requirements for the zone in which it is located.

(d) The medical cannabis pharmacy shall obtain a City business license before conducting business within the City.

12.69.0560 Medical Cannabis Pharmacy Location~~al~~ Restrictions

(a) Community Locations.

(1) Based on applicable State law, including, but not limited to, Utah Code § 26-61a-301, medical cannabis pharmacies shall not be located within 200 ~~1,000~~ feet of a community location.

(2) The proximity ~~distance~~ requirement set forth in Subsection (a)(1) shall be measured from the nearest entrance to the medical cannabis pharmacy by following the shortest route of ordinary pedestrian travel to the property boundary of the community location ~~or primarily residential zone~~.

~~(3) Community location is defined by State law to include a public or private school, a licensed child-care facility or preschool, a church, a public library, a public playground, or a public park.~~

~~(4) The locational restrictions for medical cannabis pharmacies is more particularly described and depicted on the Medical Cannabis Pharmacy Map set forth in CZC 12.69.070.~~

(b) Primarily Residential Zone.

(1) Based on applicable State law, including, but not limited to, Utah Code § 26-61a-301, a medical cannabis pharmacy shall not be located within 600 feet of a primarily residential zone.

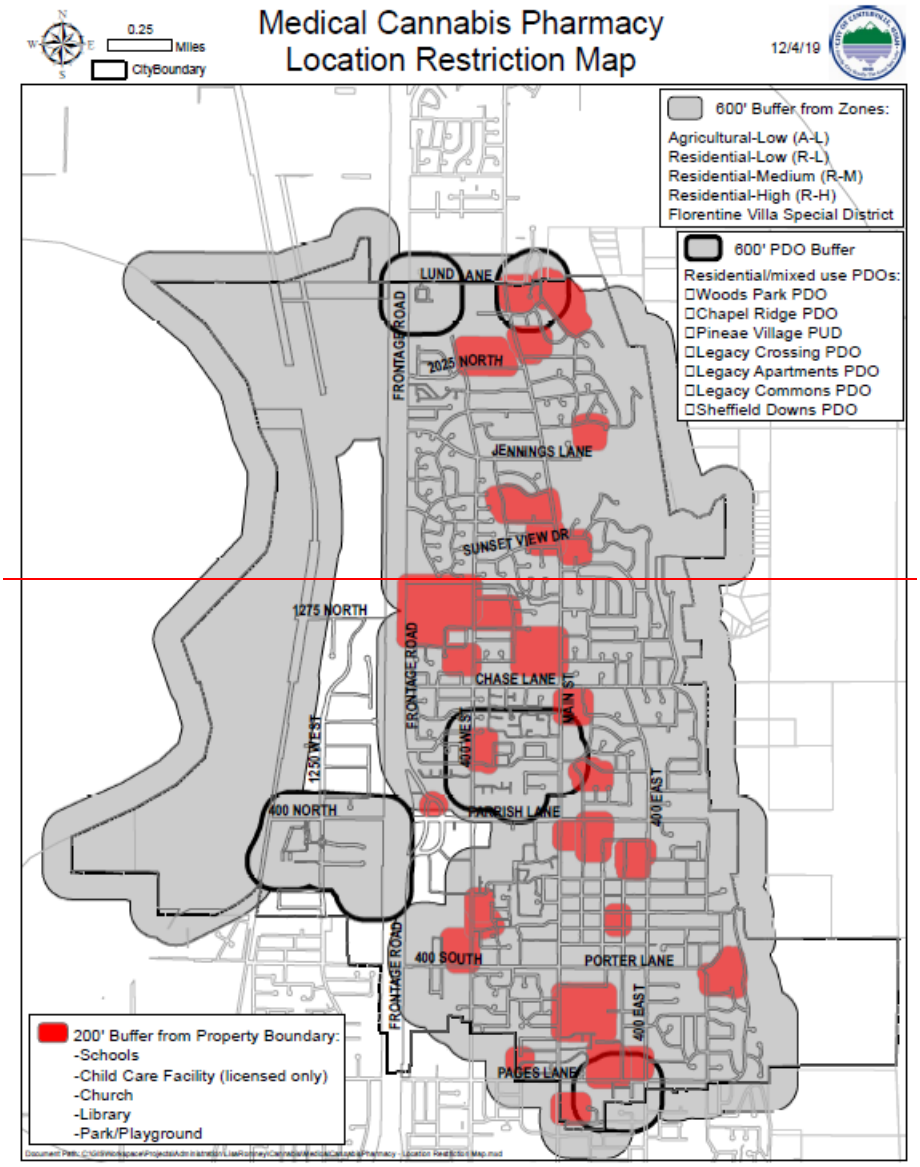
(2) The proximity ~~distance~~ requirement set forth in Subsection (b)(1) shall be measured from the nearest entrance to the medical

cannabis pharmacy by following the shortest route of ordinary pedestrian travel to the property boundary of the primarily residential zone.

~~(3) A primarily residential zone is more particularly defined in CZC 12.69.010.~~

~~**12.69.070 Medical Cannabis Pharmacy Map**~~

~~The locational restrictions for medical cannabis pharmacies from community locations and primarily residential zones is more particularly described and depicted on the following Medical Cannabis Pharmacy Map.~~



Section 2. **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 3. Omission Not a Waiver. The omission to specify or enumerate in this ordinance those provisions of general law applicable to all cities shall not be construed as a waiver of the benefits of any such provisions.

Section 4. Effective Date. This Ordinance shall become effective immediately 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, ON THIS 7th DAY OF JULY, 2020.

ATTEST: **CENTERVILLE CITY**

_____ By: _____

Leah Romero, City Recorder Mayor Clark A. Wilkinson

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Fillmore	_____	_____
Councilmember Ince	_____	_____
Councilmember Ivie	_____	_____
Councilmember McEwan	_____	_____
Councilmember Mecham	_____	_____

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

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

_____ DATE: _____

LEAH ROMERO, City Recorder

RECORDED this ____ day of _____, 2020.

PUBLISHED OR POSTED this ____ of _____, 2020.

CENTERVILLE

Staff Backup Report
7/8/2020

Item No. 4.

Short Title: Community Development Director Report & City Council Update

Initiated By:

Scheduled Time:

SUBJECT

City Council Update:

- Nothing to Note

Next Planning Commission Meeting of 7/22/2020:

- SMSC Plan Status Review & Direction From Commission
- Residential Buffering Regulation - Text Amendments
- Meeting with the Tree Board

2020 Commission Goals:

- South Main Street Corridor Plan Update - underway
- Standards for Minimum Residential Buffering Regulations (between types of residential development)
- Transportation Plan Element Update - yet to be started
- West Centerville Neighborhood Plan Update (SCP mixed-residential reconsideration) - PC received initial information on Feb. 12, 2020

RECOMMENDATION

BACKGROUND

CENTERVILLE

Staff Backup Report
7/8/2020

Item No.

Short Title: June 24, 2020

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

	Description
🗋	June 24, 2020 PC Minutes

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, June 24, 2020
7:00 p.m.

A quorum being present electronically via Zoom and live streamed on the Centerville City YouTube channel due to Infectious Disease COVID-19, the meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.

MEMBERS PRESENT
Kevin Daly, Vice Chair
Cheylynn Hayman, Chair
Spencer Summerhays
Christina Wilcox
Becki Wright

MEMBER ABSENT
Mason Kjar

STAFF PRESENT
Cory Snyder, Community Development Director
Lisa Romney, City Attorney
Mackenzie Wood, Assistant Planner

VISITORS
Jansen Davis, CPT Executive Director
Orlando Taylor

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER Commissioner Wright

ZONING MAP AMENDMENT – SUMMERHILL LANE DEVELOPMENT

Mackenzie Wood, Assistant Planner, explained that the Zoning Map Amendment for Summerhill Lane Development was postponed until July 8, 2020.

PUBLIC HEARING – CONDITIONAL USE PERMIT – CENTERPOINT THEATRE CONCERT IN THE PARK-ING LOT

CenterPoint Theatre requested a Conditional Use Permit to conduct concerts in the facility parking lot while public gathering restrictions are in place. The plans were reviewed by South Davis Metro Fire, Centerville Police Department, and Davis County Health Department. Performances would be planned for Friday and Saturday evenings, and would not go beyond 10:00 p.m. Ms. Wood stated Staff recommends approval with conditions included in the staff report.

Jansen Davis, CPT Executive Director, answered questions from the Planning Commission. Chair Hayman opened a public hearing at 7:20 p.m., and closed the public hearing seeing that no one electronically indicated a desire to comment.

DRAFT

Commissioner Wright **moved** to approve the Conditional Use Permit request for CenterPoint Legacy Theatre at 525 North 400 West subject to the following conditions and reasons for action. Commissioner Summerhays seconded the motion, which passed by unanimous vote (5-0).

Conditions:

1. This Conditional Use Permit shall apply only to the user space located at 525 North 400 West.
2. This Conditional Use Permit approval is for the Recreation and entertainment, outdoor use.
3. All vehicles shall be parked within parking stalls and not in access lanes.
4. This Conditional Use Permit approval is for performances on Friday and Saturday nights, with possible Monday night performances.
5. All performances, noise, and lighting, shall be terminated by 10:00 p.m. each night.
6. This permit shall expire on August 11, 2020.

Reasons for the Action:

a) The Planning Commission finds that the land use of recreation and entertainment, outdoors is a conditional use within the Public Facilities-High Zone [CZC 12.36 (Table of Uses)].
b) The use is consistent with the expectation of the City's General Plan [Section 12-480-5].
c) The Planning Commission finds that with the implemented conditions of approval, the criteria for issuance of the Conditional Use Permit have been satisfied, as described in the applicable staff report.

PUBLIC HEARING – BANK OF AMERICA CONCEPTUAL SITE PLAN

Cory Snyder, Community Development Director, explained the Conceptual Site Plan submitted for Bank of America (former Iggy's location). The owner desires to amend the approved site plan for the property with demolition of the existing building and construction of a new main building. Mr. Snyder mentioned Staff concerns, and said he was comfortable with Conceptual Site Plan approval with recommended directives.

Commissioner Wright asked if planned UDOT revisions to the Parrish Lane interchange and the Parrish Lane/Market Place Drive intersection were taken into account. Mr. Snyder said it was anticipated there would be some acquisition of land on Parrish Lane for the UDOT project, but exact amounts and locations were not known. He said the RDA would address those issues.

Orlando Taylor, representing the applicant, stated a storyboard would be provided, and spoke to other concerns raised by Mr. Snyder. Chair Hayman opened a public hearing at 7:41 p.m., and closed the public hearing seeing that no one electronically indicated a desire to comment. Commissioner Summerhays disclosed that the firm for which he works professionally does business in the same market as Mr. Taylor's firm (Gensler), but stated he was not aware of any current business between the two companies that would pose a conflict of interest.

Commissioner Daly **moved** to accept the Conceptual Site Plan Application, submitted by Deerwood Investments Utah LLC, for the proposed Bank of America development, located at 782 West Parrish Lane, subject to the following directives and reasons for action. Commissioner Summerhays seconded the motion, which passed by unanimous vote (5-0).

DRAFT

Directives:

1. The applicant's next step is to prepare and submit a Final Site Plan Application that complies with submittal provisions of CZC 12.21.110(e).
2. The Final Site Plan design and layout is to substantially conform with this Conceptual Site Plan Acceptance, or as amended by this acceptance or by the City at Final Site Plan Approval.
3. The Final Site Plan is to conform with the Conceptual Site Plan submittals presented to the Planning Commission and shall be corrected or amended as follows:
    a. Any mechanical equipment facilities or areas on the ground or on the roof must be screened from public view [see CZC 12.51.110(d) & (e)].
    b. Bank uses are required to have a minimum of three (3) stacked parking spaces for each drive-through lane [see CZC 12.52.(d)].
    c. The two-way drive isles need to be corrected from 24 feet to the Zoning Code required 25 feet in width [see CZC 12.52.310].
    d. The Final Site Plan shall address the required "storyboard" regarding the use of colors, materials, expected articulation parameters and design features [see CZC 12.63.040].
    e. The Final Site Plan submittal should address the expected "public amenities" [see CZC 12.63.040(b)].
    f. The Final Site Plan submittal is to address the style of the replacement lighting fixtures which are to be compatible with the existing fixture design and style.
4. The applicant shall consult with the City Engineer regarding the proposed re-grading plan and determine how storm water runoff should be managed either by existing facilities or whether an on-site basin is needed to meet current applicable regulations.
5. A sign permit is required prior to the erection, installation, or use of the proposed signs, which is a separate and distinct approval from any site plan approval.
6. The site is located within a redevelopment area enacted by the City and is subject to other provisions and restrictions defined by the Redevelopment Agency. Therefore, the proposed changes and alterations to this specific site must obtain approval from the Redevelopment Agency.
7. Lastly, these Conceptual Acceptance Directives are to help facilitate compliance with applicable City provisions regarding the proposed "Bank of America" development. However, there may be other applicable City regulations that have not been identified at this level of review. Consequently, there may be other standards or adjustments identified during a Final Site Plan review.

Reasons for the Action:

a) The Planning Commission finds that the Conceptual Site Plan has been reviewed in accordance with CZC 12.21.110(d).
b) The Planning Commission finds that the Conceptual Site Plan has been reviewed considering the applicable provisions of the Centerville Zoning Ordinance, as outlined in the applicable Planning Staff Report.
c) The Planning Commission finds that "Acceptance" of a Conceptual Site Plan is not intended to permit actual development of property pursuant to such plan but is to be prepared and reviewed merely to represent how the property could be developed [see CZC 12.21.110(d)(5)].
d) Lastly, the Planning Commission finds that any conditions of acceptance are to be limited to conditions needed to conform the conceptual site plan to approval standards and ordinance requirements [see CZC 12.21.110(d)(4)].

DRAFT

ZONING CODE AMENDMENTS – CHAPTER 12.69 (MEDICAL CANNABIS FACILITIES)

Lisa Romney, City Attorney, stated the proposed Zoning Code Amendments were postponed to the July 8, 2020 meeting.

COMMUNITY DEVELOPMENT DIRECTOR REPORT AND COUNCIL REPORT

The Planning Commission is scheduled to meet next on July 8, 2020. Commissioner Wright suggested a presentation from the Centerville Tree Board at a future Planning Commission meeting.

MINUTES REVIEW AND ACCEPTANCE

The minutes of the June 10, 2020 Planning Commission meeting were reviewed. Chair Hayman requested an amendment. Commissioner Wright **moved** to accept the minutes as amended. Commissioner Daly seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

At 7:56 p.m., Chair Haman **moved** to adjourn the meeting. Commissioner Wright seconded the motion, which passed by unanimous vote (5-0).

_____ _____

Leah Romero, City Recorder Date Approved

_____

Katie Rust, Recording Secretary

DRAFT

CENTERVILLE CITY COUNCIL AGENDA

Due to Centerville City Mayor Clark Wilkinson's Determination (contained in body of below agenda) public meetings will be held electronically via Zoom and live streamed on the Centerville City YouTube channel. Public meetings conducted via Zoom may be terminated at any time due to hackers or inappropriate content.

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY COUNCIL WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 PM ON DECEMBER 15, 2020 AT THE CENTERVILLE 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, Administrative Services Director, at 801-295-3477, giving at least 24 hours notice prior to the meeting.

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

Mayor's Determination

In accordance with Utah Code 52-4-207(4) of the Utah Open and Public Meeting Act, I have determined that conducting an electronic meeting of the Centerville City Council with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. This determination is based on the facts and circumstances surrounding the COVID-19 pandemic. Considering the continued number of COVID-19 case counts in Utah, meeting in an anchor location presents substantial risk to the health and safety of those in attendance because physical distancing measures may be difficult to maintain at City Hall.

You Tube Link: https://www.youtube.com/user/centervillecityutah

Zoom Info:
https://zoom.us/j/95023085808?pwd=MGZDNnY3VzdyQTJ3K0ZmODU0di9Mdz09

Meeting ID: 950 2308 5808
Passcode: 792256

Dial: +1 253 215 8782

A. ROLL CALL

B. PRAYER OR THOUGHT

George McEwan

C. PLEDGE OF ALLEGIANCE

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

1. Recognition of Chief Paul Child FOP Award
2. Audit Report for Fiscal Year ending June 30, 2020

   Presentation of FY 2020 Independent Auditor's Report and CAFR
3. Bid Awards for Storm Drain Replacement Project #20-100

   Consider bid awards for Storm Drain Replacement Project #20-100 located at 650 North - UPR ROW to 1000 West to the following:

   1. To Kapp Construction for labor in the amount of $70,406
   2. To Oldcastle Infrastructure for materials in the amount of $19,266 plus tax
4. UDOT Right of Way Contract to Purchase Property for West Davis Corridor

   Consider Right of Way Contract between Centerville City and UDOT regarding UDOT's offer to purchase City property located at approximately 2050 North Frontage Road for the West Davis Corridor
5. Personnel Policies Amendments - Section 16.095 - Abandonment of Employment

   Consider amendments to Chapter 16 (Separations) of the Personnel Policies to add a new Section 16.095 regarding abandonment of employment - Resolution No. 2020-36
6. Recording Secretary Contracts

   Review Recording Secretary Contracts for Katie Rust and Connie Larson
7. Minutes Review and Acceptance

   December 1, 2020 City Council Meeting Minutes
   November 17, 2020 City Council Meeting Minutes
8. City Council Report
9. Mayor's Report
10. City Manager's Report

F. CLOSED SESSION (Closed Meeting, if necessary, for reasons allowed by State Law, including, but not limited to, the provisions of section 52-4-205 of the Utah Open and Public Meetings Act, and for the Attorney-Client matters that are privileged pursuant to Utah Code ann. 78B-1-137, as amended)

G. ADJOURNMENT

Janet Denison
Centerville City Recorder

CENTERVILLE

Staff Backup Report
12/15/2020

Item No. 1.

Short Title: Recognition of Chief Paul Child FOP Award

Initiated By: Sergeant Allen Ackerson

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- Chief FOP nomination

Chief Paul Child started with the Centerville Police Department in 1983 as a reserve officer. 37 years later, Chief Child is still a patrol officer to his core. He routinely leaves the comfort of his home to work Saturday night patrol shifts.

Here are just two examples of Chief's patrol work:

In April of 2020 Chief Child was working a Saturday night patrol shift when a burglary suspect fled from Bountiful PD, drove wrong way on I-15, crashed his car and fled on foot. Chief responded to the area and searched on foot for the suspect alone. Of course, Chief located and arrested the suspect.

In 2007, Chief Child (then a Lieutenant) was working a late-night Saturday patrol shift when he was dispatched to a family fight. During the call, Chief was confronted and threatened by an armed individual. Chief reacted decisively, ending the threat to everyone on scene.

In between the 2007 and 2020 incidents Chief worked numerous Saturday night patrol shifts full of action and boredom. A quick search in the department's records show recent reports he's written covering hit and runs, unattended deaths, frauds, retail thefts and many DUIs.

Having an appointed salary position, Chief Child does not receive additional compensated for his Saturday night patrol shifts. The reasons he works them might stem from a desire to keep his tactical edge, maintain his "street cred" with the patrol officers and to give him a good perspective and base of knowledge from which to make command decisions. Ultimately though, we believe he works these shifts because he is a patrolman to the core and has the heart of a sheepdog.

Sergeants Ackerson, Dingman and Brown of the Centerville Police Department nominate Chief Paul Child for FOP Officer of the Year.

CENTERVILLE
CITY COUNCIL
Staff Backup Report
12/15/2020

Item No. 2.

Short Title: Audit Report for Fiscal Year ending June 30, 2020

Initiated By: Jacob Smith

Scheduled Time:

SUBJECT

Presentation of FY2020 Independent Auditor's Report and CAFR

RECOMMENDATION

Allow Larson CPAs, the City's contract auditors, to summarize and answer questions about their independent audit report of the City's financial statements for the fiscal year ending June 30, 2020 (FY2020)

BACKGROUND

The auditor's report is a part of the attached document, "Comprehensive Annual Financial Report" (CAFR). The CAFR also includes other sections prepared by City staff and Marcus Arbuckle, the City's contract CPA adviser. Marcus was the City's principal liaison with the auditors during their work, assisted by Jacob Smith, Administrative Services Director and other City employees. Larson CPAs will be joining to give the auditor's report and to comment on the City's finances. Marcus Arbuckle will be present to augment Larson's presentation and also answer Council's questions.

ATTACHMENTS:

Description

- Centerville City FY20 CAFR and Audit Report

CENTERVILLE CITY CORPORATION
CENTERVILLE, UTAH

COMPREHENSIVE
ANNUAL FINANCIAL REPORT

For The Year Ended June 30, 2020

Together With Independent Auditor's Report

Centerville City Corporation
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INTRODUCTORY SECTION

CENTERVILLE CITY
250 North Main • Centerville, Utah 84014-1824 • (801) 295-3477 • Fax: (801) 292-8034
Incorporated in 1915

Mayor
Clark Wilkinson

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

City Manager
Steve H. Thacker

November 30, 2020

To the Honorable Mayor, City Council and Citizens of Centerville, Utah

State law requires that all cities publish within six months of the close of the fiscal year a complete set of financial statements presented in conformance to generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by a qualified, licensed certified public accounting firm. Pursuant to that requirement, we hereby issue the Comprehensive Annual Financial Report of Centerville, Utah for the fiscal year ended June 30, 2020.

These statements are prepared to comply with the requirements promulgated by the Government Accounting Standards Board (GASB) Statement 34. Significant changes in the basic statements consist of the addition of City-wide consolidated reports that include a statement of net assets and a statement of activities. They take the place of the traditional balance sheet and operating statements used in private business, but serve a similar purpose. These City-wide statements consolidate all funds and component units of the City and use full accrual basis of accounting with a flow of financial resources measurement of focus. These city-wide statements will make it easier to measure and analyze the changes in financial position over time.

This report consists of management's representation concerning the finances of Centerville City. Consequently, management assumes full responsibility for the completeness and reliability of all information presented herein. To provide reasonable basis for making those presentations, management has established an internal control framework that is designed to both protect the City's assets from loss, theft, or misuse and to compile reliable information for the preparation of the financial statements in conformity to GAAP. The City's framework of internal controls is designed to provide reasonable rather than absolute assurance that the financial statements will be free of material misstatement. The cost of internal controls should not outweigh their benefit to the City.

We believe that the data, as presented, is accurate in all material aspects and fairly sets forth the financial position and results of operations of the City as measured by the financial activities of its various funds. Disclosures necessary to enable the reader to gain an understanding of the City's financial affairs have also been included. Additional review and management analysis of the financial statements and financial position of the City is provided in the Management's Discussion and Analysis.

The financial statements have been audited by Larson & Company, PC, a licensed certified public accounting firm qualified to perform audits of municipal governments. The goal of the independent audit was to provide reasonable assurance that the financial statements of Centerville City for the fiscal year ended June 30, 2020, are free of material misstatements. The independent audit involved examination, on a test basis, of evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that Centerville City's financial statements for the fiscal year ended June 30, 2020 are fairly presented in conformity with GAAP. The independent auditor's report is presented at the beginning of the financial section of this report.

Community and History

Centerville was settled in the fall of 1847 by Thomas Grover and his family. In the spring of 1848, the Deuel brothers moved to the community to farm the rich soils. Early Centerville was a farming community, producing superior crops from the rich soils deposited from the streams which flowed from the canyons of the Wasatch Mountains. By 1853 the community had grown to 194 inhabitants. The community was incorporated as a Town in 1915.

Centerville continued to be a farming community through the 1940's, including market gardening and orchards of apples, apricots, cherries and peaches. Due to its proximity to Salt Lake City and its appealing setting, however, Centerville has since matured primarily into a suburban community with diverse housing types. In recent decades, significant commercial development has occurred with retail, office and entertainment.

Organization

Centerville is a city of the fourth class (population between 10,000 and 30,000), operating under the six member council form of government, with a City Manager by ordinance. The legislative body, the City Council, is comprised of five members plus the Mayor. The Mayor and council members are elected to staggered four-year terms. The City Council establishes policies and procedures for the efficient administration and operation of the City and approves and amends the budget. The City Manager is hired by the City Council. The City Manager is responsible for the daily management of the City. The Financial Statements of the City include all government activities, organizations and functions for which the City is financially accountable as defined by the Governmental Accounting Standards Board. Based on these criteria, the Redevelopment Agency of Centerville City is included; however, no other governmental organizations are included in this report.

Services

Major services provided or funded by the City include Justice Court, Police, Street Improvements and Maintenance, Culinary Water, Drainage/Flood Control, Solid Waste Collection and Disposal, Recycling, Green Waste Disposal, Telecommunications, Planning and Zoning, Building Inspection, Code Enforcement, Parks Maintenance & Construction, Youth and Adult Recreation, Cemetery, and a Heritage Museum (Whitaker). The City owns a Performing Arts Center that is leased to a private non-profit arts organization (CenterPoint Legacy Theater). Major services provided under the Enterprise Fund include culinary water, storm drainage and sanitation that includes solid waste collection, recycling, and green-waste. Solid waste, recycling and green waste collection is provided through the City by a private contractor. Solid waste disposal is managed by a special district, Wasatch Integrated Waste. The City established a Telecommunications Enterprise Fund to deliver ultra-high band width telecommunications through a fiber-to-the premise network. Centerville has contracted with Utah Infrastructure Agency (UIA) by inter-local agreement, to construct and operate the fiber optic network via the UTOPIA network. Fire services are provided by a special district, South Davis Metro Fire Service Area, with funding coming from ambulance fees, property taxes and assessments from municipalities within the district. Centerville City is also within the South Davis Recreation District that operates the South Davis Recreation Center located in Bountiful, Utah. The City contracts with Bountiful City for police dispatch and with Davis County for animal control services, court prosecutor and public defender services. Engineering services are provided via contract with ESI Engineering.

Economic Factors and Conditions

Most of the land available for residential growth has already been developed. The City has had minimal single-family residential growth in recent years. Single family dwellings is limited to small areas of vacant land and “in-fill” construction. In response to the housing market there has been an increase in multi-family units, especially in areas that are conveniently located to transit. In the last decade the City has experienced significant growth in the commercial areas including office, retail and entertainment.

Local option sales tax is the main source of tax revenue for general services. After years of steady growth in sales tax, the recession beginning in 2007 caused several years of decreasing revenues. Sales tax revenues have increased since 2010. Sales tax revenues have continued to grow compared to the same time period(s) in the prior year. Centerville local retail services continue to have increasing sales that provide needed revenue to the City. The upward trend continues and revenues are anticipated to increase through 2019-2020 locally and State-wide – although at a slower rate due to regulations and the economic impacts of the most recent pandemic. In 2017 the City Council approved a 40% increase in the City's property tax levy effective in Fiscal year 2018.

In 2015 voters approved a County-wide .25% increase in sales tax to be used for transportation projects, including roads, pathways, etc. The cities within the County will receive an amount equal to .10% of taxable sales. In addition, the State of Utah authorized an increase in the tax levied on gasoline sales—beginning in 2016—that benefits the City with increased revenue for street maintenance and replacement. With these two new sources of revenue, the City is able to better address the extensive need for road repair and replacement. Voters also approved the renewal of the RAP (Recreation, Arts & Parks) Tax effective April 1, 2016. This .10% levied on taxable sales is being used for new parks, replacement of aging park facilities, and improvement/maintenance of the City's Museum and Performing Arts Center.

As stated, the City's commercial areas have continued to grow. One primary area of growth is the City's west side. This area has the potential of significant commercial development, including retail, office and light manufacturing. Through the RDA, the City supported the creation of two Community Development Areas (CDA). The first one facilitated the development of the Legacy Crossing at Parrish Lane commercial project. This development includes entertainment, offices and multi-family housing, with the possibility of retail and restaurants in the future. The RDA also created a second CDA on the west side, the Barnard Creek CDA. This area will accommodate light industrial, office and manufacturing. Construction in this area has begun with several new businesses already open.

Major Initiatives

Significant projects and initiatives in Fiscal Year (FY) 2020 include park and transportation improvements, drainage projects, solid waste collection and community planning.

Park Improvements

During FY 2018 the City entered into an agreement with Utah State Parks Division to secure a Land & Water Conservation Grant in the amount of $670,000 for Phase 1 of the Island View Park Renovation Project. The City's match of another $670,000 will come from RAP Tax revenue. In addition to the grant, the City has entered into a real property lease agreement with Zions Bank Corp. for the amount of $1,900,000 to be repaid over 7 years with anticipated RAP Tax revenue. To save on construction costs, the City decided to begin construction in FY19 on both Phase 1 and Phase 2. Both phases were substantially completed by the end of FY 2020.

Transportation Improvements

The City is in the process of rebuilding 400 East from Parrish to 400 South. The street will have a slightly different configuration – allowing for more safety of alternate users such as pedestrians and bicyclists. This project is being done in two parts with the north section done in FY 2020 and the south section expected to be completed the summer of FY 2021 and FY 2022.

In addition to the 400 East rebuild, the City rebuilt Casa Loma from Main Street to Peachtree Drive in FY 2020.

Funding for sidewalk repair/replacement has been increased each year since City staff completed a comprehensive inventory of sidewalk conditions in 2016. Nearly 10,000 sidewalk defects were mapped into a geographic information system and all trip hazards were sprayed with yellow paint. In FY 2019, the City formed a Tree Board to tackle policy dealing with trees in the park strip. Repairing sidewalk faults continues and in FY 2020, the City Council budgeted $100,000 to continue this ongoing project. The City Council budgeted another $100,000 for FY 2021.

Water Projects

In FY 2020, the City continued its schedule of replacing aging water mains per the master plan. Major replacements occurred in conjunction with the street rebuilds on 400 East and Casa Loma Drive.

Drainage Projects

In FY 2020, the City replaced and added new culverts in conjunction with the rebuilds of 400 East and Casa Loma Drive. The City also replaced the storm drain at Island View Park in conjunction with the park renovation.

The City began work and for the most part finished a new decant station on the Centerville Public Works property. The building will be used to clean and retain the heavies from Public Works vehicles. This will help reduce the amount of contaminants that flow downstream either to the wetlands or the sewer. It is anticipated the building will be completed and in operation during early FY 2021.

Personnel Projects

In FY 2019 the City contracted with an HR firm to conduct a comprehensive compensation study. The project consisted of updating all job descriptions, evaluating internal equity, comparing positions with the job market and updating pay ranges accordingly. The Council plans to fully fund the recommended pay ranges over three years beginning in FY 2020 representing a significant investment in the City's human resource.

Financial Policies

State Code dictates that 5% to 25% of general fund revenue be kept in the unreserved fund balance of the general fund. Each year's budget plan targets an amount within that range and may be higher or lower depending on operational and capital needs. The unassigned fund balance as of June 30, 2020 was approximately 24% of this year's revenue. The Council and management attempts to finance operations and capital on a pay as you go basis if possible, using debt when it is to the long-term financial advantage to the City and/or is necessary to acquire capital in a timely manner.

The City uses several capital improvement plans including streets, water, drainage, parks and capital facility plans to focus and plan for upcoming projects and required funding. These plans are reviewed annually and periodically modified.

Awards

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to Centerville City for its comprehensive annual financial report for the fiscal year ended June 30, 2019. This was the twentieth consecutive year that the City has received this prestigious award. In order to be awarded a Certificate of Achievement, the City published a comprehensive annual financial report, the contents of which conform to program standards. The report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current Comprehensive Annual Financial Report continues to conform to the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

Acknowledgments

The preparation of this report could not have been accomplished without the efficient and dedicated services of the entire staff of the Finance Department, professional assistance from Keddington & Christensen, LLC and City employees in other departments. We would like to thank the Mayor and members of the City Council for their interest and support in the financial operations of the City, for demonstrating fiscal responsibility, and for striving to achieve the highest possible standards.

Respectfully submitted,

Jacob J. Smith
Finance Director

CENTERVILLE CITY CORPORATION

PRINCIPAL OFFICIALS

EXECUTIVE BUDGETARY

Brant T. Hanson	City Manager
Jacob J. Smith	Finance Director

STATUTORY APPOINTED OFFICALS

Leah Romero	Recorder
Jolene Jackson	Treasurer
David Miller	Justice Court Judge

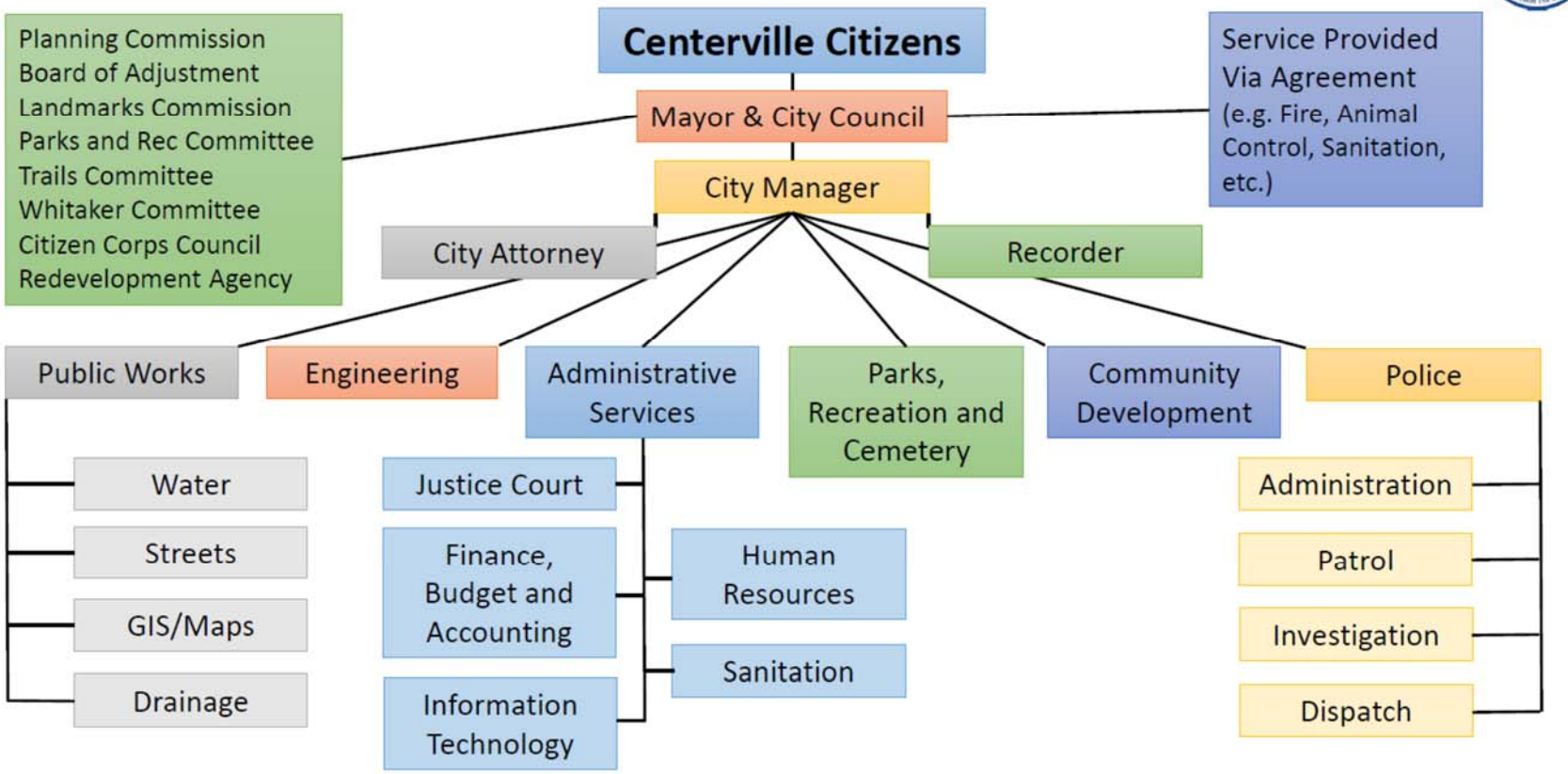
DEPARTMENT HEADS

Paul Child	Police Chief
Randy Randall	Public Works Director
Bruce Cox	Parks/Recreation Director
Corvin Synder	Community Development Director

OTHER CITY OFFICIALS

Kevin Campbell	Engineer
Lisa Romney	Attorney

Centerville City Organizational Chart





Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

Centerville City Corporation
Utah

For its Comprehensive Annual
Financial Report
For the Fiscal Year Ended

June 30, 2019

Christopher P. Morrill

Executive Director/CEO

FINANCIAL SECTION

Larson
CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and Members of the City Council
Centerville City, Utah

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Centerville City (the City), as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Centerville City, Utah, as of June 30, 2020, and the respective changes in financial position, and, where applicable, cash flows thereof and the respective budgetary comparison for the general fund and for the major special revenue fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and pension schedules as listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The introductory section, combining and individual nonmajor fund financial statements, budgetary comparison schedules, and statistical section, are presented for purposes of additional analysis and are not a required part of the basic financial statements. The schedule of expenditures of federal awards is presented for purposes of additional analysis as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards,* and is also not a required part of the basic financial statements.

The combining and individual nonmajor fund financial statements, budgetary comparison information, and the schedule of expenditures of federal awards are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements, the budgetary comparison information, and the schedule of expenditures of federal awards are fairly stated in all material respects in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated November 30, 2020, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Larson & Company, PC

Larson & Company, PC

Spanish Fork, Utah
November 30, 2020

Centerville City Corporation
MANAGEMENT'S DISCUSSION AND ANALYSIS
For The Year Ended June 30, 2020

The management of Centerville City presents the following narrative and analysis of the financial statements and financial activities of Centerville City as prescribed by the Governmental Accounting Standards Board (GASB). The information and analysis pertain to the fiscal year ended June 30, 2020.

Financial Highlights

The Statement of Net Position is similar to a balance sheet in the private sector. The assets and deferred outflows of resources of Centerville City exceeded its liabilities and deferred inflows of resources at June 30, 2020 by $54,804,977 (net position). The City has $49,154,712 net investment in capital assets. $1,980,858 is restricted for future construction projects and the theater reserve fund. The unrestricted amount is $3,669,407.

Centerville's total net position increased by $3,610,967 from the prior year, a 8.57% increase. Changes in assets and liabilities are as follows. Total assets increased by $4,825,388, a change of 7.81%. Total Liabilities decreased by $476,256 from the prior year, a percent change of 4.63%. Net investment in capital assets, increased $2,455,790 or 5.26%. Business-Type Activities net investment in capital assets increased $1,115,433 or 6.65%, and Governmental Activities increased $1,340,357 or 4.48%. Restricted assets decreased by $476,817 or 19.40% from the previous year. Most of the net decrease was due to spending restricted assets on parks and roads. Unrestricted assets increased $1,672,935. Governmental Activities increased $1,627,640, and Business-Type activities increased by $45,295.

Centerville's governmental funds reported a combined ending fund balances of $5,462,764 at June 30, 2020. This is a statement of the current available assets of the City. This is an increase of $1,276,431, or 30.49%. The City has considerable commitments to capital projects including park improvements and roads. Of the ending fund balances, $2,087,657, is available for spending at the City's discretion in the General Fund (unassigned fund balance).

At June 30, 2020, fund balances in governmental funds other than the general fund was $3,274,472 an overall $484,708 increase. Assigned fund balances increased by $674,395, or 105.08%. The Assigned amount to the RDA is $470,021. The assigned amount for the transportation fund is $813,157. The assigned fund balance for the park improvement fund is $20,000. The assigned amount for other governmental funds, is $12,982. A reflection of the City's future investment in a new park facility and roads, the amount restricted, in all governmental funds, for future development, cemetery and the theater reserve fund are $1,928,358.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to Centerville City basic financial statements. Centerville City's basic financial statements are comprised of four components; 1) government-wide financial statements, 2) fund financial statements, 3) notes to the financial statements, and 4) other supplementary statistical information in addition to the basic financial statements.

Government-wide financial statements

The government-wide financial statements are designed to provide readers with a broad overview of Centerville City's finances, in a manner similar to private sector businesses.

The *statement of net position* presents information on all of Centerville City's assets and liabilities, with the difference between the two reported as net position. Over time, increases and decreases in net position may serve as an indicator of changes in financial position of the City.

The *statement of activities* presents information showing how Centerville City's net position changed during the most recent year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future periods.

Both of the government-wide financial statements distinguish functions of Centerville City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of Centerville City include general government, police, community development, streets and public improvements, parks and recreation. The business type activities of Centerville City include services for culinary water, storm and sub-surface water, solid waste, and recycling, and Telecommunications.

The government-wide financial statements include Centerville City (known as the primary government) and two separate legal entities (known as component units). The financial information for the Centerville City Redevelopment Agency (RDA). However, because the City's governing body is the same as the governing boards of the component unit, and can substantially control them, the financial information is blended and reported together with the financial information presented for the primary government.

Fund financial statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. Centerville City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance related laws and refutations. All of the funds of Centerville City can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental funds - Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental funds financial statements focus on the near-term inflows and outflows of spendable resources, as well as on balances of spendable resources at the end of the fiscal year. Such information may be useful in evaluating the near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for the governmental funds with the similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the City's near-term financing decisions. Both the governmental funds balance sheet and the governmental fund statement of revenues, expenditures and changes in the fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

Centerville City maintains 10 individual governmental funds. Information is presented separately in the governmental funds balance sheet and in the governmental statement of revenues, expenditures and changes in fund balances for the General fund, Redevelopment Agency, and the Transportation special revenue fund, all of which are considered major funds. Data from the other 7 governmental funds are combined into a single, aggregate presentation. Individual fund data for each governmental fund is provided in the form of individual and combining statements elsewhere in the report.

Centerville City adopts an annual budget for its three major governmental funds; General Fund as well as the Centerville City Redevelopment Agency, and the Transportation special revenue fund. A budgetary comparison statement has been provided for these funds to demonstrate compliance with budget. Budgets are also adopted for the other Non-major governmental type funds.

Proprietary funds - Centerville City maintains one type of proprietary fund, known as an enterprise fund. Enterprise funds are used to report the same functions presented as business-type activities in the government wide financial statements. The City uses enterprise funds to account for water, solid waste collection, recycling, green waste, drainage, and telecommunications.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary funds financial statements provide separate information for the water, drainage, Sanitation, and Telecommunication funds because they are considered major funds.

Fiduciary Fund - The City reports a fiduciary fund to account for the activities of the Whitaker Museum.

Notes to the financial statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Other Information

In addition to the basic financial statements and the accompanying notes, this report also presents combining and individual schedules referred to earlier in connection with the non-major governmental funds. They are presented immediately following the notes to the financial statements. Selected statistical information is presented in tabular form. Auditor's reports on compliance are also included at the end of the document.

Government-wide Financial Analysis

As noted earlier, net position is an indicator of a government's overall financial position, including current resources, liabilities and investment in assets. In the case of Centerville City, assets exceeded liabilities by $56,834,117 at June 30, 2020.

The largest portion of the City's net position is $49,154,712 which reflects investments in capital assets including land, buildings, machinery and equipment, less any related debt used to acquire those assets that is still outstanding. This is an increase of $2,455,790 which is an increase of 5.26%, from the prior period. The increase reflects the City's investment in capital facilities and equipment and decrease in long term liabilities including related debt. The City uses capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay the debt must be provided from other sources, since capital assets cannot be used to liquidate these liabilities.

A portion of the remainder of the City's net position, $1,980,858, represents resources that are subject to external restrictions on how they may be utilized. This is a decrease of $476,817 or 19.40% from the prior year. This decrease is due to the decrease in restricted balances spent on development.

The table on the following page illustrates the City's Net Position for Governmental Activities and Business-Type activities (enterprise funds), and a comparison to the prior year. The following page includes a table that illustrates the Change of Net Position as a statement of activities for the year in for Governmental and Business-Type activities.

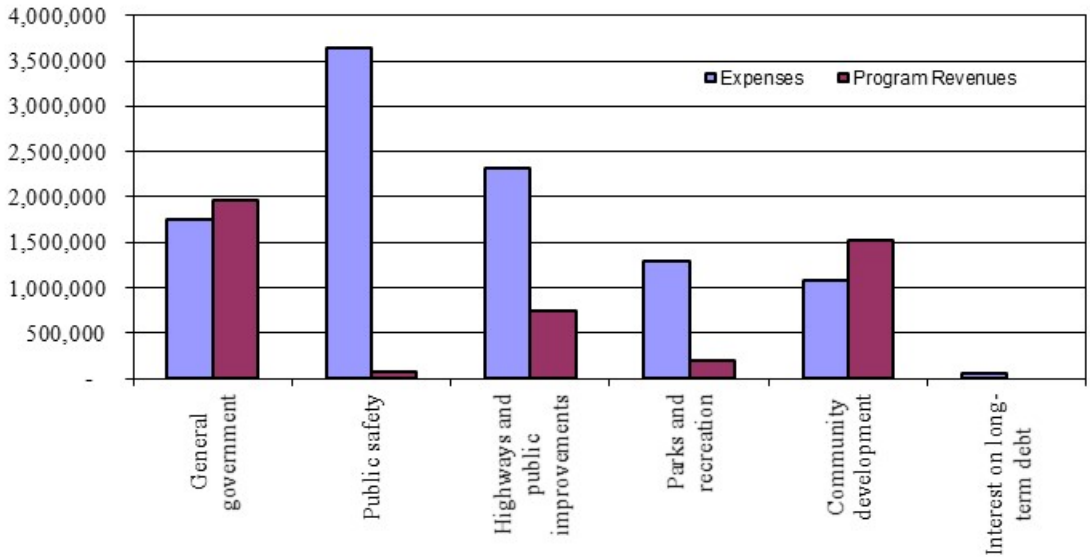
	Governmental Activities 2020	Governmental Activities 2019	Business-type Activities 2020	Business-type Activities 2019
Current and other assets	$ 8,738,963	$ 7,188,358	$ 4,209,494	$ 4,292,796
Capital assets	34,072,640	31,531,892	19,622,280	18,804,943
Total Assets	42,811,603	38,720,250	23,831,774	23,097,739
Deferred outflows of resources	572,378	1,298,590	76,315	187,113
Current and other liabilities	1,333,214	1,342,841	531,400	257,976
Long-term liabilities	3,415,621	2,192,191	2,711,286	3,148,970
Net pension liability	1,687,659	3,035,117	130,080	308,421
Total Liabilities	6,436,494	6,570,149	3,372,766	3,715,367
Deferred inflows of resources	2,598,001	1,848,036	79,832	17,071
Net position:				
Net investment in capital assets	31,273,032	29,932,675	17,881,680	16,766,247
Restricted	1,966,058	2,185,224	14,800	272,451
Unrestricted	1,110,396	(517,244)	2,559,011	2,513,716
Total Net Position	$ 34,349,486	$ 31,600,655	$ 20,455,491	$ 19,552,414

	Governmental Activities 2020	Governmental Activities 2019	Business-type Activities 2020	Business-type Activities 2019
Revenues:				
Program revenues:				
Charges for services	$ 922,178	$ 1,162,159	$ 5,475,055	$ 5,154,162
Operating grants and contributions	2,960,661	1,994,828	-	-
Capital grants and contributions	615,745	28,320	182,112	306,027
General revenues:				
Property taxes	1,844,873	1,780,972	-	-
Sales taxes	4,895,912	4,526,379	-	-
Franchise taxes	1,016,898	1,020,666	-	-
Other taxes	445,999	407,708	-	-
Unrestricted investment earnings	60,425	83,563	41,237	43,241
Gain on disposition of capital assets	14,072	70,605	-	-
Other revenues	57,131	80,596	-	-
Total Revenues	12,833,894	11,155,796	5,698,404	5,503,430
Expenses:				
General government	1,758,407	1,008,001	-	-
Public safety	3,637,934	3,841,512	-	-
Highways and public improvements	2,317,341	3,131,464	-	-
Parks and recreation	1,282,310	1,515,353	-	-
Community development	1,073,253	862,105	-	-
Interest on long-term debt	56,759	31,130	-	-
Water	-	-	2,492,947	2,258,213
Sanitation	-	-	914,824	884,763
Storm drain	-	-	1,153,938	999,113
Telecom	-	-	233,618	232,809
Total Expenses	10,126,004	10,389,565	4,795,327	4,374,898
Increase (decrease) in Net Position before transfers	2,707,890	766,231	903,077	1,128,532
Increase in Net Position	2,707,890	766,231	903,077	1,128,532
Net Position - Beginning	31,600,655	30,834,424	19,552,414	18,423,882
Prior Period Adjustment	40,941	-	-	-
Net Position - Ending	$ 34,349,486	$ 31,600,655	$ 20,455,491	$ 19,552,414

As noted in the table above, governmental activities net position increased by $2,707,890 or 8.57%. The table illustrates the flow of current sources and uses for the period. This table is a good source to illustrate the activities and of the period and the City's position at the year end.

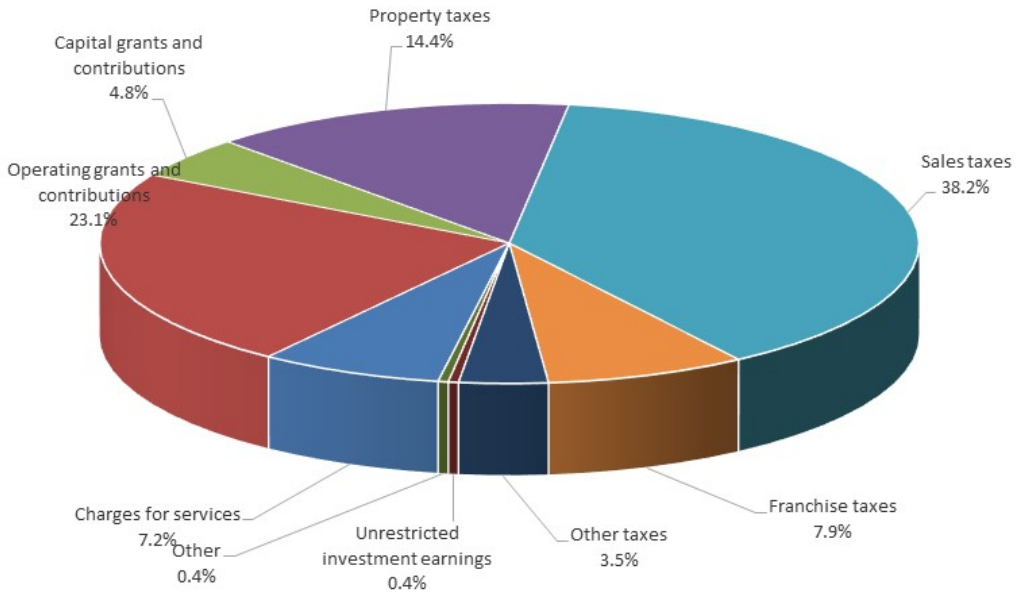
The following chart displays the governmental activities expenses compared to the program revenues attributed to the activity. Traditionally, governmental activities are funded by general revenue sources and not charges for direct services. Most of the funding for general services is provided by general taxes that are not assigned to a specific program.

Expenses and Program Revenues - Governmental Activities



The following chart displays the major sources of governmental activity revenue. Taxes account for 64% of revenue that funds governmental activity in the current period. These revenues account for the majority of the governmental services provided by the City.

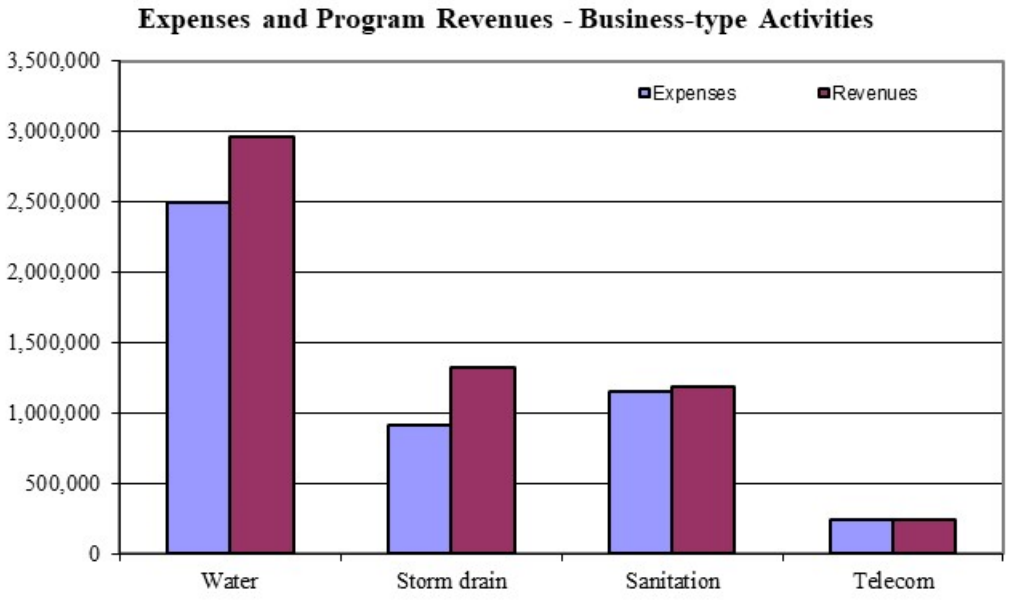
Revenues by Source - Governmental Activities



Business-type activities

As noted in the table "Centerville City Changes in Net Assets (Statement of Activities)" business-type activities increased net position of $903,077, or 4.62% from the prior year.

The following chart displays business-type activities compared to program expenses attributed to the activity. Unlike governmental activities, traditionally business-type activities are self-supporting, revenues are used and provide sufficient funding for the services they provide.



Business-type activities are generally funded by charges for services. 96.10% of the revenues for business-type activities comes from charges for services, no general taxes are used to provide Business-type services. During the current reporting period operating charges for services more than funded operating expenses by a net $679,728. Individual funds covered expenses over revenues from reserves for each fund.

Financial Analysis of the Government's Funds

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance related legal requirements.

Governmental funds

The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unreserved fund balance is a useful measure of the government's net resources available for spending at the end of the fiscal year.

At June 30, 2020, the City's governmental funds reported a combined ending fund balance of $5,462,764, which is an increase of $1,235,489, or 29.51% from the prior period. The Unassigned balance, in general fund, increased by 58.91%, a total dollar amount of $773,899. Assigned fund balances that are assigned for a specific purpose increased $674,395 from the prior period, or 105.08%. The Restricted Fund balances decreased $219,166 from the prior period, or 10.21%. The majority of the restricted fund balance is for future development and the theater reserve fund. The Non-spendable Fund balances are from the Cemetery perpetual care fund and the prepaid items. These items are not

available for new spending as it has already been committed for a specific purpose or is unavailable for government operations, but are $130,589 at June 30, 2020.

The general fund is the primary operating fund of the City. At June 30, 2020 unassigned fund balance of the general fund was $2,087,657, an increase of $773,899, or 58.91%. This increase was caused by revenues exceeding expenditures. The General fund recognized $334,852 in revenue from the Cares Act. The city was also conservative in spending near the end of the year because they did not know what the effects of Covid-19 would be. Revenues from taxes fell short of the budget by $13,432, revenue from licenses and permits fell short of the budget by $81,333, and revenue from fines and forfeitures were $26,808 below budget. Intergovernmental revenue exceeded budget by $351,400, dues to revenue from the Cares Act. The general fund revenue was $470,727 more than prior year. The general fund expenditures were $75,779 less than prior year.

The Redevelopment Agency fund is considered to be a major fund. This fund was established to account for tax increment revenues used to revitalize and upgrade areas within qualifying redevelopment areas within the City. This fund has a balance of $1,068,063. This is an increase from the prior year in the amount of $319,865 which is largely due to an increase in intergovernmental revenue and an increase in tax revenue.

The Transportation fund is considered as a major governmental fund. This fund has been established for road projects. Class C revenue and County option/transit funds. The city uses these funds for road projects. This fund has a fund balance of $1,560,275 which is an increase of $25,701 from the prior year. This is largely due to an increase in intergovernmental revenue.

The Park Improvements Capital Projects Fund is considered as a major governmental fund. This fund accounts for the financial resources to be used for the acquisition or construction of major capital parks facilities of the government. This fund has a fund balance of $134,218 which is an increase of $55,810 from the prior year.

Other Governmental funds had a total increase in fund balances of $42,390, or 9.89%. This increase is primarily due to an increase in RAP tax revenue.

Proprietary funds

The City's proprietary funds provide the similar information found in the government-wide financial statements, but in more detail.

Water Utility fund

Total net position equaled $14,353,250 at June 30, 2020. Total net position increased by $467,652, a 3.37% increase mainly due to an operating income.

Drainage Utility

Total net position at June 30, 2020 was $5,978,872. Total net position increased by $402,462 resulting in an 7.22% change mainly due to an operating income.

Sanitation

Total net position at June 30, 2020 was $106,065. Total net position increased $32,523 resulting in a 44.25% change. This increase is mainly due to an operating income

Telecom Fund

The Telecom Fund net position at June 30, 2020 was $17,304. Total increase of $440 or 2.61%.

General Fund Budgetary Highlights

During the fiscal year the general fund budget expenditures were amended, with an original budgeted expenditure of $8,767,598 and final budgeted expenditure of $8,700,111.

Total revenues were higher than the final budget by $148,703, or 1.78%. Taxes, the largest source of revenue for the general fund was $13,432 or 0.19% below budget. Licenses and permit revenue were under budget by $81,333 or 29.11%. Intergovernmental revenue was over budget by $351,400 or 86.64%, which is due to the Cares Act fund. Fines and forfeitures were under budget by $71,381 or 18.85%. Charges for service revenue was under budget by $26,808 or 33.71%.

Capital Assets and Debt Administration

Capital assets

Centerville City's investment in capital assets for governmental and business-type activities at June 30, 2020 was $53,694,920 (net of depreciation). The investment in capital assets includes land, buildings, improvements other than buildings, infrastructure, machinery and equipment, autos and trucks, furniture and fixtures. The City's total investment in capital assets increased by $3,358,085 or 6.67%. Governmental activities increased capital assets (net of depreciation) $2,540,748 or 8.06%, to $34,072,640. Business type activities increased capital assets (net of depreciation) $817,337 or 4.35% to $19,622,280.

Major capital asset events during the current year were:

1) At year end there was $3,358,085 in Construction in Progress, mostly for park projects and several waterline projects.
2) Infrastructure increased by $246,850 mostly attributable to the completion of a park project. Street repairs such as overlays and sealing are not considered increases in assets, but operating expenditures. New streets or complete rebuilds of streets are treated as an increase in Infrastructure assets. The city also added $357,725 in vehicles.
3) The City made significant investment in business type assets during the year. Expansion or replacement of the system are recorded as an increase in assets. The investment of business type activities increased by $817,337 (depreciated).

	Governmental Activities 2020	Governmental Activities 2019	Business - type Activities 2020	Business - type Activities 2019
Land	$ 7,718,450	$ 7,718,450	$ 236,909	$ 236,909
Buildings	12,738,928	13,188,458	2,359,610	2,431,436
Water stock and rights	-	-	48,617	48,617
Machinery and equipment	909,813	1,033,399	154,821	164,204
Distribution and collection systems	-	-	16,121,560	15,923,777
Autos and trucks	1,011,103	653,378	-	-
Infrastructure	8,848,856	8,602,006	-	-
Construction in progress	2,845,490	336,201	700,763	-
Total Capital Assets	$ 34,072,640	$ 31,531,892	$ 19,622,280	$ 18,804,943

Additional information on the City's capital assets is available in the Detailed Notes for All Funds to the financial statements (see notes to Financial Statements, Capital Assets).

Long-term debt

	Governmental Activities 2020	Governmental Activities 2019	Business - type Activities 2020	Business - type Activities 2019
Revenue bonds	$ 609,604	$ 1,199,213	$ 1,740,600	$ 2,038,696
Note payable	2,190,000	400,000	898,223	1,045,765
Compensated absences	581,226	539,926	72,463	64,509
Termination benefits	9,562	17,182	-	-
Outstanding claims	25,229	35,870	-	-
Net pension liability	1,687,659	3,035,117	130,080	308,421
Total	$ 5,103,280	$ 5,227,308	$ 2,841,366	$ 3,457,391

Additional information on the City's long-term debt is available in the Detailed Notes for All Funds to the financial statements (see notes to Financial Statements, Changes in Long-Term Liabilities).

Economic Factors and Next Year's Budgets and Rates

At the time the budget was adopted for the fiscal year ending June 30, 2020, the Utah and local economy was in flux. Due to the recent pandemic, closure of businesses and spike in unemployment, Centerville City prepared for a drastic drop in sales tax revenue, court fees and development related fees. April of 2020 saw unemployment increase to 9.0%. As result of the uncertainty, Centerville cut anticipated revenue for Fiscal year 2021 by 30%.

Sales taxes are the largest single source of revenue for governmental operations of the City. City sales tax revenue in FY 2020 increased 7% over the prior year, or $309,352. The City is projecting a decrease of 30% in FY 2021, due to the pandemic.

Request for Information

This financial report is designed to provide a general overview of Centerville City's activities for those with an interest in the City's operations and financial position. Questions concerning the information provided in this report or requests for additional financial information should be addressed to: Centerville City, Finance Director, 250 North Main Centerville, Utah 84014.

BASIC FINANCIAL STATEMENTS

Centerville City Corporation
STATEMENT OF NET POSITION
June 30, 2020

	Governmental Activities	Business-type Activities	Total
Assets			
Cash and cash equivalents	$ 3,048,501	$ 2,352,103	$ 5,400,604
Receivables:			
Accounts, net	1,700	537,730	539,430
Taxes	2,911,726	-	2,911,726
Intergovernmental receivable	286,145	-	286,145
Inventory		260,191	260,191
Prepaids	92,889	54,050	146,939
Restricted assets:			
Cash and cash equivalents	2,398,002	107,197	2,505,199
Notes receivable	-	898,223	898,223
Capital assets not being depreciated:			
Water stock and rights	-	48,617	48,617
Land and collectibles	7,718,450	236,909	7,955,359
Construction in progress	2,845,490	700,763	3,546,253
Capital assets, net of accumulated depreciation:			
Buildings and improvements	12,738,928	2,359,610	15,098,538
Distribution and collection systems	-	16,121,560	16,121,560
Machinery and equipment	909,813	154,821	1,064,634
Autos and trucks	1,011,103	-	1,011,103
Infrastructure	8,848,856	-	8,848,856
Total Assets	42,811,603	23,831,774	66,643,377
Deferred Outflows of Resources			
Deferred charge on refunding	-	14,325	14,325
Deferred outflows related to pensions	572,378	61,990	634,368
Total Deferred Outflows of Resources	572,378	76,315	648,693
Total Assets and Deferred Outflow of Resources	$ 43,383,981	$ 23,908,089	$ 67,292,070

The notes to the basic financial statements are an integral part of this statement.

Centerville City Corporation
STATEMENT OF NET POSITION (Continued)
June 30, 2020

	Governmental Activities	Business-type Activities	Total
Liabilities:			
Accounts payable	$ 144,880	$ 505,479	$ 650,359
Accrued liabilities	106,995	9,113	116,108
Accrued interest payable	3,763	16,808	20,571
Developer and customer deposits	730,129	-	730,129
Liabilities payable from restricted assets	158,245	-	158,245
Unearned revenue	189,202	-	189,202
Noncurrent liabilities - due in more than one year			
Due within one year	1,128,608	444,022	1,572,630
Due in more than one year	2,287,013	2,267,264	4,554,277
Net pension liability	1,687,659	130,080	1,817,739
Total Liabilities	6,436,494	3,372,766	9,809,260
Deferred Inflows of Resources			
Deferred inflows for property taxes	1,704,457	-	1,704,457
Deferred inflows relating to pensions	893,544	79,832	973,376
Total Deferred Inflows of Resources	2,598,001	79,832	2,677,833
Net Position:			
Net investment in capital assets	31,273,032	17,881,680	49,154,712
Restricted for:			
Future development	1,246,756	14,800	1,261,556
Theater reserve fund	598,042	-	598,042
Cemetery	71,754	-	71,754
Police/DUI enforcement	49,506	-	49,506
Unrestricted	1,110,396	2,559,011	3,669,407
Total Net Position	34,349,486	20,455,491	54,804,977
Total Liabilities, Deferred Inflows of Resources, and Net Position	$ 43,383,981	$ 23,908,089	$ 67,292,070

The notes to the basic financial statements are an integral part of this statement.

Centerville City Corporation
STATEMENT OF ACTIVITIES
For The Year Ended June 30, 2020

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Governmental Activities	Net (Expense) Revenue and Changes in Net Position: Business-type Activities	Net (Expense) Revenue and Changes in Net Position: Total
Government Activities:							
General government	$ 1,758,407	$ 770,735	$ 577,146	$ 615,745	$ 205,219	$ -	$ 205,219
Public safety	3,637,934	-	70,749	-	(3,567,185)	-	(3,567,185)
Streets and public works	2,317,341	-	748,173	-	(1,569,168)	-	(1,569,168)
Parks and recreation	1,282,310	112,507	77,463	-	(1,092,340)	-	(1,092,340)
Community development	1,073,253	38,936	1,487,130	-	452,813	-	452,813
Interest and issuance costs on long-term debt	56,759	-	-	-	(56,759)	-	(56,759)
Total Governmental Activities	10,126,004	922,178	2,960,661	615,745	(5,627,420)	-	(5,627,420)
Business-type Activities:							
Water	2,492,947	2,791,674	-	158,181	-	456,908	456,908
Storm drain	914,824	1,263,911	-	23,931	-	373,018	373,018
Sanitation	1,153,938	1,185,607	-	-	-	31,669	31,669
Telecom	233,618	233,863	-	-	-	245	245
Total Business-type Activities	4,795,327	5,475,055	-	182,112	-	861,840	861,840
Total Government	$ 14,921,331	$ 6,397,233	$ 2,960,661	$ 797,857	(5,627,420)	861,840	(4,765,580)
General Revenues:							
Property taxes					1,844,873	-	1,844,873
Sales taxes					4,895,912	-	4,895,912
Franchise taxes					1,016,898	-	1,016,898
Other taxes					445,999	-	445,999
Unrestricted investment earnings					60,425	41,237	101,662
Gain on disposition of capital assets					14,072	-	14,072
Other revenues					57,131	-	57,131
Total General Revenues and Transfers					8,335,310	41,237	8,376,547
Changes in Net Position					2,707,890	903,077	3,610,967
Net Position, Beginning					31,600,655	19,552,414	51,153,069
Prior Period Adjustment					40,941	-	40,941
Net Position, Ending					$ 34,349,486	$ 20,455,491	$ 54,804,977

The notes to the basic financial statements are an integral part of this statement.

Centerville City Corporation
BALANCE SHEET – GOVERNMENTAL FUNDS
June 30, 2020

	General	Redevelopment Agency Special Revenue	Transportation	Park Improvements	Other Governmental Funds	Total Governmental Funds
Assets						
Cash and cash equivalents	$ 1,372,561	$ 470,020	$ 831,184	$ 20,000	$ 354,735	$ 3,048,500
Receivables:						
Accounts, net	1,700	-	-	-	-	1,700
Taxes	2,395,818	248,730	183,125	-	-	2,827,673
Intergovernmental	-	-	-	43,033	327,166	370,199
Prepaids	51,129	-	-	-	41,760	92,889
Restricted cash and cash equivalents	968,837	598,042	563,993	229,430	37,700	2,398,002
Total Assets	$ 4,790,045	$ 1,316,792	$ 1,578,302	$ 292,463	$ 761,361	$ 8,738,963
Liabilities						
Accounts payable	$ 120,531	$ -	$ 18,027	$ -	$ 6,319	$ 144,877
Accrued liabilities	106,163	-	-	-	832	106,995
Payable from restricted assets:						
Accounts payable	-	-	-	158,245	-	158,245
Unearned revenue	189,202	-	-	-	-	189,202
Developer and customer deposits	730,129	-	-	-	-	730,129
Total Liabilities	1,146,025	-	18,027	158,245	7,151	1,329,448
Deferred Inflows of Resources						
Unavailable revenue - rebate	-	-	-	-	242,294	242,294
Unavailable revenue - property taxes	1,455,728	248,729	-	-	-	1,704,457
Total Deferred Inflows of Resources	1,455,728	248,729	-	-	242,294	1,946,751
Fund Balances:						
Nonspendable:						
Prepaid items	51,129	-	-	-	41,760	92,889
Premanently restricted cemetery	-	-	-	-	37,700	37,700
Restricted for:						
Future development	-	-	747,118	114,218	385,420	1,246,756
Cemetery	-	-	-	-	34,054	34,054
Theater reserve fund	-	598,042	-	-	-	598,042
Police donations	17,466	-	-	-	-	17,466
DUI enforcement	32,040	-	-	-	-	32,040
Assigned, reported in:						
Special revenue funds	-	470,021	-	-	11,063	481,084
Debt service funds	-	-	-	-	1,096	1,096
Capital project funds	-	-	813,157	20,000	823	833,980
Unassigned:						
General fund	2,087,657	-	-	-	-	2,087,657
Total Fund Balances	2,188,292	1,068,063	1,560,275	134,218	511,916	5,462,764
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 4,790,045	$ 1,316,792	$ 1,578,302	$ 292,463	$ 761,361	$ 8,738,963

The notes to the basic financial statements are an integral part of this statement.

Centerville City Corporation
RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
June 30, 2020

Amounts reported for governmental activities in the statement of net position are different because:

Total Fund Balance - Governmental Funds	$	5,462,764
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.		34,072,640
Interest expense is not due and payable in the current period and therefore is not recorded in the funds.		(3,763)
Long-term liabilities, including bonds, capital leases, notes, OPEB, net pension liability, and compensated absences, are not due and payable in the current period and therefore are not reported in the funds.		(5,103,280)
Unavaible revenue reported in the fund, report as revenue in governmental activities		242,294
Pension assets, including deferred outflows and deferred inflows relating to pensions, are not obligations of the current period and, therefore, are not reported in the funds.		(321,169)
Total Net Position - Governmental Activities	$	34,349,486

The notes to the basic financial statements are an integral part of this statement.

Centerville City Corporation
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS
For The Year Ended June 30, 2020

	General	Redevelopment Agency Special Revenue	Transportation	Park Improvements	Other Governmental Funds	Total Governmental Funds
Revenues:						
Taxes	$ 7,122,338	$ 238,543	$ 396,803	$ -	$ 445,999	$ 8,203,683
Fees and contributions	-	-	-	653,208	-	653,208
Licenses and permits	279,367	-	-	-	-	279,367
Intergovernmental	405,600	1,487,130	748,173	-	-	2,640,903
Fines and forfeitures	378,619	-	-	-	-	378,619
Charges for services	79,532	81,926	-	-	61,225	222,683
Interest	26,644	-	22,820	4,613	6,349	60,426
Miscellaneous	41,489	4,729	40,000	-	13,486	99,704
Total Revenues	8,333,589	1,812,328	1,207,796	657,821	527,059	12,538,593
Expenditures:						
Current:						
General government	1,169,699	-	-	-	493,789	1,663,488
Public safety	3,410,224	-	-	-	-	3,410,224
Highways and public improvements	625,334	-	1,123,918	-	-	1,749,252
Parks and recreation	911,443	-	-	-	118,044	1,029,487
Community development	321,927	630,886	-	-	21,754	974,567
Debt service:						
Principal	-	-	-	110,000	550,000	660,000
Interest	-	-	-	60,706	39,863	100,569
Capital outlay:						
General government	34,301	-	-	-	-	34,301
Public safety	146,364	-	-	-	-	146,364
Highways and public improvements	162,126	-	473,769	-	-	635,895
Parks and recreation	31,999	-	-	2,721,115	-	2,753,114
Total Expenditures	6,813,417	630,886	1,597,687	2,891,821	1,223,450	13,157,261
Excess (Deficiency) of Revenues Over (Under) Expenditures	1,520,172	1,181,442	(389,891)	(2,234,000)	(696,391)	(618,668)
Other Financing Sources (Uses):						
Notes payable issued	-	-	-	1,900,000	-	1,900,000
Transfers in	60,982	-	415,592	389,810	1,158,890	2,025,274
Transfers out	(809,841)	(861,577)	-	-	(420,109)	(2,091,527)
Sale of capital assets	20,410	-	-	-	-	20,410
Total Other Financing Sources (Uses)	(728,449)	(861,577)	415,592	2,289,810	738,781	1,854,157
Net Change in Fund Balances	791,723	319,865	25,701	55,810	42,390	1,235,489
Fund Balances, Beginning	1,396,569	748,198	1,534,574	78,408	428,585	4,186,334
Prior Period Adjustment	-	-	-	-	40,941	40,941
Fund Balances, Ending	$ 2,188,292	$ 1,068,063	$ 1,560,275	$ 134,218	$ 511,916	$ 5,462,764

The notes to the basic financial statements are an integral part of this statement.

Centerville City Corporation
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
For The Year Ended June 30, 2020

Amounts reported for governmental activities in the statement of activities are different because:

Net Change in Fund Balances - Total Governmental Funds	$	1,235,489
Governmental funds have reported capital outlays, past and present, as expenditures. However, in the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.		(1,048,768)
Governmental funds report current capital outlays as expenditures. However, these expenditures are reported as capital assets in the Statement of Net Position.		3,831,814
Repayment of noncurrent liabilities' principal is an expenditure in the funds, but the repayment reduces long-term liabilities in the Statement of Net Position.		660,000
Governmental funds report proceeds from original issue premiums on debt in the year of issuance. However, these premiums are reported as an increase to the face amount of the debt in the Statement of Net Position and subsequently amortized in the Statement of Activities.		39,609
Net proceeds from issuance of noncurrent liabilities is recorded as income in the governmental funds. However, the issuance of noncurrent liabilities is recorded as a liability in the Statement of Net Position.		(1,900,000)
In the Statement of Activities interest is accrued on noncurrent liabilities, whereas in governmental funds, interest expense is reported when due.		4,201
Some payments for the retirement plans are considered to be payments on the net pension liability (calculated as the difference between the actuarially calculated pension expense and the contributions to the retirement plans), but are reported as expenditures in the governmental funds.		(91,408)
Some expenses, including OPEB, outstanding claims, and compensated absences reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.		(23,047)
Change in Net Position - Governmental Activities	$	2,707,890

The notes to the basic financial statements are an integral part of this statement.

Centerville City Corporation
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For The Year Ended June 30, 2020

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
Revenues:				
Taxes	$ 7,135,770	$ 7,135,770	$ 7,122,338	$ (13,432)
Licenses and permits	360,700	360,700	279,367	(81,333)
Intergovernmental	54,200	54,200	405,600	351,400
Fines and forfeitures	450,000	450,000	378,619	(71,381)
Charges for services	106,340	106,340	79,532	(26,808)
Interest	31,000	31,000	26,644	(4,356)
Miscellaneous	207,600	46,876	41,489	(5,387)
Total Revenues	8,345,610	8,184,886	8,333,589	148,703
Expenditures:				
Current:				
General government:				
Administrative	422,770	828,164	747,160	81,004
Municipal council	81,411	109,424	43,673	65,751
Finance	615,200	538,000	57,883	480,117
Legal	433,046	433,046	320,983	112,063
Public Safety:				
Police	2,882,239	2,559,545	2,516,504	43,041
Fire	893,720	893,720	893,720	-
Streets and public works	1,202,367	1,202,367	625,334	577,033
Parks and recreation	1,076,750	1,076,750	911,443	165,307
Community development	379,300	379,300	321,927	57,373
Capital outlay	780,795	679,795	374,790	305,005
Total Expenditures	8,767,598	8,700,111	6,813,417	1,886,694
Excess (Deficiency) of Revenues Over (Under) Expenditures	(421,988)	(515,225)	1,520,172	2,035,397
Other Financing Sources (Uses):				
Transfers in	58,640	59,476	60,982	1,506
Transfers out	(814,381)	(788,203)	(809,841)	(21,638)
Sale of capital assets	5,000	5,000	20,410	15,410
Total Other Financing Sources (Uses)	(750,741)	(723,727)	(728,449)	(4,722)
Net Change in Fund Balance	$ (1,172,729)	$ (1,238,952)	791,723	$ 2,030,675
Fund Balance, Beginning			1,396,569	
Fund Balance, Ending			$ 2,188,292	

The notes to the basic financial statements are an integral part of this statement.

Centerville City Corporation
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – REDEVELOPMENT AGENCY SPECIAL REVENUE FUND
For The Year Ended June 30, 2020

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
Revenues:				
Taxes	$ 1,403,000	$ 1,725,673	$ 238,543	$ (1,487,130)
Intergovernmental	-	-	1,487,130	1,487,130
Charges for services	102,000	102,000	81,926	(20,074)
Miscellaneous	6,000	6,000	4,729	(1,271)
Total Revenues	1,511,000	1,833,673	1,812,328	(21,345)
Expenditures:				
Community Development	708,437	972,096	630,886	341,210
Total Expenditures	708,437	972,096	630,886	341,210
Excess (Deficiency) of Revenues Over (Under) Expenditures	802,563	861,577	1,181,442	319,865
Other Financing Sources (Uses):				
Transfers out	(802,563)	(861,577)	(861,577)	-
Total Other Financing Sources (Uses)	(802,563)	(861,577)	(861,577)	-
Net Change in Fund Balance	$ -	$ -	319,865	$ 319,865
Fund Balance, Beginning			748,198	
Fund Balance, Ending			$ 1,068,063	

The notes to the basic financial statements are an integral part of this statement.

Centerville City Corporation
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – TRANSPORTATION SPECIAL REVENUE FUND
For The Year Ended June 30, 2020

	Transportation Special Revenue Fund			
	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with Final Budget
Revenues:				
Taxes	$ 350,000	$ 350,000	$ 396,803	$ 46,803
Intergovernmental	670,000	770,000	748,173	(21,827)
Interest	30,000	30,000	22,820	(7,180)
Miscellaneous	-	40,000	40,000	-
Total Revenues	1,050,000	1,190,000	1,207,796	17,796
Expenditures:				
Current:				
Highways and public improvements	-	-	1,123,918	(1,123,918)
Capital outlay	1,465,592	2,605,592	473,769	2,131,823
Total Expenditures	1,465,592	2,605,592	1,597,687	1,007,905
Excess (Deficiency) of Revenues Over (Under) Expenditures	(415,592)	(1,415,592)	(389,891)	1,025,701
Other Financing Sources (Uses):				
Transfers in	415,592	415,592	415,592	-
Total Other Financing Sources (Uses)	415,592	415,592	415,592	-
Net Change in Fund Balances	$ -	$ (1,000,000)	$ 25,701	$ 1,025,701
Fund Balance, Beginning			1,534,574	
Fund Balance, Ending			$ 1,560,275	

The notes to the basic financial statements are an integral part of this statement.

Centerville City Corporation
STATEMENT OF NET POSITION – PROPRIETARY FUNDS
June 30, 2020

	Business-type Activities - Enterprise Funds				
	Water Utility Fund	Drainage Utility Fund	Sanitation Fund	Telecom Fund	Totals
Assets:					
Current Assets:					
Cash and cash equivalents	$ 456,484	$ 1,807,968	$ 87,651	$ -	$ 2,352,103
Accounts receivable, net	306,269	111,861	102,296	17,304	537,730
Inventory	260,191	-	-	-	260,191
Prepaids	54,050	-	-	-	54,050
Restricted cash and cash equivalents	107,197	-	-	-	107,197
Total Current Assets	1,184,191	1,919,829	189,947	17,304	3,311,271
Noncurrent Assets:					
Notes receivable	-	-	-	898,223	898,223
Capital assets not being depreciated:					
Water stock and rights	48,617	-	-	-	48,617
Land	236,909	-	-	-	236,909
Construction in progress	520,811	179,952	-	-	700,763
Capital assets being depreciated:					
Buildings	3,501,966	-	-	-	3,501,966
Distribution and collection systems	17,889,154	5,527,925	-	-	23,417,079
Machinery and equipment	744,656	156,113	-	-	900,769
Accumulated depreciation	(7,949,771)	(1,234,052)	-	-	(9,183,823)
Total Noncurrent Assets	14,992,342	4,629,938	-	898,223	20,520,503
Total Assets	16,176,533	6,549,767	189,947	915,527	23,831,774
Deferred Outflows of Resources					
Deferred charge on refunding	12,309	2,016	-	-	14,325
Deferred outflows of resources relating to pensions	54,528	7,462	-	-	61,990
Total Deferred Outflows of Resources	66,837	9,478	-	-	76,315
Total Assets and Deferred Outflows of Resources	$ 16,243,370	$ 6,559,245	$ 189,947	$ 915,527	$ 23,908,089

The notes to the basic financial statements are an integral part of this statement.

Centerville City Corporation
STATEMENT OF NET POSITION – PROPRIETARY FUNDS (Continued)
June 30, 2020

	Business-type Activities - Enterprise Funds				
	Water Utility Fund	Drainage Utility Fund	Sanitation Fund	Telecom Fund	Totals
Liabilities:					
Current Liabilities:					
Accounts payable	$ 286,363	$ 135,234	$ 83,882	$ -	$ 505,479
Accrued liabilities	7,731	1,382	-	-	9,113
Accrued interest payable	13,035	3,773	-	-	16,808
Compensated absences, current portion	29,000	6,000	-	-	35,000
Notes payable, current portion	-	-	-	104,022	104,022
Bonds payable, current portion	206,000	99,000	-	-	305,000
Total Current Liabilities	542,129	245,389	83,882	104,022	975,422
Noncurrent Liability:					
Compensated absences, net of current portion	24,464	12,999	-	-	37,463
Notes payable, net of current portion	-	-	-	794,201	794,201
Bonds payable, net of current portion	1,140,650	294,950	-	-	1,435,600
Net pension liability	113,327	16,753	-	-	130,080
Total Noncurrent Liability	1,278,441	324,702	-	794,201	2,397,344
Total Liabilities	1,820,570	570,091	83,882	898,223	3,372,766
Deferred Inflows of Resources					
Deferred inflows of resources relating to pensions	69,550	10,282	-	-	79,832
Total Deferred Outflows of Resources	69,550	10,282	-	-	79,832
Net Position:					
Net investment in capital assets	13,645,692	4,235,988	-	-	17,881,680
Restricted for:					
Future development	14,800	-	-	-	14,800
Unrestricted	692,758	1,742,884	106,065	17,304	2,559,011
Total Net Position	14,353,250	5,978,872	106,065	17,304	20,455,491
Total Liabilities, Deferred Inflows of Resources, and Net Position	$ 16,243,370	$ 6,559,245	$ 189,947	$ 915,527	$ 23,908,089

The notes to the basic financial statements are an integral part of this statement.

Centerville City Corporation
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION – PROPRIETARY FUNDS
For The Year Ended June 30, 2020

	Business-type Activities - Enterprise Funds				
	Water Utility Fund	Drainage Utility Fund	Sanitation Fund	Telecom Fund	Totals
Operating Revenues:					
Charges for services	$ 2,779,796	$ 1,263,911	$ 1,178,018	$ 233,863	$ 5,455,588
Connection and servicing	11,878	-	7,149	-	19,027
Miscellaneous	-	-	440	-	440
Total Operating Revenues	2,791,674	1,263,911	1,185,607	233,863	5,475,055
Operating Expenses:					
Salaries and wages	345,620	47,871	-	-	393,491
Employee benefits	182,529	29,765	-	-	212,294
Maintenance and repairs	570,399	389,131	15,608	-	975,138
General and administrative	699,949	290,464	141,474	5,283	1,137,170
Utilities	78,296	4,464	-	-	82,760
Professional and technical services	11,654	38,435	5,577	228,335	284,001
Solid waste collection and disposal	-	-	991,279	-	991,279
Water purchases	104,178	-	-	-	104,178
Depreciation	467,607	106,354	-	-	573,961
Total Operating Expenses	2,460,232	906,484	1,153,938	233,618	4,754,272
Operating Income (Loss)	331,442	357,427	31,669	245	720,783
Nonoperating Income (Expense):					
Interest income	10,744	29,444	854	195	41,237
Interest expense	(32,715)	(8,340)	-	-	(41,055)
Total Nonoperating Income (Expense)	(21,971)	21,104	854	195	182
Income (Loss) Before Capital Contributions and Transfers	309,471	378,531	32,523	440	720,965
Capital Contributions:					
Impact fees	40,523	23,931	-	-	64,454
Construction fees	117,658	-	-	-	117,658
Changes in Net Position	467,652	402,462	32,523	440	903,077
Net Position, Beginning	13,885,598	5,576,410	73,542	16,864	19,552,414
Net Position, Ending	$ 14,353,250	$ 5,978,872	$ 106,065	$ 17,304	$ 20,455,491

The notes to the basic financial statements are an integral part of this statement.

Centerville City Corporation
STATEMENT OF CASH FLOWS – PROPRIETARY FUNDS
For The Year Ended June 30, 2020

	Business-type Activities - Enterprise Funds				
	Water Utility Fund	Drainage Utility Fund	Sanitation Fund	Telecom Fund	Totals
Cash Flows From Operating Activities:					
Receipts from customers and users	$ 2,782,649	$ 1,268,031	$ 1,176,925	$ 233,063	$ 5,460,668
Payments to suppliers	(1,302,609)	(623,884)	(1,143,434)	(233,618)	(3,303,545)
Payments to employees and related benefits	(528,795)	(75,728)	-	-	(604,523)
Net cash flows from operating activities	951,245	568,419	33,491	(555)	1,552,600
Cash Flows From Capital and Related Financing Activities:					
Purchase of property and equipment	(974,318)	(416,979)	-	-	(1,391,297)
Receipt of developer construction fees	158,181	23,931	-	-	182,112
Principal paid on bonds	(221,000)	(64,000)	-	-	(285,000)
Interest paid on bonds	(43,368)	(11,911)	-	-	(55,279)
Net cash flows from capital and related financing activities	(1,080,505)	(468,959)	-	-	(1,549,464)
Cash Flows From Investing Activity:					
Interest on investments	10,744	29,444	854	195	41,237
Net cash flows from investing activity	10,744	29,444	854	195	41,237
Net Increase (Decrease) In Cash	(118,516)	128,904	34,345	(360)	44,373
Cash and Cash Equivalents At Beginning Of Year	682,197	1,679,064	53,306	360	2,414,927
Cash and Cash Equivalents At End Of Year	$ 563,681	$ 1,807,968	$ 87,651	$ -	$ 2,459,300
Reconciliation of operating income (loss) to net cash flows from operating activities:					
Operating income (loss)	$ 331,442	$ 357,427	$ 31,669	$ 245	$ 720,783
Adjustments to reconcile operating income (loss) to net cash flows from operating activities:					
Depreciation expense	467,607	106,354	-	-	573,961
(Increase) Decrease in accounts receivables	(9,025)	4,120	(8,682)	(800)	(14,387)
(Increase) Decrease in inventory	316	-	-	-	316
(Increase) Decrease in prepaids	(5,797)	-	-	-	(5,797)
Increase (Decrease) in accounts payable	167,348	98,610	10,504	-	276,462
Increase (Decrease) in accrued liabilities	(458)	(205)	-	-	(663)
Increase (Decrease) in pension activity	(5,253)	(776)	-	-	(6,029)
Increase (Decrease) in paid time off payable	5,065	2,889	-	-	7,954
Net cash from operating activities	$ 951,245	$ 568,419	$ 33,491	$ (555)	$ 1,552,600
Noncash investing, capital, and financing activities:					
Noncash additions to notes payable	$ -	$ -	$ -	$ 10,800	$ 10,800

The notes to the basic financial statements are an integral part of this statement.

Centerville City Corporation
STATEMENT OF NET POSITION – FIDUCIARY FUND
June 30, 2020

	Whitaker Trust Fund
Assets:	
Cash and cash equivalents	$ 45,975
Capital assets, net of accumulated depreciation:	
Infrastructure	37,325
Total Assets	83,300
Liabilities:	
Accounts payable	20,073
Total Liabilities	20,073
Net Position:	
Unrestricted	63,227
Total Net Position	$ 63,227

The notes to the basic financial statements are an integral part of this statement.

Centerville City Corporation
STATEMENT OF CHANGES IN NET POSITION – FIDUCIARY FUND
For the Year Ended June 30, 2020

	Whitaker Trust Fund
Additions	
Grants	$ 7,500
Interest income	500
Donations	279
Rental income	950
Transfers in	66,254
Total additions	75,483
Deductions	
Administrative	68,716
Depreciation	2,715
Total deductions	71,431
Changes in Net Position	4,052
Net Position, Beginning	59,175
Net Position, Ending	$ 63,227

The notes to the basic financial statements are an integral part of this statement.

Centerville City Corporation
NOTES TO FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Centerville City (the City) was incorporated in 1915 under the provisions of the State of Utah and operates under a mayor-council form of government. The City's financial statements are prepared in accordance with generally accepted accounting principles (GAAP). The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations). The accounting policies of the City conform to accounting principles generally accepted in the United States of America as applicable to governmental units. The more significant accounting policies established in GAAP and used by the City are discussed below.

A. The Reporting Entity

As required by GAAP, these financial statements present the City and its component units, entities for which the City is considered to be financially accountable. The City is considered to be financially accountable for an organization if the City appoints a voting majority of that organization or there is a potential for that organization to provide specific financial benefits to or impose specific financial burdens on the City. The City is also considered to be financially accountable for an organization if that organization is fiscally dependent (i.e., it is unable to adopt its budget, levy taxes, set rates or charges, or issue bonded debt without approval from the City). The component units discussed below are included as part of the City's reporting entity as blended component units.

The Centerville City Redevelopment Agency (RDA) was established to prepare and carry out plans to improve, rehabilitate and redevelop blighted areas within the City. The RDA is governed by a board of trustees composed of the City Mayor and members of the City Council. Although it is a legally separate entity from the City, the RDA is reported as if it were part of the primary government because of the City's ability to impose its will upon the operations of the RDA. The RDA is included in these financial statements as the Redevelopment Agency Special Revenue Fund. Separate financial statements are not issued for the RDA.

The Centerville City Municipal Building Authority (MBA) was established to finance and construct municipal buildings that are then leased to the City. The MBA is governed by a five-member board of trustees composed of the City Council. Although it is a legally separate entity from the City, the MBA is reported as if it were part of the primary government because of the City's ability to impose its will upon the operations of the MBA. The MBA is included in these financial statements as the Municipal Building Authority Special Revenue Fund. Separate financial statements are not issued for the MBA.

B. Basis of Presentation - Government-Wide Financial Statements

The City's basic financial statements include both government-wide (reporting the City as a whole) and fund financial statements (reporting the City's major funds). Both the government-wide and fund financial statements categorize primary activities as either governmental or business type. The City's general government services, public safety, streets and public works, parks and recreation, and community development are classified as governmental activities. The City's water utility, drainage utility, sanitation, and telecom funds are classified as business-type activities.

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all of the non-fiduciary activities of the City and its component units. All fiduciary activities are reported only in the fund financial statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

B. Basis of Presentation - Government-Wide Financial Statements (Continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment, are offset by program revenues. *Direct expenses* are those which are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

As a general rule the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments to the General Fund by various other funds for providing administrative and billing services for such funds. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

C. Basis of Presentation – Fund Financial Statements

The accounts of the City are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, deferred outflows of resources, liabilities, deferred inflows of resources, fund balance, revenues, and expenditures or expenses as appropriate.

The fund financial statements provide information about the government's funds, including its fiduciary fund and blended component units. Separate statements are provided for governmental funds, proprietary funds, and fiduciary funds. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements.

The City reports the following major governmental funds:

The General Fund is the government's primary operating fund. It accounts for all financial resources of the general government, except those accounted for in another fund.

The Redevelopment Agency Special Revenue Fund was established account for tax increment revenues used revitalize and upgrade areas within qualifying redevelopment areas within the City.

The Transportation Special Revenue Fund accounts for the financial resources to be used for road projects. The majority of the revenue is from B&C Road Funds, and Highway and Public Transit funds.

The Park Improvements Capital Projects Fund accounts for the financial resources to be used for the acquisition or construction of major capital parks facilities of the government.

The City reports the following major enterprise funds:

The Water Utility Fund accounts for the activities and operations of the of the City's water production, treatment, and distribution process.

The Drainage Utility Fund accounts for storm drain collection activities in the City.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

C. Basis of Presentation – Fund Financial Statements (Continued)

The Sanitation Fund accounts for garbage and recycling collection activities in the City.

The Telecom Fund accounts for the collection and remittance of payments on notes between City residents, the City, and Utah Infrastructure Agency used to finance fiber-optic network connections.

Additionally, the City reports the following fund types:

The Whitaker Trust Fiduciary Fund is used to account for the activities of a pioneer home museum.

Special revenue funds account for and report the proceeds of specific revenue sources that are the foundation of the fund and are restricted or committed to expenditure for specified purposes other than debt or capital projects. Accounting and financial reporting for general and special revenue funds are identical. The City accounts for the Municipal Building Authority, Recreation fund, R.A.P. Tax, and Cemetery Perpetual Care as special revenue funds.

Debt service funds account for and report the financial resources that are restricted, committed, or assigned to expenditure for principal and interest. The City accounts for the Arts Center as a debt service fund.

Capital projects funds account for the financial resources to be used for the acquisition or construction of the major capital facilities of the government. The City accounts for UTOPIA as capital projects funds.

D. Measurement Focus, Basis of Accounting and Financial Statement Presentation

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as *current financial resources* or *economic resources*. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenue in the year for which they became available. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The use of financial resources to acquire capital assets are capitalized as assets in the government-wide financial statements, rather than reported as an expenditure. Proceeds of long-term debt are recorded as a liability in the government-wide financial statements, rather than as another financing source. Amounts paid to reduce long-term debt of the City are reported as a reduction of the related liability, rather than an expenditure in the government-wide financial statements.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

D. Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt-service expenditures, as well as expenditures related to compensated absences and termination benefits, are recorded only when payment is due. Issuance of long-term debt and acquisitions under capital leases are reported as other financing sources.

Property taxes, Sales taxes, franchise taxes, and earned but unreimbursed state and federal grants associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Property taxes are measurable as of the date levied (assessed) and are recognized as revenues when they become available. Available means when due, or past due, and received within the current period or collected soon enough thereafter (within 60 days) to be used to pay liabilities of the current period. All other revenues are considered to be measurable and available only when cash is received by the City.

E. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance

Cash and Cash Equivalents

The City considers all cash and investments with original maturities of three months or less to be cash and cash equivalents. For the purpose of the statement of cash flows, cash and cash equivalents includes restricted cash and cash equivalents.

Cash includes cash on hand, demand deposits with banks and other financial institutions, and deposits in other types of accounts or cash management pools that have the general characteristics of demand deposit accounts, including the Utah Public Treasurer's Investment Pool (PTIF). City policy allows for the investment of funds in time certificates of deposit with federally insured depositories, PTIF, and other investments allowed by the State of Utah's Money Management Act. Investments in PTIF are stated as cost, which approximates fair value.

The City categorizes the fair value measurements of its PTIF investments based on the hierarchy established by general accepted accounting principles. The fair value hierarchy, which has three levels, is based on valuation inputs used to measure an asset's fair value: Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. Fair value measurements of the City's investments in PTIF at June 30, 2020, of $7,279,814 are based on significant other observable inputs (Level 2 inputs).

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

E. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance (Continued)

Accounts Receivable and Allowance for Doubtful Accounts

The City records utility revenues billed to customers when meters are read on a monthly basis. Unbilled service accounts receivable at year-end were estimated based on July billings are included in the operating revenues and accounts receivable at year-end.

Management has estimated the allowance for uncollectible amounts for the Water Utility Fund, Drainage Utility Fund, and Sanitation Fund receivables to be approximately $24,975, $9,785, and $10,700, respectively. The allowance for doubtful accounts is estimated based on historical trends related to collections of accounts receivable. Amounts that become uncollectible are written off.

The City considers all other receivables to be fully collectible.

Inventories and Prepaid Items

Inventories are valued at cost, using the first-in first-out (FIFO) method and consist of materials and supplies used to repair the transmission, distribution, collection, and treatment systems. The cost of such inventories is recorded as expenditures/expenses when consumed rather than when purchases.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

Interfund Transactions

During the course of normal operations, the City has transactions between funds to subsidize operations in certain enterprise funds, to construct assets, to fund debt service, to distribute grant proceeds, etc. Any residual balances outstanding at year-end are reported as due from/to other funds. While these balances are reported in the fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances between the funds included in the business-type activities are eliminated so that only the net amount is included as internal balances in the business-type activities column.

Further, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements, these amounts are reported at gross amounts as transfer in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as transfers in the business-type activities column.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

E. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance (Continued)

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items) are, reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 (amount not rounded). Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation (should capital assets be donated in connection with a service concession arrangement, those assets would then be recorded at acquisition value). Amortization of capital assets acquired with a capital lease has been included in depreciation expense. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Land, water rights, and construction in process are not depreciated. The other property, plant, equipment, and infrastructure of the City are depreciated using the straight line method over the following estimated useful lives:

Buildings	10 to 50 years
Reservoirs	10 to 50 years
Infrastructure and distribution systems	20 to 50 years
Machinery and Equipment	5 to 7 years
Autos and trucks	5 to 10 years

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/ expenditure) until then. The City reports deferred charges on refunding and deferred outflows related to pensions in this category. Deferred charges on refunding are the result of a difference in carrying value of the new debt and the reacquisition price of the old debt. The amount is deferred and amortized over the shorter of the life of the refunded debt or the new debt. Deferred outflows related to pensions result from the differences in the estimates used to calculate the net pension liability and asset reported in each fund, as well as any pension contributions made after the pension actuarial measurement date and the end of the fiscal year.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City reports deferred inflows from property taxes and deferred inflows related to pensions in this category. Deferred inflows for property taxes are the result of property taxes levied during the fiscal year, but are unavailable and have not met time requirements to be recognized as revenue during the fiscal year. Deferred inflows related to pensions result from the differences in the estimates used to calculate the net pension liability and asset reported in each fund.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

E. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance (Continued)

Developer and Customer Deposits

Developer and customer deposits are principally deposits from developers that are held by the City until building projects and developments receive the required City inspections and are in compliance with all City ordinances.

Compensated Absences

For governmental funds amounts of vested or accumulated vacation leave and comp time that are not expected to be liquidated with expendable available financial resources are reported as liabilities in the government-wide statement of net assets and as expenses in the government-wide statement of activities. No expenditures are reported for these amounts in the fund financial statements. Vested or accumulated vacation leave and comp time of proprietary funds is recorded as an expense and a liability of those funds as the benefits accrue to the employees and are thus recorded in both the government-wide financial statements and the individual fund financial statements. Vacation, all-purpose, and long-term sick amounts are charged to expenditures when incurred.

Employees accumulate vacation leave with a maximum accumulation of 240 hours. Any hours in excess of 240 at the end of the year are forfeited. Employees accumulate all-purpose leave hours without limitation. Any hours in excess of 300 are cashed out to the employee on the first payroll of the next fiscal year. Employees accumulate long-term sick hours with no limitations. Employees are paid out hours that are remaining in vacation and all-purpose leave at their current rate of pay. Long-term sick hours are cashed out only upon retirement or 20 years of continuous full-time employment. The cash-out rate is one-fourth of the accrued hours.

Long-Term Obligations

In the government-wide financial statements and proprietary fund types, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums, discounts, and issuance costs are deferred and amortized over the life of the applicable debt.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Utah Retirement Systems Pension Plan (URS), and additions to/deductions from URS's fiduciary net position have been determined on the same basis as they are reported by the URS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

E. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance (Continued)

Fund Equity

In the fund financial statements, governmental fund equity is classified as fund balance. Fund balance is further classified as Nonspendable, Restricted, Committed, Assigned or Unassigned.

Nonspendable fund balance classification includes amounts that cannot be spent because they are either (a) not in spendable form, or (b) legally or contractually required to remain intact.

Restricted fund balance classification includes amounts with constraints placed on the use either by (a) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or (b) law through constitutional provisions or enabling legislations.

Committed fund balance classification include those funds that can only be used for specific purposes pursuant to constraints imposed by formal action of the Council (ordinance) and remain binding unless removed in the same manner. An ordinance is the city's most binding constraint.

Assigned fund balance classification includes amounts that are constrained by the City Council or Management's intent to be used for specific purposes through the appropriations process in establishing and amending budgets. Fund balances in special revenue, capital projects, and debt service funds are by their nature assigned to the purpose for which the resources are collected.

Unassigned fund balance classification is the residual classification for the General Fund or funds with deficit fund balances. This classification represents fund balance that has not been assigned to other funds and that has not been restricted, committed, or assigned to specific purposes within the General Fund.

Use of Restricted Assets

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first, then unrestricted resources as they are needed. Additionally, the City would then use committed, assigned and lastly unassigned amounts from the unrestricted fund balance when expending funds.

Estimates and Assumptions

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of financial statements and the reported amounts of revenues, expenditures and expenses during the reporting period. Actual results could differ from those estimates.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

F. Revenues and Expenditures/Expenses

Program Revenues

Amounts reported as *program revenues* include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as *general revenues* rather than as program revenues. General revenues include all taxes.

Tax Revenues

On or before June 22 of each year, the City sets the property tax rate for various municipal purposes. If the City intends to increase property tax revenues above the tax rate of the previous year, state law requires the City to provide public notice to property owners and hold public hearings. When these special public hearings are necessary, the adoption of the final budget must be done before August 17. All property taxes levied by the City are assessed and collected by Salt Lake County. Property taxes attach as an enforceable lien on the property as of January 1. Taxes are levied on October 1 and are due November 30; any delinquent taxes are subject to a penalty. Unless the delinquent taxes and penalties are paid before January 15, a lien is attached to the property, and the amount of taxes and penalties bears interest from January 1 until paid. Tax liens are placed on a property on the January 1 following the due date of unpaid taxes. If after five years, delinquent taxes have not been paid, the County sells the property at a tax sale. Tax collections are remitted to the City from the County on a monthly basis.

Sales taxes are collected by the Utah State Tax Commission and remitted to the City monthly.

Franchise taxes are collected by telephone, mobile phone, natural gas, electric utilities, and cable television companies and remitted to the City periodically.

Proprietary Funds Operating and Nonoperating Revenues and Expenses

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the enterprise funds are charges to customers of the system. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

NOTE 2 STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

A. Budgetary Information

Budgetary Process and Basis of Accounting

During the first council meeting in May, the City Manager submits to the City Council a proposed operating budget for the fiscal year commencing the following July 1. The operating budget includes proposed expenditures and the proposed sources of revenues.

NOTE 2 STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY (Continued)

A. Budgetary Information (Continued)

During the first council meeting in May and June 22, the City Council reviews and adjusts the proposed budget. On or before June 22, a public hearing is held and the budget is legally adopted through passage of a resolution. After the budget is adopted, the City Manager may transfer any unencumbered or unexpended appropriation amount from one expenditure account to another within a department. The City Council may, be resolution, transfer any unencumbered or unexpended appropriation amount from one department in a fund to another department within the same fund.

When the City Council determines that an emergency exists, such as widespread damage from fire, flood, or earthquake, the City Council may increase the budget of the General Fund by resolution or a public hearing.

Formal budgetary integration is employed as a management control device during the year for the General Fund, Special Revenue Funds, Debt Service Funds, and Capital Projects Funds. In the General Fund, budgets are adopted at the functional level and budgetary control is exercised at the departmental level. For Special Revenue Funds, budgets are adopted and control is exercised at the level of total expenditures for each individual fund.

Annual budgets for the General Fund, all Special Revenue Funds, all Debt Service Funds, and all Capital Projects Funds were legally adopted by the City and are prepared on the modified-accrual method of accounting. Encumbrances (commitments related to unperformed purchase orders or contracts for goods or services) are used only as an internal management control device during the year. The City does not have any encumbrances outstanding at year end since appropriations lapse at year end. However, encumbered amounts are generally re-appropriated and honored as part of the following year's budget.

Although Utah State law requires the initial preparation of budgets for all City funds (both governmental and proprietary), it only requires the reporting of actual versus such budgets for governmental funds.

State law requires that departments or funds do not exceed the amounts appropriated in the final adopted budget. For the year ended June 30, 2020, the Park Improvements Capital Projects fund had expenditures in excess of final budgeted appropriations of $89,997.

B. Fund Balance

Utah State law prohibits the appropriation of the sum of unassigned, assigned, and committed General Fund balance until it exceeds 5% of the General Fund revenues. Until the sum of the stated fund balance categories is greater than the above amount, it cannot be budgeted, but is used to provide working capital until tax revenue is received, to meet emergency expenditures and to cover unanticipated deficits. Utah State law also prohibits the accumulation of the stated fund balance categories in any amount greater than 25% of the current year's total revenues. Any fund with a deficit balance at the end of the most recent fiscal year must include an appropriation of at least 5% of revenues to reduce the fund deficit.

NOTE 3 DETAILED NOTES ON ALL ACTIVITIES AND FUNDS

A. Cash and Investments

The City maintains a cash and investment pool that is available for use by all funds. Investments are stated at cost, which approximate fair value. Each fund's portion of this pool is displayed on the combined balance sheet as "cash and cash equivalents" and "restricted cash and cash equivalents," which includes cash accounts that are separately held by several of the City's funds.

The City's deposit and investment policy is to follow the Utah Money Management Act; however, the City does not have a separate deposit and investment policy that addresses specific types of deposit and investment risks to which the City is exposed.

Components of cash and investments (including interest earning deposits) at June 30, 2020 are as follows:

Cash on hand and on deposit:		
Petty Cash	$	966
Cash on Deposit		670,998
PTIF Investment		7,279,814
Total cash and investments	$	7,951,778
Cash and investments are included in the accompanying combined statement of net position as follows:		
Cash and cash equivalents	$	5,400,604
Restricted cash and cash equivalents		2,505,199
Fiduciary fund cash		45,975
Total cash and investments	$	7,951,778

The City's cash and cash equivalents and investments are exposed to certain risks as outlined below:

Custodial credit risk – deposits is the risk that in the event of a bank failure, the City's deposits may not be returned to it. As of June 30, 2020, $381,715 of the City's $648,333 balance of deposits was exposed to custodial credit risk because it was uninsured and uncollateralized.

Custodial credit risk – investments is the risk that in the event of the failure of a counterparty, the City will not be able to recover the value of its investments that are in the possession of an outside party. The City's investment in the Utah Public Treasurer's Investment Fund has no custodial credit risk.

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The City's policy for limiting the credit risks of investments is to comply with the Utah Money Management Act. The Act requires investment transactions to be conducted only through qualified depositories, certified dealers, or directly with issuers of the investment securities. Permitted investments include deposits of qualified depositories; repurchase agreements; commercial paper that is classified as "first tier" by two nationally recognized statistical rating organizations, one of which must be Moody's Investor Services or Standard and Poors; banker acceptance obligations of the U.S. Treasury and U.S. government sponsored enterprises; bonds and notes of political subdivisions of the State of Utah; fixed rate corporate obligations and variable rate.

NOTE 3 DETAILED NOTES ON ALL ACTIVITIES AND FUNDS (Continued)

A. Cash and Investments (Continued)

Securities rated "A" or higher by two nationally recognized statistical rating organizations as defined by the Act. The city has no formal policy relating to a specific investment-related risk.

Interest rate risk is the risk that changes in the interest rates will adversely affect the fair value of an investment. The City manages its exposure by investing mainly in the Utah Public Treasurer's Investment Fund and by adhering to the Utah Money Management Act. The Act requires that the remaining term to maturity may not exceed the period of availability of the funds to be invested. The city has no formal policy relating to a specific investment-related risk.

Concentration of credit risk is the risk of loss attributed to the magnitude of a government's investment in a single issuer. The City's investment in the Utah Public Treasurer's Investment Fund has no concentration of credit risk.

The City invests in the Public Treasurer's Investment Fund (PTIF) which is a voluntary external Local Governmental Investment Pool managed by the Utah State Treasurer's Office and is audited by the Utah State Auditor. No separate report as an external investment pool has been issued for the PTIF. The PTIF is not registered with the SEC as an investment company and is not rated. The PTIF is authorized and regulated by the Utah Money Management Act, (Utah Code Title 51, Chapter 7). The PTIF invests in high-grade securities which are delivered to the custody of the Utah State Treasurer, assuring a perfected interest in the securities, and, therefore, there is very little credit risk except in the most unusual and unforeseen circumstances. The maximum weighted average life of the portfolio does not exceed 90 days.

Deposits in the PTIF are not insured or otherwise guaranteed by the State of Utah, and participants share proportionally in any realized gains or losses on investments. The PTIF operates and reports to participants on an amortized cost basis, which approximates fair value at year end. The income, gains, and losses, net of administration fees, of the PTIF are allocated to participants on the ratio of the participant's share to the total funds in the PTIF based on the participant's average daily balance. The PTIF allocates income and issues statements on a monthly basis. Additional information is available at the Utah State Treasures' Office. At year end, the City utilizes a fair value per share factor to estimate the fair value of the investment as of June 30. As of June 30, 2020, the fair value per share factor for investments in the PTIF was 1.002448.

For the year ended June 30, 2020, the City had investments of $7,297,814 with the PTIF. This investment matures in less than one year and is not rated.

Fair Value of Investments

The City measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows:

- Level 1: Quoted prices for identical investments in active markets;
- Level 2: Observable inputs other than quoted market prices; and,
- Level 3: Unobservable inputs.

NOTE 3 DETAILED NOTES ON ALL ACTIVITIES AND FUNDS (Continued)

A. Cash and Investments (Continued)

At June 30, 2020, the City had the following cash and investments:

	Carrying Value	Fair Value Factor	Fair Value	Credit Rating	Weighted Avg. Maturity (Years)
Cash on hand and on deposit:					
Cash on hand	$ 966	1	$ 966	N/A	N/A
Cash on deposit	670,998	1	670,998	N/A	N/A
Utah State Treasurer's investment pool accounts	7,279,814	1.002448	7,297,635	N/A	39.84
Total cash on hand and deposit	$ 7,951,778		$ 7,969,599		

B. Interfund Transfers

The transfers among the funds for the year ended June 30, 2020, were as follows:

Fund Transferring Out	Fund Receiving Transfer	Amount
General Fund	Nonmajor Governmental Funds	$ 73,000
General Fund	Transportation	415,592
General Fund	UTOPIA Capital Projects Fund	256,749
General Fund	Fiduciary Fund	44,500
General Fund	Park Improvement Capital Projects Fund	20,000
Redevelopment Agency	General Fund	32,436
Redevelopment Agency	UTOPIA Capital Projects Fund	236,178
Redevelopment Agency	Arts Center Debt Service Fund	592,963
Rap Tax Fund	Misc Park Projects	369,810
Rap Tax Fund	Fiduciary Fund	21,754
Nonmajor Governmental Funds	General Fund	28,545
		$ 2,091,527

The majority of transfers were intended to fund debt service, and for capital projects.

NOTE 3 DETAILED NOTES ON ALL ACTIVITIES AND FUNDS (Continued)

C. Capital Assets

Capital assets activity for the year ended June 30, 2020, is as follows:

	Balance June 30, 2019	Additions	Deletions	Balance June 30, 2020
Governmental Activities:				
Capital assets, not being depreciated:				
Land and collectibles	$ 7,718,450	$ -	$ -	$ 7,718,450
Construction in progress	336,201	2,749,542	(240,253)	2,845,490
Total capital assets, not being depreciated	8,054,651	2,749,542	(240,253)	10,563,940
Capital assets, being depreciated:				
Buildings and improvements	18,627,847	6,540	-	18,634,387
Infrastructure	10,378,316	473,769	-	10,852,085
Machinery and equipment	3,101,820	35,268	(16,455)	3,120,633
Autos and trucks	2,814,016	573,235	(78,852)	3,308,399
Total capital assets, being depreciated	34,921,999	1,088,812	(95,307)	35,915,504
Less accumulated depreciation for:				
Buildings and improvements	(5,439,389)	(456,070)	-	(5,895,459)
Infrastructure	(1,776,309)	(226,920)	-	(2,003,229)
Machinery and equipment	(2,068,421)	(158,854)	16,455	(2,210,820)
Autos and trucks	(2,160,638)	(206,924)	70,266	(2,297,296)
Total accumulated depreciation	(11,444,757)	(1,048,768)	86,721	(12,406,804)
Total capital assets being depreciated, net	23,477,242	40,044	(8,586)	23,508,700
Governmental Activities capital assets, net	$ 31,531,893	$ 2,789,586	$ (248,839)	$ 34,072,640

Depreciation expense was charged to the functions/programs of the governmental activities of the primary government as follows:

Governmental Activities:	
General government	$ 577,770
Public safety	84,664
Highways and public improvements	197,208
Parks and recreation	189,126
Total depreciation expense - governmental activities	$ 1,048,768

NOTE 3 DETAILED NOTES ON ALL ACTIVITIES AND FUNDS (Continued)

C. Capital Assets (Continued)

	Balance June 30, 2019	Additions	Deletions	Balance June 30, 2020
Business-type Activities:				
Capital assets, not being depreciated:				
Water stock and rights	$ 48,617	$ -	$ -	$ 48,617
Land	236,909	-	-	236,909
Construction in progress	-	700,763	-	700,763
Total capital assets, not being depreciated	285,526	700,763	-	986,289
Capital assets, being depreciated:				
Buildings and improvements	3,501,967	-	-	3,501,967
Reservoirs	984,857	-	-	984,857
Water distribution system	16,486,639	417,656	-	16,904,295
Sub-drain system	2,046,416	-	-	2,046,416
Storm drain system	3,248,256	233,254	-	3,481,510
Machinery and equipment	861,144	39,625	-	900,769
Total capital assets, being depreciated	27,129,279	690,535	-	27,819,814
Less accumulated depreciation for:				
Buildings and improvements	(1,070,531)	(71,826)	-	(1,142,357)
Reservoirs	(796,810)	(12,596)	-	(809,406)
Water distribution system	(5,070,220)	(334,495)	-	(5,404,715)
Sub-drain system	(511,469)	(40,928)	-	(552,397)
Storm drain system	(463,892)	(65,108)	-	(529,000)
Machinery and equipment	(696,940)	(49,008)	-	(745,948)
Total accumulated depreciation	(8,609,862)	(573,961)	-	(9,183,823)
Total capital assets being depreciated, net	18,519,417	116,574	-	18,635,991
Business-type Activities capital assets, net	$ 18,804,943	$ 817,337	$ -	$ 19,622,280

Depreciation expense was charged to the functions/programs of the business-type activities of the primary government as follows:

Business-type Activities:	
Water	$ 467,607
Drainage	106,354
Total depreciation expense - business-type activities	$ 573,961

NOTE 3 DETAILED NOTES ON ALL ACTIVITIES AND FUNDS (Continued)

C. Capital Assets (Continued)

	Balance June 30, 2019	Additions	Deletions	Balance June 30, 2020
Fiduciary Fund:				
Capital assets, being depreciated:				
Machinery and equipment	$ 47,468	$ -	$ -	$ 47,468
Total capital assets, being depreciated	47,468	-	-	47,468
Less accumulated depreciation for:				
Machinery and equipment	(7,428)	(2,715)	-	(10,143)
Total accumulated depreciation	(7,428)	(2,715)	-	(10,143)
Total capital assets being depreciated, net	40,040	(2,715)	-	37,325
Fiduciary Fund capital assets, net	$ 40,040	$ (2,715)	$ -	$ 37,325

Depreciation expense in the fiduciary fund was $2,715 for the year ended June 30, 2020.

NOTE 3 DETAILED NOTES ON ALL ACTIVITIES AND FUNDS (Continued)

D. Long-Term Liabilities

The following is a summary of long-term debt transactions of the City for the year ended June 30, 2020:

	Balance June 30, 2019	Additions	Retirements	Balance June 30, 2020	Due Within One Year
Governmental Activities:					
Bonds payable:					
Revenue bonds	$ 1,120,000	$ -	$ (550,000)	$ 570,000	$ 570,000
Plus: unamortized premium	79,213	-	(39,609)	39,604	-
Total bonds payable	1,199,213	-	(589,609)	609,604	570,000
Notes Payable	400,000	-	(100,000)	300,000	100,000
Compensated absences	539,924	262,056	(220,754)	581,226	220,000
Capital Lease	-	1,900,000	(10,000)	1,890,000	217,000
Termination benefits	17,180	-	(7,618)	9,562	8,422
Outstanding claims	35,870	914	(11,555)	25,229	13,186
Net pension liability	3,035,117	-	(1,347,458)	1,687,659	-
Total Governmental activities long-term liabilities	5,227,304	2,162,970	(2,286,994)	5,103,280	1,128,608
Business-type Activities:					
Bonds payable:					
Revenue bonds	1,875,000	-	(285,000)	1,590,000	305,000
Plus: unamortized premium	163,696	-	(13,096)	150,600	-
Total bonds payable	2,038,696	-	(298,096)	1,740,600	305,000
Notes payable	1,045,765	10,800	(158,342)	898,223	104,022
Compensated absences	64,514	43,450	(35,501)	72,463	35,000
Net pension liability	308,421	-	(178,341)	130,080	-
Total Business-type activities long-term liabilities	3,457,396	54,250	(670,280)	2,841,366	444,022
Total long-term liabilities	$ 8,684,700	$ 2,217,220	$ (2,957,274)	$ 7,944,646	$ 1,572,630

NOTE 3 DETAILED NOTES ON ALL ACTIVITIES AND FUNDS (Continued)

D. Long-Term Liabilities (Continued)

Revenue Bonds

The City has issued revenue bonds secured by the pledged revenues named in the bond issue. The Sales Tax Revenue Bonds, Series 2009 is a direct placement. Significant events of default consist of (a) failure to pay principal or interest when due; (b) failure to fulfill all obligations; and (c) bankruptcy, reorganization, arrangement, insolvency or liquidation proceedings. Upon the occurrence of an event of default, the City may be required to make monthly deposits into the bond fund. The Water Revenue Refunding Bonds, Series 2012 is a direct placement. Significant events of default consist of (a) failure to pay principal or interest when due; (b) failure to fulfill all obligations; and (c) bankruptcy, reorganization, arrangement, insolvency or liquidation proceedings. Upon the occurrence of an event of default, the City may be required to immediately pay all principal and interest.

Revenue bonds outstanding at June 30, 2020, by issue are as follows:

Bond Issue	Purpose	Original Issue	Payment Dates	Interest Rates	Final Maturity Date	Balance at June 30, 2020
Governmental Activities:						
Sales Tax Revenue Bonds, Series 2009	Arts Center	$ 11,655,000	Nov 1 and May 1	3% - 4%	May 1, 2021	$ 570,000
Business-type Activities:						
Water Revenue Refunding Bonds, Series 2012	Water system improvements	$ 4,210,000	Sept 1 and Mar 1	2% - 4%	Sept 1, 2031	$ 1,590,000

Debt service requirements to maturity for revenue bonds are as follows:

Year Ending June 30,	Governmental Activities Revenue Bonds Principal	Interest
2021	570,000	20,663
	$ 570,000	$ 20,663

Year Ending June 30,	Business-type Activities Revenue Bonds Principal	Interest
2021	305,000	46,613
2022	100,000	41,550
2023	100,000	39,050
2024	105,000	36,225
2025	110,000	33,000
2026-2030	595,000	111,025
2031-2032	275,000	11,100
	$ 1,590,000	$ 318,563

NOTE 3 DETAILED NOTES ON ALL ACTIVITIES AND FUNDS (Continued)

D. Long-Term Liabilities (Continued)

Notes Payable

During fiscal year 2018 the city entered into a note payable to fund the construction of a park. The original note was for $500,000. The city will make five yearly principal payments of $100,000. During fiscal year 2020 the city paid $100,000 in principal and $12,992 in interest. Interest is calculated at the end of each year based on the PTIF rate.

During fiscal year 2020 the city entered into a note payable to fund the construction of a park. The original note was for $1,900,000. Principal and interest are due in annual installments with the final note maturing in June 2026.

Debt service requirements to maturity for note payable are as follows:

Year Ending June 30,	Governmental Activities Note Payable Principal	Interest
2021	217,000	50,652
2022	237,000	44,836
2023	259,000	38,485
2024	381,000	31,544
2025	405,000	21,333
2026	391,000	10,479
	$ 1,890,000	$ 197,329

The City has signed notes with Utah Infrastructure Agency with interest rates at 6-8%. Principal and interest are due in monthly installments with the final note maturing in July 2038. The notes were issued to finance fiber-optic network connections for the City's residents. Debt service payments will be paid by the residents according to the agreement set up between the City and the residents, which mirrors the agreement between the City and Utah Infrastructure Agency. The annual debt service requirements to maturity as of June 30, 2020 are as follows:

Year Ending June 30,	Business-type Activities Notes Payable Principal	Interest
2021	104,022	64,218
2022	103,255	59,825
2023	66,351	53,199
2024	60,167	47,143
2025	60,106	2,254
2026-2030	318,042	139,778
2031-2035	178,894	25,506
2036-2039	7,386	915
	$ 898,223	$ 392,838

NOTE 3 DETAILED NOTES ON ALL ACTIVITIES AND FUNDS (Continued)

D. Long-Term Liabilities (Continued)

Compensated Absences and Net Pension Liability

The liabilities for the net pension liability, and compensated absences are expected to be liquidated by the general fund for governmental activities. For business-type activities, the liabilities will be liquidated by the fund reporting the liability.

Termination Benefits

The City has allowed employees who retire with banked sick leave and other compensated absences the option of receiving medical insurance coverage through the City's health insurance provider in lieu of payout. As of June 30, 2020, there was 1 employee who elected to remain on the City's health insurance at retirement. The termination benefit liability is the balance available for payment on health insurance premiums and approximates the present value of estimated future insurance premium costs discounted using a 2% rate and a health cost trend rate of 2.5% compounding over the period of availability. The liability for termination benefits is expected to be liquidated by the general fund by June 30, 2020.

NOTE 3 DETAILED NOTES ON ALL ACTIVITIES AND FUNDS (Continued)

E. Pensions

Plan Description

Eligible plan participants are provided with pensions through the Utah Retirement Systems. The Utah Retirement Systems are comprised of the following pension trust funds:

- Public Employees Noncontributory Retirement System (Noncontributory System);
- Public Employees Contributory Retirement System (Contributory System);
  are multiple employer, cost sharing, retirement systems.
- Public Safety Retirement System (Public Safety System) is a cost-sharing, multiple-employer public employee retirement system;
- Tier 2 Public Employees Contributory Retirement System (Tier 2 Public Employees System) is a multiple employer cost sharing public employee retirement system;
- Tier 2 Public Safety and Firefighter Contributory Retirement System (Tier 2 Public Safety and Firefighters System) is a multiple employer, cost sharing, public employee retirement system.

The Tier 2 Public Employees System became effective July 1, 2011. All eligible employees beginning on or after July 1, 2011, who have no previous service credit with any of the Utah Retirement Systems, are members of the Tier 2 Retirement System.

The Utah Retirement Systems (Systems) are established and governed by the respective sections of Title 49 of the Utah Code Annotated 1953, as amended. The System's defined benefit plans are amended statutorily by the State Legislature. The Utah State Retirement Office Act in Title 49 provides for the administration of the Systems under the direction of the Board, whose members are appointed by the Governor. The Systems are fiduciary funds defined as pension (and other employee benefit) trust funds. URS is a component unit of the State of Utah. Title 49 of the Utah Code grants the authority to establish and amend the benefit terms. URS issues a publicly available financial report that can be obtained by writing Utah Retirement Systems, 560 E. 200 S. Salt Lake City, Utah 84102 or visiting the website: www.urs.org/general/publications.

Benefits Provided

URS provides retirement, disability, and death benefits. Retirement benefits are as follows:

Summary of Benefits by System

System	Final Average Salary	Years of Service required and/or age eligible for benefit	Benefit percent per year of service	COLA**
Noncontributory System	Highest 3 years	30 years any age 25 years any age* 20 years age 60* 10 years age 62* 4 years age 65	2.0% per year all years	Up to 4%
Contributory System	Highest 5 years	30 years any age 20 years age 60* 10 years age 62* 4 years age 65	1.25% per year up to June 1975; 2.0% per year July 1975 to present	Up to 4%

NOTE 3 DETAILED NOTES ON ALL ACTIVITIES AND FUNDS (Continued)

E. Pensions (Continued)

System	Final Average Salary	Years of Service required and/or age eligible for benefit	Benefit percent per year of service	COLA**
Public Safety System	Highest 3 years	20 years any age 10 years age 60 4 years age 65	2.5% per year up to 20 years; 2.0% per year over 20 years	Up to 2.5% to 4% depending on the employer
Tier 2 Public Employees System	Highest 5 years	35 years any age 20 years any age 60* 10 years age 62* 4 years age 65	1.5% per year all years	Up to 2.5%
Tier 2 Public Safety and Firefighter System	Highest 5 years	25 years any age 20 years any age 60* 10 years age 62* 4 years age 65	1.5% per year all years 2.0% per year July 2020 to present	Up to 2.5%

** With actuarial reductions*

*** All post-retirement cost-of-living adjustments are non-compounding and are based on the original benefit except Judges, which is a compounding benefit. The cost-of-living adjustments are also limited to the actual Consumer Price Index (CPI) increase for the year, although unused CPI increases not met may be carried forward to subsequent years.*

Contribution Rate Summary

As a condition of participation in the Systems, employers and/or employees are required to contribute certain percentages of salary and wages as authorized by statute and specified by the URS Board. Contributions are actuarially determined as an amount that, when combined with employee contributions (where applicable) is expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded actuarial accrued liability. Contribution rates as of June 30, 2020 are as follows:

Utah Retirement Systems

	Employee	Employer	Employer 401(k)
Contributory System			
11 - Local Governmental Division Tier 1	6.00%	14.46%	N/A
111 - Local Governmental Division Tier 2	N/A	15.66%	1.03%
Noncontributory System			
15 - Local Governmental Division Tier 1	N/A	18.47%	N/A
Public Safety Retirement System			
Contributory			
122 - Tier 2 DB Hybrid Public Safety	N/A	23.13%	0.70%
Noncontributory			
43 Other Div A with 2.5% COLA	N/A	34.04%	N/A
Tier 2 DC Only			
211 - Local Government	N/A	6.69%	10.00%
222 - Public Safety	N/A	11.83%	12.00%

Tier 2 rates include a statutory required contribution to finance the unfunded actuarial accrued liability of the Tier 1 plans.

NOTE 3 DETAILED NOTES ON ALL ACTIVITIES AND FUNDS (Continued)

E. Pensions (Continued)

For the fiscal year ended June 30, 2020, the employer and employee contributions to the Systems were as follows:

System	Employer Contributions	Employee Contributions
Noncontributory System	$ 274,129	N/A
Contributory System	29,761	$ 12,349
Public Safety System	358,183	-
Tier 2 Public Employees System	79,647	-
Tier 2 Public Safety and Firefighter System	35,033	-
Tier 2 DC Only System	5,734	N/A
Tier 2 DC Public Safety and Firefighter System	5,763	N/A
Total Net Pension Asset / Liability	$ 788,250	$ 12,349

Contributions reported are the URS Board approved required contributions by System. Contributions in the Tier 2 Systems are used to finance the unfunded liabilities in the Tier 1 Systems.

Combined Pension Assets, Liabilities, Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At June 30, 2020, we reported a net pension asset of $0 and a net pension liability of $1,817,739.

System	Net Pension Asset	Net Pension Liability	Proportionate Share	Proportionate Share 12/31/2018	Change (Decrease)
Noncontributory System	$ -	$ 648,291	0.1720121%	0.1717530%	0.0002591%
Contributory System	-	72,802	1.1108619%	1.0117884%	0.0990735%
Public Safety System	-	1,083,496	0.6748155%	0.6435060%	0.0313095%
Tier 2 Public Employees System	-	6,937	0.0308457%	0.0274036%	0.0034421%
Tier 2 Public Safety and Firefighter System	-	6,213	0.0660525%	0.0398694%	0.0261831%
Total Net Pension Asset / Liability	$ -	$ 1,817,739			

The net pension asset and liability was measured as of December 31, 2019, and the total pension liability used to calculate the net pension asset and liability was determined by an actuarial valuation as of January 1, 2019 and rolled-forward using generally accepted actuarial procedures. The proportion of the net pension asset and liability is equal to the ratio of the employer's actual contributions to the Systems during the plan year over the total of all employer contributions to the System during the plan year.

For the year ended June 30, 2020, we recognized pension expense of $873,568.

NOTE 3 DETAILED NOTES ON ALL ACTIVITIES AND FUNDS (Continued)

E. Pensions (Continued)

At June 30, 2020, we reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 81,613	$ 34,831
Changes in assumptions	110,070	255
Net difference between projected and actual earnings on pension plan investments	-	886,420
Changes in proportion and differences between contributions and proportionate share of contributions	49,530	51,870
Contributions subsequent to the measurement date	393,155	-
Total	$ 634,368	$ 973,376

$393,155 was reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2019.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended December 31,		Deferred Outflows (inflows) of Resources
	2020	$ (204,887)
	2021	$ (214,960)
	2022	$ 15,094
	2023	$ (334,833)
	2024	$ 922
	Thereafter	$ 6,501

NOTE 3 DETAILED NOTES ON ALL ACTIVITIES AND FUNDS (Continued)

E. Pensions (Continued)

Noncontributory System Pension Expense, and Deferred Outflows and Inflows of Resources

For the year ended June 30, 2020, we recognized pension expense of $292,252.

At June 30, 2020, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 58,970	$ 9,312
Changes in assumptions	68,662	-
Net difference between projected and actual earnings on pension plan investments	-	327,847
Changes in proportion and differences between contributions and proportionate share of contributions	1,740	50,998
Contributions subsequent to the measurement date	133,152	-
Total	$ 262,524	$ 388,157

$133,152 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2019.

These contributions will be recognized as a reduction of the net pension liability In the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions, will be recognized in pension expense as follows:

Year Ended December 31,		Deferred Outflows (inflows) of Resources
	2020	$ (63,490)
	2021	$ (80,440)
	2022	$ 9,787
	2023	$ (124,641)
	2024	$ -
	Thereafter	$ -

NOTE 3 DETAILED NOTES ON ALL ACTIVITIES AND FUNDS (Continued)

E. Pensions (Continued)

Contributory System Pension Expense, and Deferred Outflows and Inflows of Resources

For the year ended June 30, 2020, we recognized pension expense of $7,670.

At June 30, 2020, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ -	$ -
Changes in assumptions	-	-
Net difference between projected and actual earnings on pension plan investments	-	181,734
Changes in proportion and differences between contributions and proportionate share of contributions	-	-
Contributions subsequent to the measurement date	15,044	-
Total	$ 15,044	$ 181,734

$15,044 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2019.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions, will be recognized in pension expense as follows:

Year Ended December 31,		Deferred Outflows (inflows) of Resources
	2020	$ (64,322)
	2021	$ (52,941)
	2022	$ 3,329
	2023	$ (67,800)
	2024	$ -
	Thereafter	$ -

NOTE 3 DETAILED NOTES ON ALL ACTIVITIES AND FUNDS (Continued)

E. Pensions (Continued)

Public Safety System Pension Expense, and Deferred Outflows and Inflows of Resources

For the year ended June 30, 2020, we recognized pension expense of $516,365.

At June 30, 2020, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 18,844	$ 23,136
Changes in assumptions	36,970	-
Net difference between projected and actual earnings on pension plan investments	-	369,979
Changes in proportion and differences between contributions and proportionate share of contributions	41,404	-
Contributions subsequent to the measurement date	179,821	-
Total	$ 277,039	$ 393,115

$179,821 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2019.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions, will be recognized in pension expense as follows:

Year Ended December 31,		Deferred Outflows (inflows) of Resources
	2020	$ (76,153)
	2021	$ (80,788)
	2022	$ 1,624
	2023	$ (140,580)
	2024	$ -
	Thereafter	$ -

NOTE 3 DETAILED NOTES ON ALL ACTIVITIES AND FUNDS (Continued)

E. Pensions (Continued)

Tier 2 Public Employees System Pension Expense, and Deferred Outflows and Inflows of Resources

For the year ended June 30, 2020, we recognized pension expense of $39,038.

At June 30, 2020, we reported deferred outflows of resources and deferred Inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 1,941	$ 2,381
Changes in assumptions	2,962	199
Net difference between projected and actual earnings on pension plan investments	-	5,333
Changes in proportion and differences between contributions and proportionate share of contributions	5,880	-
Contributions subsequent to the measurement date	45,187	-
Total	$ 55,970	$ 7,913

$45,187 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2019.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions, will be recognized in pension expense as follows:

Year Ended December 31,		Deferred Outflows (inflows) of Resources
	2020	$ (704)
	2021	$ (600)
	2022	$ 311
	2023	$ (1,398)
	2024	$ 735
	Thereafter	$ 4,526

NOTE 3 DETAILED NOTES ON ALL ACTIVITIES AND FUNDS (Continued)

E. Pensions (Continued)

Tier 2 Public Safety and Firefighter Pension Expense, and Deferred Outflows and Inflows of Resources

For the year ended June 30, 2020, we recognized pension expense of $18,243.

At June 30, 2020, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 1,858	$ 2
Changes in assumptions	1,476	56
Net difference between projected and actual earnings on pension plan investments	-	1,527
Changes in proportion and differences between contributions and proportionate share of contributions	506	872
Contributions subsequent to the measurement date	19,950	-
Total	$ 23,790	$ 2,457

$19,950 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2019.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions, will be recognized in pension expense as follows:

Year Ended December 31,	Deferred Outflows (inflows) of Resources
2020	$ (217)
2021	$ (191)
2022	$ 44
2023	$ (414)
2024	$ 187
Thereafter	$ 1,975

NOTE 3 DETAILED NOTES ON ALL ACTIVITIES AND FUNDS (Continued)

E. Pensions (Continued)

Actuarial Assumptions

The total pension liability in the December 31, 2019, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.50 Percent
Salary increases	3.25 – 9.75 percent, average, including inflation
Investment rate of return	6.95 percent, net of pension plan investment expense, including inflation

Mortality rates were developed from actual experience and mortality tables, based on gender, occupation and age, as appropriate, with adjustments for future improvement in mortality based on Scale AA, a model developed by the Society of Actuaries.

The actuarial assumptions used in the January 1, 2019, valuation were based on the results of an actuarial experience study for the five year period ending December 31, 2016.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which the best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

	Expected Return Arithmetic Basis		
Asset Class	Target Allocation	Real Return Arithmetic Basis	Long-Term expected portfolio real rate of return
Equity securities	40%	6.15%	2.46%
Debt securities	20%	0.40%	0.08%
Real Assets	15%	5.75%	0.86%
Private equity	9%	9.95%	0.90%
Absolute return	16%	2.85%	0.45%
Cash and cash equivalents	0%	0.00%	0.00%
Totals	100%		4.75%
	Inflation		2.50%
	Expected arithmetic nominal return		7.25%

The 6.95% assumed investment rate of return is comprised of an inflation rate of 2.50%, a real return of 4.45% that is net of investment expense.

NOTE 3 DETAILED NOTES ON ALL ACTIVITIES AND FUNDS (Continued)

E. Pensions (Continued)

Discount Rate

The discount rate used to measure the total pension liability was 6.95 percent. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that contributions from all participating employers will be made at contractually required rates that are actuarially determined and certified by the URS Board. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The discount rate does not use the Municipal Bond Index Rate. The discount rate remained unchanged at 6.95 percent.

Sensitivity of the Proportionate Share of the Net Pension Asset and Liability to Changes in the Discount Rate

The following presents the proportionate share of the net pension liability calculated using the discount rate of 6.95 percent as well as what the proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.95 percent) or 1-percentage-point higher (7.95 percent) than the current rate:

	1% Decrease (5.95%)	Discount Rate (6.95%)	1% Increase (7.95%)
Proportionate share of			
Noncontributory System	$ 2,024,839	$ 648,291	$ (499,735)
Contributory System	568,347	72,802	(345,069)
Public Safety System	2,806,674	1,083,496	(316,919)
Tier 2 Public Employees System	59,825	6,937	(33,935)
Tier 2 Public Safety and Firefighter System	21,949	6,213	(5,468)
	$ 5,481,634	$ 1,817,739	$ (1,201,126)

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in the separately issued URS financial report.

F. Prior Period Adjustment

During the year the City noted that an invoice had been expensed in the incorrect year. To correct the error the City recorded a prior period adjustment to increase the prior year fund balance of the Utopia Capital Projects fund by $40,941. This also increased the governmental activities net position by the same amount.

NOTE 3 DETAILED NOTES ON ALL ACTIVITIES AND FUNDS (Continued)

G. Defined Contribution Savings Plans

The Defined Contribution Savings Plans are administered by the Utah Retirement Systems Board and are generally supplemental plans to the basic retirement benefits of the Retirement Systems, but may also be used as a primary retirement plan. These plans are voluntary tax-advantaged retirement savings programs authorized under sections 401 (k), 457(b) and 408 of the Internal Revenue code. Detailed information regarding plan provisions is available in the separately issued URS financial report.

Centerville City participates in the following Defined Contribution Savings Plans with Utah Retirement Systems:

- 401 (k) Plan
- 457(b) Plan
- Roth IRA Plan

Employee and employer contributions to the Utah Retirement Defined Contribution Savings Plans for fiscal year ended June 30, were as follows:

System	Year Ended June 30,	Employee paid Contributions	Employer paid for Employee Contributions
Defined Contribution System:			
401(k) Plan	2020	$ 83,732	$ 20,716
	2019	$ 78,632	$ 20,632
	2018	$ 73,255	$ 16,021
	2017	$ 76,768	$ 7,504
	2016	$ 74,431	$ 9,559
	2015	$ 56,735	$ 31,340
457 Plan	2020	$ 14,967	$ -
	2019	$ 9,076	$ -
	2018	$ 9,803	$ -
	2017	$ 6,206	$ -
	2016	$ 5,486	$ -
	2015	$ 2,200	$ -
Roth IRA Plan	2020	$ 16,500	N/A
	2019	$ 13,422	N/A
	2018	$ 9,073	N/A
	2017	$ 9,117	N/A
	2016	$ 4,170	N/A
	2015	$ 4,362	N/A

NOTE 3 DETAILED NOTES ON ALL ACTIVITIES AND FUNDS (Continued)

H. Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City is a member of the Utah Risk Management Mutual Association (URMMA). It is an insurance pool for liability insurance made up of municipalities in the State. Each city pays premiums into a cash reserve fund for possible losses. Payment of the annual premium indemnifies the City for claims that exceed the per occurrence deductible. The policy provides $10,000,000 of liability coverage per occurrence after a deductible of $15,000. In the event URMMA becomes insolvent, the City is fully responsible for all claims. The obligation of URMMA to pay damages on behalf of the City applies only to damages in excess of the member "deductibles' and group "self-insured retention's" outlined in the Coverage Profile. The member "deductibles" and the group "self-insured retention's" include attorney's fees and all other costs incurred in defending a claim. URMMA purchases umbrella insurance to protect against large claims. URMMA reviews risk management programs and give recommendations and premium discounts to cities that adopt them. The City has adopted various recommendations and receives discounts.

The City is a defendant in various lawsuits. Although the outcome of these lawsuits is not presently determinable, in the opinion of the City's counsel the resolution of these matters will not have a material adverse effect on the financial condition of the City. Changes to the liability during the year is as follows:

Liability at June 30, 2019	$	35,870
Claims incurred		914
Payments on claims		(11,555)
Liability at June 30, 2020	$	25,229

I. Interlocal Agreements

Utah Telecommunications Open Infrastructure Agency (UTOPIA)

The City is one of 11 founding members of UTOPIA, an interlocal cooperative agreement organized under the laws of the State of Utah. UTOPIA was created to design, finance, build, operate, and maintain an open, wholesale, public telecommunication infrastructure that delivers high-speed connections to homes and businesses in the member communities.

The City is a pledging member who has pledged sales and use tax revenues to partially guarantee payment of UTOPIA's bonds. In return for the pledge, the City will be among the first cities to receive UTOPIA's services. In December 2011, UTOPIA issued an $185,000,000 revenue refunding bond, which will become due in June 2040. The debt service payments will be made by the 11 pledging members according to their respective percentages up to a specific dollar amount. The City's percentage of the Debt Service Reserve shortfall is 3.34% with a yearly liability limit set at a maximum of $501,115 for the coming year ended June 30, 2021. Any bonds or debt issued or incurred by UTOPIA will not constitute debt of the City. Pledge payments made during the year ended June 30, 2020 totaled $491,289. The aggregate amount paid to UTOPIA of $4,660,495 as of June 30, 2020, is considered to be a note receivable but the entire amount has been reserved and is not expected to be repaid. UTOPIA issues annual audited financial statements which are available either from UTOPIA or the Utah State Auditor.

NOTE 3 DETAILED NOTES ON ALL ACTIVITIES AND FUNDS (Continued)

I. Interlocal Agreements (Continued)

Utah Infrastructure Agency (UIA)

The City is also one of eight founding members of UIA, an interlocal cooperative agreement organized in July of 2010 under the laws of the State of Utah. Like UTOPIA, UIA was organized to provide for acquisition, construction, and installation of advanced communication lines, improvements, and facilities. The City has pledged franchise tax revenues to ensure that UIA fulfills its revenue requirement from the bond agreements, which is that UIA must have revenue equal to the operations and maintenances expenses and the capital costs in a fiscal year. In the event that there is a shortfall, the City has agreed to lend UIA its franchise tax revenues. The percentage of the City's share of the shortfall pledge is 3.63% with a yearly liability limit set at a maximum of $186,737.

UIA may also establish, as needed, Working Capital Assessments to its member cities to help cover any operational expense (OpEx) shortfall. Under a shortfall scenario, UIA notifies the member cities of their respective obligations to utilize Energy Sales and Use Taxes to replenish the shortfall. The amounts assessed and paid during the year ended June 30, 2020, totaled $0. The aggregate amount paid to UIA of $221,373 as of June 30,2020, together with accrued interest of $20,921, is considered to be a note receivable, and will be repaid over the next two years. UIA issues annual audited financial statements which are available either from UIA or the Utah State Auditor.

J. Commitments and Contingencies

The City had $1,218,822 of outstanding construction commitments at June 30, 2020.

K. Redevelopment Agency

In accordance with Utah Code Section 17C-1-605(1), the City's Redevelopment Agency is required to disclose the following information for the year ended June 30, 2020:

Tax increment collected for each project area		
Parish Lane	$	1,038,410
Legacy Crossing		309,425
Barnard Creek		141,660
Parish Gateway		236,178
	$	1,725,673
Amounts expended for:		
Administrative costs	$	237,583
Tax increment paid to other entities		393,303
Total amounts expended by RDA	$	630,886
Outstanding bonds and loans to finance RDA projects	$	-

REQUIRED SUPPLEMENTAL INFORMATION

Centerville City Corporation
SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
June 30, 2020
Last 10 Fiscal years *

	Year Ended June 30,	Noncontributory System	Contributory Retirement System	Public Safety System	Tier 2 Public Employees System	Tier 2 Public Safety and Firefighters Retirement
Proportion of the net pension liability (asset)	2015	0.1964264%	2.2216079%	0.5439158%	0.0679200%	N/A
	2016	0.1985342%	0.4180201%	0.5781148%	0.0164082%	0.2239970%
	2017	0.2039119%	0.7888045%	0.6375033%	0.0178215%	0.0507471%
	2018	0.1838307%	0.9177603%	0.6380725%	0.0200346%	0.0401947%
	2019	0.1717530%	1.0117884%	0.6435060%	0.0274036%	0.0398694%
	2020	0.1720121%	1.1108619%	0.6748155%	0.0308457%	0.0660525%
Proportionate share of the net pension liability (asset)	2015	$ 852,930	$ 96,912	$ 684,019	$ (638)	N/A
	2016	$ 1,123,403	$ 293,807	$ 1,035,549	$ (36)	$ (327)
	2017	$ 1,309,364	$ 258,815	$ 1,293,670	$ 1,988	$ (441)
	2018	$ 805,417	$ 74,682	$ 1,000,918	$ 1,766	$ (465)
	2019	$ 1,264,742	$ 410,587	$ 1,655,474	$ 11,736	$ 999
	2020	$ 648,291	$ 72,802	$ 1,083,496	$ 6,937	$ 6,213
Covered payroll	2015	$ 1,679,906	$ 179,641	$ 944,010	$ 103,177	N/A
	2016	$ 1,717,997	$ 178,113	$ 962,350	$ 105,998	$ 13,357
	2017	$ 1,818,881	$ 189,265	$ 995,417	$ 146,152	$ 41,928
	2018	$ 1,619,695	$ 186,228	$ 986,759	$ 196,054	$ 42,424
	2019	$ 1,481,009	$ 189,376	$ 976,591	$ 319,559	$ 53,203
	2020	$ 1,492,785	$ 199,059	$ 1,032,579	$ 428,495	$ 108,798
Proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll	2015	50.80%	53.90%	72.50%	-0.60%	N/A
	2016	65.39%	164.96%	107.61%	-0.03%	-2.45%
	2017	71.99%	136.75%	129.96%	1.36%	-1.05%
	2018	49.73%	40.10%	101.43%	0.90%	-1.10%
	2019	85.40%	216.81%	169.52%	3.67%	1.88%
	2020	43.43%	36.57%	104.93%	1.62%	5.71%
Plan fiduciary net position as a percentage of the total pension liability	2015	90.2%	94.0%	90.5%	103.5%	N/A
	2016	87.8%	85.7%	87.1%	100.2%	110.7%
	2017	87.3%	92.9%	86.5%	95.1%	103.6%
	2018	91.9%	98.2%	90.2%	97.4%	103.0%
	2019	87.0%	91.2%	84.7%	90.8%	95.6%
	2020	93.7%	98.6%	90.9%	96.5%	89.6%

** In accordance with paragaph 81.a of GASB 68, employers will need to disclose a 10-year history of their proportionate share of the Net Pension Liability (Asset) in their RSI. The 10-year schedule will need to be built prospectively.*

Centerville City Corporation
SCHEDULE OF CONTRIBUTIONS
June 30, 2020
Last 10 Fiscal years *

	As of fiscal year ended June 30,	Actuarial Determined Contributions	Contributions in relation to the contractually required contirbution	Contribution deficiency (excess)	Covered payroll	Contributions as a percentage of covered employee payroll
Noncontributory System	2014	$ 288,878	$ 288,878	$ -	$ 1,670,781	17.29%
	2015	$ 313,509	$ 313,509	$ -	$ 1,697,397	18.47%
	2016	$ 321,921	$ 321,921	$ -	$ 1,742,940	18.47%
	2017	$ 319,680	$ 319,680	$ -	$ 1,730,802	18.47%
	2018	$ 293,648	$ 293,648	$ -	$ 1,590,708	18.46%
	2019	$ 267,275	$ 267,275	$ -	$ 1,447,077	18.47%
	2020	$ 274,129	$ 274,129	$ -	$ 1,495,931	18.32%
Contributory System	2014	$ 22,617	$ 22,617	$ -	$ 176,727	12.80%
	2015	$ 25,938	$ 25,938	$ -	$ 179,377	14.46%
	2016	$ 26,557	$ 26,557	$ -	$ 183,659	14.46%
	2017	$ 26,273	$ 26,273	$ -	$ 181,692	14.46%
	2018	$ 27,922	$ 27,922	$ -	$ 194,471	14.36%
	2019	$ 27,380	$ 27,380	$ -	$ 193,467	14.15%
	2020	$ 29,761	$ 29,761	$ -	$ 205,817	14.46%
Public Safety System	2014	$ 254,557	$ 254,557	$ -	$ 934,612	27.24%
	2015	$ 287,628	$ 287,628	$ -	$ 973,840	29.54%
	2016	$ 304,712	$ 304,712	$ -	$ 938,290	32.48%
	2017	$ 322,062	$ 322,062	$ -	$ 975,614	33.01%
	2018	$ 342,975	$ 342,975	$ -	$ 1,007,564	34.04%
	2019	$ 344,752	$ 344,752	$ -	$ 1,012,783	34.04%
	2020	$ 358,183	$ 358,183	$ -	$ 1,052,241	34.04%
Tier 2 Public Employees System**	2014	$ 14,062	$ 14,062	$ -	$ 100,204	14.03%
	2015	$ 15,453	$ 15,453	$ -	$ 104,452	14.79%
	2016	$ 17,078	$ 17,078	$ -	$ 115,128	14.83%
	2017	$ 26,235	$ 26,235	$ -	$ 175,954	14.91%
	2018	$ 37,525	$ 37,525	$ -	$ 250,605	14.97%
	2019	$ 57,477	$ 57,477	$ -	$ 370,647	15.51%
	2020	$ 79,647	$ 79,647	$ -	$ 508,606	15.66%
Tier 2 Public Safety and Firefighter System**	2014	$ -	$ -	$ -	$ -	0.00%
	2015	$ -	$ -	$ -	$ -	0.00%
	2016	$ 7,389	$ 7,389	$ -	$ 32,838	22.50%
	2017	$ 9,379	$ 9,379	$ -	$ 41,683	22.50%
	2018	$ 11,283	$ 11,283	$ -	$ 50,001	22.57%
	2019	$ 13,896	$ 13,896	$ -	$ 60,813	22.85%
	2020	$ 35,033	$ 35,033	$ -	$ 151,313	23.15%
Tier 2 Public Employees DC Only System**	2014	$ 1,834	$ 1,834	$ -	$ 33,438	5.48%
	2015	$ 2,268	$ 2,268	$ -	$ 34,187	6.63%
	2016	$ 2,373	$ 2,373	$ -	$ 36,515	6.50%
	2017	$ 2,554	$ 2,554	$ -	$ 39,856	6.41%
	2018	$ 4,635	$ 4,635	$ -	$ 70,921	6.54%
	2019	$ 6,825	$ 6,825	$ -	$ 105,963	6.44%
	2020	$ 5,734	$ 5,734	$ -	$ 85,710	6.69%
Tier 2 Public Safety and Firefighter DC Only System**	2014	$ -	$ -	$ -	$ -	0.00%
	2015	$ -	$ -	$ -	$ -	0.00%
	2016	$ -	$ -	$ -	$ -	0.00%
	2017	$ -	$ -	$ -	$ -	0.00%
	2018	$ 4,459	$ 4,459	$ -	$ 37,688	11.83%
	2019	$ 5,530	$ 5,530	$ -	$ 46,743	11.83%
	2020	$ 5,763	$ 5,763	$ -	$ 48,715	11.83%

** Amounts presented were determined as of calendar year January 1 - December 31. Employers will be required to prospectively develop this table in future years to show a 10-year history.*

*** Contributions as a percentage of covered payroll may be different than the Board certified rate due to rounding or other administrative issues.*

Centerville City Corporation
NOTES TO THE SCHEDULES OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY AND CONTRIBUTIONS
For the Year Ended June 30, 2020

Changes in Assumptions:

As a result of the passage of SB 129, the retirement rates for members in the Tier 2 Public Safety and Firefighter Hybrid System have been modified to be the same as the assumption used to model the retirement pattern in the Tier I Public Safety and Firefighter Systems, except for a 10% load at first eligibility for unreduced retirement prior to age 65.

SUPPLEMENTAL INFORMATION

Centerville City Corporation
COMBINING BALANCE SHEET – NONMAJOR GOVERNMENTAL FUNDS
June 30, 2020

	Special Revenue Funds						
	Municipal Building Authority	Recreation	R.A.P. Tax	Cemetery Perpetual Care	Utopia Capital Projects Fund	Arts Center Debt Service Fund	**Total Nonmajor Governmental Funds**
Assets:							
Cash and cash equivalents	$ 1,207	$ 11,880	$ 306,493	$ 34,054	$ 5	$ 1,096	$ 354,735
Receivable - intergovernmental	-	-	84,054	-	243,112	-	327,166
Prepaid	-	-	-	-	41,760	-	41,760
Restricted cash and cash equivalents	-	-	-	37,700	-	-	37,700
Total Assets	$ 1,207	$ 11,880	$ 390,547	$ 71,754	$ 284,877	$ 1,096	$ 761,361
Liabilities:							
Accounts payable	$ -	$ 1,192	$ 5,127	$ -	$ -	$ -	$ 6,319
Accrued liabilities	-	832	-	-	-	-	832
Total Liabilities	-	2,024	5,127	-	-	-	7,151
Deferred Inflows of Resources							
Unavailable revenue - property taxes	-	-	-	-	242,294	-	242,294
Fund Balances:							
Nonspendable, in the form of:							
Premanently restricted cemetery	-	-	-	37,700	-	-	37,700
Prepaid					41,760		41,760
Restricted for:							
Future development	-	-	385,420	-	-	-	385,420
Cemetery	-	-	-	34,054	-	-	34,054
Assigned, reported in:							
Special revenue funds	1,207	9,856	-	-	-	-	11,063
Debt service funds	-	-	-	-	-	1,096	1,096
Capital project funds	-	-	-	-	823	-	823
Total Fund Balances	1,207	9,856	385,420	71,754	42,583	1,096	511,916
Total Liabilities and Fund Balances	$ 1,207	$ 11,880	$ 390,547	$ 71,754	$ 284,877	$ 1,096	$ 761,361

Centerville City Corporation
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – NONMAJOR GOVERNMENTAL FUNDS
For The Year Ended June 30, 2020

	Special Revenue Funds						Total Nonmajor Governmental Funds
	Municipal Building Authority	Recreation	R.A.P. Tax	Cemetery Perpetual Care	Utopia Capital Projects Fund	Arts Center Debt Service Fund	
Revenues:							
Taxes	$ -	$ -	$ 445,999	$ -	$ -	$ -	$ 445,999
Charges for services	-	26,375	-	34,850	-	-	61,225
Interest	-	-	5,515	834	-	-	6,349
Miscellaneous	-	13,486	-	-	-	-	13,486
Total Revenues	-	39,861	451,514	35,684	-	-	527,059
Expenditures:							
Current:							
General government	-	-	-	-	491,289	2,500	493,789
Parks and recreation	-	110,544	7,500	-	-	-	118,044
Community development	-	-	21,754	-	-	-	21,754
Debt service:							
Principal	-	-	-	-	-	550,000	550,000
Interest	-	-	-	-	-	39,863	39,863
Total Expenditures	-	110,544	29,254	-	491,289	592,363	1,223,450
Excess (Deficiency) of Revenues Over (Under) Expenditures	-	(70,683)	422,260	35,684	(491,289)	(592,363)	(696,391)
Other Financing Sources (Uses):							
Transfers in	-	73,000	-	-	492,927	592,963	1,158,890
Transfers out	-	-	(391,563)	(28,546)	-	-	(420,109)
Total Other Financing Sources (Uses)	-	73,000	(391,563)	(28,546)	492,927	592,963	738,781
Net Change in Fund Balances	-	2,317	30,697	7,138	1,638	600	42,390
Fund Balances, Beginning	1,207	7,539	354,723	64,616	4	496	428,585
Prior Period Adjustment	-	-	-	-	40,941	-	40,941
Fund Balances, Ending	$ 1,207	$ 9,856	$ 385,420	$ 71,754	$ 42,583	$ 1,096	$ 511,916

Centerville City Corporation
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL - NONMAJOR GOVERNMENTAL FUNDS
For The Year Ended June 30, 2020

	Municipal Building Authority Special Revenue Fund			
	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with Final Budget
Revenues:	$ -	$ -	$ -	$ -
Expenditures:	-	-	-	-
Excess (Deficiency) of Revenues Over (Under) Expenditures	-	-	-	-
Net Change in Fund Balances	$ -	$ -	-	$ -
Fund Balances, Beginning			1,207	
Fund Balances, Ending			$ 1,207	

Centerville City Corporation
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL - NONMAJOR GOVERNMENTAL FUNDS (Continued)
For The Year Ended June 30, 2020

	Recreation Special Revenue Fund			
	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with Final Budget
Revenues:				
Charges for services	$ 165,086	$ 38,825	$ 26,375	$ (12,450)
Miscellaneous	25,600	9,100	13,486	4,386
Total Revenues	190,686	47,925	39,861	(8,064)
Expenditures:				
Current:				
Parks and recreation	229,686	127,925	110,544	17,381
Capital outlay	2,000	-	-	
Total Expenditures	231,686	127,925	110,544	17,381
Excess (Deficiency) of Revenues Over (Under) Expenditures	(41,000)	(80,000)	(70,683)	9,317
Other Financing Sources (Uses):				
Transfers in	41,000	73,000	73,000	-
Total Other Financing Sources (Uses)	41,000	73,000	73,000	-
Net Change in Fund Balances	$ -	$ (7,000)	2,317	$ 9,317
Fund Balances, Beginning			7,539	
Fund Balances, Ending			$ 9,856	

Centerville City Corporation
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL - NONMAJOR GOVERNMENTAL FUNDS (Continued)
For The Year Ended June 30, 2020

	R.A.P. Tax Special Revenue Fund			
	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with Final Budget
Revenues:				
Taxes	$ 430,000	$ 430,000	$ 445,999	$ 15,999
Interest	8,500	8,500	5,515	(2,985)
Total Revenues	438,500	438,500	451,514	13,014
Expenditures:				
Parks and recreation	21,500	21,500	7,500	14,000
Community development	21,500	21,500	21,754	(254)
Total Expenditures	43,000	43,000	29,254	13,746
Excess (Deficiency) of Revenues Over (Under) Expenditures	395,500	395,500	422,260	26,760
Other Financing Sources (Uses):				
Transfers out	(395,500)	(395,500)	(391,563)	3,937
Total Other Financing Sources (Uses)	(395,500)	(395,500)	(391,563)	3,937
Net Change in Fund Balances	$ -	$ -	30,697	$ 30,697
Fund Balances, Beginning			354,723	
Fund Balances, Ending			$ 385,420	

Centerville City Corporation
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL - NONMAJOR GOVERNMENTAL FUNDS (Continued)
For The Year Ended June 30, 2020

	Cemetery Perpetual Care Special Revenue Fund			
	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with Final Budget
Revenues:				
Charges for services	$ 33,000	$ 33,000	$ 34,850	$ 1,850
Interest	800	800	834	34
Total Revenues	33,800	33,800	35,684	1,884
Expenditures:				
Total Expenditures	-	-	-	-
Excess (Deficiency) of Revenues Over (Under) Expenditures	33,800	33,800	35,684	1,884
Other Financing Sources (Uses):				
Transfers out	(34,160)	(34,160)	(28,546)	(5,614)
Total Other Financing Sources (Uses)	(34,160)	(34,160)	(28,546)	(5,614)
Net Change in Fund Balances	$ (360)	$ (360)	7,138	$ 7,498
Fund Balances, Beginning			64,616	
Fund Balances, Ending			$ 71,754	

Centerville City Corporation
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL - NONMAJOR GOVERNMENTAL FUNDS (Continued)
For The Year Ended June 30, 2020

	UTOPIA Capital Projects Fund			
	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with Final Budget
Revenues:				
Total Revenues	$ -	$ -	$ -	$ -
Expenditures:				
Current:				
General Government	491,289	491,289	491,289	
Total Expenditures	491,289	491,289	491,289	-
Excess (Deficiency) of Revenues Over (Under) Expenditures	(491,289)	(491,289)	(491,289)	-
Other Financing Sources:				
Transfers in	491,289	491,289	492,927	(1,638)
Total Other Financing Sources	491,289	491,289	492,927	(1,638)
Net Change in Fund Balances	$ -	$ -	1,638	$ 1,638
Fund Balances, Beginning			4	
Prior Period Adjustment			40,941	
Fund Balances, Ending			$ 42,583	

Centerville City Corporation
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL - MAJOR GOVERNMENTAL FUNDS (Continued)
For The Year Ended June 30, 2020

	Park Improvements Capital Projects Fund			
	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with Final Budget
Revenues:				
Fees and contributions	$ 707,524	$ 707,524	$ 653,208	$ (54,316)
Interest	20,300	20,300	4,613	(15,687)
Total Revenues	727,824	727,824	657,821	(70,003)
Expenditures:				
Debt service:				
Principal	115,000	115,000	110,000	5,000.00
Interest	-	-	60,706	(60,706)
Capital outlay	2,686,824	2,686,824	2,721,115	(34,291)
Total Expenditures	2,801,824	2,801,824	2,891,821	(89,997)
Excess (Deficiency) of Revenues Over (Under) Expenditures	(2,074,000)	(2,074,000)	(2,234,000)	(160,000)
Other Financing Sources (Uses):				
Proceeds from issuance of bonds	(1,700,000)	1,700,000	1,900,000	200,000
Transfers in	(374,000)	374,000	389,810	15,810
Total Other Financing Sources (Uses)	(2,074,000)	2,074,000	2,289,810	215,810
Net Change in Fund Balances	$ (4,148,000)	$ -	55,810	$ (55,810)
Fund Balances, Beginning			78,408	
Fund Balances, Ending			$ 134,218	

Centerville City Corporation
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL - NONMAJOR GOVERNMENTAL FUNDS (Continued)
For The Year Ended June 30, 2020

	Arts Center Debt Service Fund			
	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with Final Budget
Revenues:				
Total Revenues	$ -	$ -	$ -	$ -
Expenditures:				
Current:				
General government	-	2,500	2,500	-
Debt service:				
Principal	-	550,000	550,000	-
Interest	-	40,463	39,863	600
Total Expenditures	-	592,963	592,363	600
Excess (Deficiency) of Revenues Over (Under) Expenditures	-	(592,963)	(592,363)	600
Other Financing Sources (Uses):				
Transfers in	-	592,963	592,963	-
Total Other Financing Sources (Uses)	-	592,963	592,963	-
Net Change in Fund Balances	$ -	$ -	600	$ 600
Fund Balances, Beginning			496	
Fund Balances, Ending			$ 1,096	

STATISTICAL SECTION

STATISTICAL SECTION TABLE OF CONTENTS

The Statistical Section of the Comprehensive Annual Financial Report for the Centerville City presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

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Financial Trends These schedules provide trend information to help the reader understand how the City's financial performance and economic condition have changed over time.	**85**
Revenue Capacity These schedules present information to help the reader assess the City's most significant local revenue sources: sales taxes and property taxes.	**92**
Debt Capacity These schedules provide information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.	**99**
Demographic and Economic Information These schedules present demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.	**104**
Operating Information These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.	**108**

Note: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports for the relevant year.

Centerville City Corporation

Net Position by Component
Last Ten Fiscal Years

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Governmental activities										
Net Investment in capital assets	$ 23,157,489	$ 23,935,722	$ 25,095,634	$ 25,687,835	$ 27,336,533	$ 29,190,440	$ 29,216,798	$ 29,562,326	$29,932,675	$31,273,032
Restricted	314,049	105,067	15,654	19,684	17,317	438,816	1,458,012	1,911,418	2,185,224	1,966,058
Unrestricted	1,628,503	1,372,676	1,560,205	1,429,287	(667,257)	(1,072,448)	(1,237,374)	(639,320)	(517,244)	1,110,396
Total governmental activities net assets	25,100,041	25,413,465	26,671,493	27,136,806	26,686,593	28,556,808	29,437,436	30,834,424	31,600,655	34,349,486
Business-type activities										
Net Investment in capital assets	11,644,848	10,052,642	10,802,629	11,612,195	14,042,619	14,620,353	15,455,720	16,210,538	16,766,159	17,881,680
Restricted	1,106,719	2,532,805	1,360,662	999,330	203,884	512,047	39,750	302,097	272,451	14,800
Unrestricted	(364,138)	203,033	1,202,214	1,281,957	(47,159)	(32,470)	1,171,841	1,911,247	2,513,716	2,559,011
Total business-type activities net assets	12,387,429	12,788,480	13,365,505	13,893,482	14,199,344	15,099,930	16,667,311	18,423,882	19,552,326	20,455,491
Primary government										
Net Investment in capital assets	34,802,337	35,898,263	37,300,030	38,591,421	43,810,793	44,672,518	44,672,518	45,772,864	46,698,834	49,154,712
Restricted	1,420,768	2,637,872	1,376,316	1,019,014	221,201	1,497,762	1,497,762	2,213,515	2,457,675	1,980,858
Unrestricted	1,264,365	2,762,419	2,711,244	1,419,853	(1,104,918)	(65,533)	(65,533)	1,271,927	1,996,472	3,669,407
Total primary government net assets	$ 37,487,470	$ 41,298,554	$ 41,387,590	$ 41,030,288	$ 42,927,076	$ 46,104,747	$ 46,104,747	$ 49,258,306	$51,152,981	$54,804,977

Centerville City Corporation

Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Expenses										
Governmental activities										
General government	$ 1,741,872	$ 2,095,247	$ 2,091,826	$ 2,073,754	$ 2,149,191	$ 1,200,320	$ 1,306,430	$ 898,339	$ 1,008,001	$ 1,758,407
Public Safety	2,763,931	2,976,846	3,087,683	3,215,906	3,312,647	3,421,139	3,618,279	3,578,718	3,841,512	3,637,934
Streets and Public Works	1,694,141	1,620,465	1,565,404	2,040,237	1,929,230	2,012,637	2,131,715	2,536,583	3,131,464	2,317,341
Parks & Recreation	1,217,390	1,684,043	1,629,452	1,720,371	1,707,103	1,434,223	1,355,402	1,466,307	1,515,353	1,282,310
Community Development	927,596	1,124,270	660,840	539,894	618,065	1,096,021	1,051,553	896,199	862,105	1,073,253
Interest on long-term debt	450,822	370,904	312,167	259,327	213,694	98,142	45,112	36,254	31,130	56,759
Total governmental activities	8,795,752	9,871,775	9,347,372	9,849,489	9,929,930	9,262,482	9,508,491	9,412,400	10,389,565	10,126,004
Business-type activities										
Water	1,573,410	1,690,109	2,086,004	1,835,012	1,965,022	2,106,260	2,068,468	2,020,268	2,258,213	2,492,947
Sanitation	881,683	868,350	906,971	979,738	956,890	703,201	965,638	772,744	884,763	914,824
Storm Drain	575,251	517,346	629,638	611,098	760,994	973,114	704,313	938,757	999,113	1,153,938
Telecom	-	37,747.00	260,540	424,108	283,566	314,130	302,954	267,175	232,809	233,618
Total business-type activities	3,030,344	3,113,552	3,883,153	3,849,956	3,966,472	4,096,705	4,041,373	3,998,944	4,374,898	4,795,327
Total primary government expenses	$ 11,826,096	$ 12,985,327	$ 13,230,525	$ 13,699,445	$ 13,896,402	$ 13,359,187	$ 13,549,864	$ 13,411,344	$ 14,764,463	$ 14,921,331
Program Revenues										
Governmental activities										
Charges for services										
General government	$ 1,478,655	$ 1,549,029	$ 1,521,453	$ 1,529,410	$ 1,623,948	$ 1,158,121	$ 871,295	$ 845,943	$ 918,781	$ 770,735
Streets and Public Works	7,186	12,993	16,388	11,477	5,085	-	-	-	-	-
Parks & Recreation	114,825	112,501	112,607	118,300	121,278	249,057	251,100	282,157	243,378	112,507
Community Development	338,196	548,812	350,406	333,252	241,315	-	-	-	-	38,936
Operating grants and contributions	-	-	-	-	-	2,304,830.00	1,599,141	1,922,569	1,994,828	2,960,661
Capital grants and contributions	1,202,285	1,170,455	1,841,179	2,267,236	2,872,876	1,114,767	757,607	49,733	28,320	615,745
Total governmental activities program revenues	3,141,147	3,393,790	3,842,033	4,259,675	4,864,502	4,826,775	3,479,143	3,100,402	3,185,307	4,498,584

Centerville City Corporation

Changes in Net Position (continued)
Last Ten Fiscal Years
(accrual basis of accounting)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Business-type activities										
Charges for services										
Water	$ 1,972,977	$ 2,111,183	$ 2,476,190	$ 2,431,720	$ 2,251,667	$ 2,051,129	$ 2,305,757	$ 2,683,062	$ 2,623,155	$ 2,791,674
Sanitation	796,831	821,464	880,454	942,296	955,657	1,237,116	1,005,896	1,258,271	1,035,790	1,263,911
Storm Drain	549,545	555,681	564,987	576,486	586,157	976,007	1,251,125	1,005,378	1,262,686	1,185,607
Telecom	-	40,199.00	260,676.00	256,247	282,767	295,261	300,671	270,333	232,531	233,863
Operating grants and contributions	-	-	-	-	-	350,533.00	320,456	-	-	-
Capital grants and contributions	12,000	-	253,450.00	-	311,841.00	-	-	522,230	306,027	182,112
Total business-type activities primary revenues	3,331,353	3,528,527	4,435,757	4,206,749	4,388,089	4,910,046	5,183,905	5,739,274	5,460,189	5,657,167
Total primary government program revenues	$ 6,472,500	$ 6,922,317	$ 8,277,790	$ 8,466,424	$ 9,252,591	$ 9,736,821	$ 8,663,048	$ 8,839,676	$ 8,645,496	$ 10,155,751
Net (Expense)/Revenue										
Governmental activities	$ (5,654,605)	$ (6,477,985)	$ (5,505,339)	$ (5,589,814)	$ (5,065,428)	$ (4,435,707)	$ (6,029,348)	$ (6,311,998)	$ (7,204,258)	$ (5,627,420)
Business-type activities	301,009	414,975	552,604	356,793	421,617	813,341	1,142,532	1,740,330	1,085,291	861,840
Total primary government net (expense)/revenue	$ (5,353,596)	$ (6,063,010)	$ (4,952,735)	$ (5,233,021)	$ (4,643,811)	$ (3,622,366)	$ (4,886,816)	$ (4,571,668)	$ (6,118,967)	$ (4,765,580)
General Revenues and Other Changes in Net Position										
Governmental activities										
Taxes										
Property Tax and Uniform Fees	$ 2,423,442	$ 2,555,160	$ 2,529,705	$ 1,514,682	$ 1,520,060	$ 1,275,046	$ 1,246,982	$ 1,823,795	$ 1,780,972	$ 1,844,873
Franchise, Telecommunication & Energy Sales	970,297	994,689	1,037,792	1,144,152	1,132,319	1,141,628	1,126,627	1,099,191	1,020,666	1,016,898
General & Highway Sales Tax	2,830,732	3,005,090	3,129,208	3,335,469	3,509,401	3,697,653	4,108,686	4,391,007	4,526,379	4,895,912
Gain on Sale of Capital Assets	-	-	-	-	-	64,331	-	-	70,605	14,072
Other	706,511	216,705	66,662	224,224	98,392	437,570	551,487	485,950	571,867	563,555
Transfers	53,332.00	19,765	-	(163,400.00)	(20,840)	(16,309)	(230,590)	(90,957)	-	-
Total governmental activities	6,984,314	6,791,409	6,763,367	6,055,127	6,239,332	6,599,919	6,803,192	7,708,986	7,970,489	8,335,310
Business-type activities										
Other	15,111.00	5,831.00	24,421.00	7,784	4,632	7,649	4,945	15,139	43,241	41,237
Transfers	(53,332)	(19,765)	-	163,400.00	20,840	16,309	177,385	1,102	-	-
Total business-type activities	(38,221)	(13,934)	24,421	171,184	25,472	23,958	182,330	16,241	43,241	41,237
Total primary government	$ 6,946,093	$ 6,777,475	$ 6,787,788	$ 6,226,311	$ 6,264,804	$ 6,623,877	$ 6,985,522	$ 7,725,227	$ 8,013,730	$ 8,376,547
Change in Net Position										
Governmental activities	$ 1,329,709	$ 313,424	$ 1,258,028	$ 465,313	$ 1,173,904	$ 2,164,212	$ 773,844	$ 1,396,988	$ 766,231	$ 2,707,890
Business-type activities	262,788	401,041	577,025	527,977	447,089	837,299	1,324,862	1,756,571	1,128,532	903,077
Total primary government	$ 1,592,497	$ 714,465	$ 1,835,053	$ 993,290	$ 1,620,993	$ 3,001,511	$ 2,098,706	$ 3,153,559	$ 1,894,763	$ 3,610,967

Centerville City Corporation

Fund Balances, Governmental Funds
Last Ten Fiscal Years

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
General Fund										
Nonspendable	$ -	$ 235,461	$ 124,589	$ 7,064	$ -	$ 32,859	$ 15,491	$ 10,874	$ 45,586	$ 51,129
Restricted	450,214	-	-	-	-	139,993	22,901	20,275	37,225	49,506
Unassigned	1,102,412	1,156,052	1,556,947	1,317,015	831,617	619,427	615,562	1,125,445	1,313,758	2,087,657
Total general fund	1,552,626	1,391,513	1,681,536	1,324,079	831,617	792,279	653,954	1,156,594	1,396,569	2,188,292
All Other Governmental Funds										
Nonspendable	-	-	-	-	-	-	37,700.00	37,700	37,700	79,460
Restricted	203,893	105,067	15,654	19,684	17,317	298,823	1,397,408	1,853,443	2,110,299	1,878,852
Assigned reported in:										
Special revenue funds	56,221	27,649	23,295	52,936	53,031	64,119	270,417	5,523	8,746	11,063
Capital project funds	100,242	374,189	423,941	483,408	312,484	332,964	67,889	415,595	415,596	833,980
Debt Service Funds	-	-	-	44,828	15,850	15,362	-	-	496	1,096
Redevelopment Agency Fund	553,564	244,971	-	260,978	342,835	50,540	86,921	92,287	216,927	470,021
Unassigned reported in:										
Special revenue funds	(171,872)	(278,330)	-	-	-	(7,909)	-	-	-	-
Total all other governmental funds	742,048	473,546	462,890	861,834	741,517	753,899	1,860,335	2,404,548	2,789,764	3,274,472
Total governmental funds	$ 2,294,674	$ 1,865,059	$ 2,144,426	$ 2,185,913	$ 1,573,134	$ 1,546,178	$ 2,514,289	$ 3,561,142	$ 4,186,333	$ 5,462,764

Note: Fund balance classifications changed in 2011 as part of the implementation of GASB 54.

Centerville City Corporation

Changes in Fund Balances, Governmental Funds
Last Ten Fiscal Years

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Revenues										
Taxes	$ 6,224,471	$ 6,554,939	$ 6,696,705	$ 5,994,303	$ 6,161,780	$ 6,472,276	$ 6,858,069	$ 7,714,131	$ 7,735,725	$ 8,203,683
Special Assessments	7,186	12,993	16,388	11,477	5,085	-	-	-	-	-
Licenses & Permits	338,196	548,812	350,406	333,252	241,315	525,878	278,579	251,569	337,507	279,367
Integovernmental	1,202,285	1,170,455	1,251,685	2,267,236	2,383,626	2,939,345	2,262,866	1,877,369	1,963,269	2,640,903
Charges for Services	389,770	589,965	484,300	481,387	392,158	411,520	384,320	332,398	412,959	222,683
Charges for Services - Other Funds	709,085	611,000	686,000	698,000	859,500	-	-	-	-	-
Fee & Contributions	-	-	-	-	-	480,252	80,223	95,200	59,013	653,208
Fines & Forgeitures	494,625	460,565	463,760	468,323	493,568	444,658	440,062	473,817	395,121	378,619
Interest	52,788	30,319	22,242	17,628	10,017	13,284	21,924	40,808	83,561	60,426
Miscellaneous	375,393	236,481	44,420	611,366	127,654	91,459	188,223	115,055	98,035	99,704
Total revenues	9,793,799	10,215,529	10,015,906	10,882,972	10,674,703	11,378,672	10,514,266	10,900,347	11,085,190	12,538,593
Expenditures										
General government	1,349,002	1,397,310	1,353,085	1,509,073	1,544,467	1,054,232	1,022,010	856,789	927,871	1,663,488
Public Safety	2,879,202	3,119,574	3,111,317	3,194,578	3,394,303	3,201,291	3,387,347	3,443,697	3,544,507	3,410,224
Street & Public Works	2,017,916	1,465,215	1,454,321	2,192,768	1,774,789	1,155,631	1,220,357	1,892,539	2,428,165	1,749,252
Community Development	912,744	1,063,826	648,840	516,534	595,600	917,359	1,030,543	896,594	853,202	974,567
Parks & Recreation	1,050,792	1,107,049	1,052,607	1,194,253	1,762,397	1,155,782	1,118,384	1,291,903	1,251,560	1,029,487
Capital Outlay	6,046,231	276,967	23,778	16,170	39,132	2,048,150	1,026,800	1,247,483	708,318	3,569,674
Debt Service										
Principal retirement	1,474,093	1,385,000	1,335,000	1,382,948	1,461,972	1,552,812	538,626	554,476	630,000	660,000
Interest and fiscal charges	452,226	382,716	321,947	267,235	221,602	147,140	97,230	79,056	72,834	100,569
Contractual Payments (UTOPIA)	278,368	449,346	428,410	436,978	445,718	-	-	-	-	-
Total expenditures	16,460,574	10,647,003	9,729,305	10,710,537	11,239,980	11,232,397	9,441,297	10,262,537	10,416,457	13,157,261
Excess (deficiency) of revenues over (under) expenditures	(6,666,775)	(431,474)	286,601	172,435	(565,277)	146,275	1,072,969	637,810	668,733	(618,668)

Changes in Fund Balances, Governmental Funds (Continued)
Last Ten Fiscal Years

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Other Financing Sources (Uses)										
Notes payable issued	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 500,000	$ -	$ 1,900,000
Transfers in	1,405,555	1,285,494	1,486,480	1,235,001	1,466,198	1,417,809	1,315,156	1,954,151	1,932,866	2,025,274
Transfers out	(1,364,223)	(1,323,329)	(1,498,480)	(1,421,761)	(1,519,848)	(1,434,118)	(1,545,746)	(2,045,108)	(1,997,281)	(2,091,527)
Sale of capital assets	12,178	39,694	4,766	55,812	6,148	77,549	778	-	20,873	20,410
Bond Proceeds	-	-	-	-	-	-	-	-	-	-
Total other financing sources (uses)	53,510	1,859	(7,234)	(130,948)	(47,502)	61,240	(229,812)	409,043	(43,542)	1,854,157
Net change in fund balances	$ (6,613,265)	$ (429,615)	$ 279,367	$ 41,487	$ (612,779)	$ 207,515	$ 843,157	$ 1,046,853	$ 625,191	$ 1,235,489
Fund Balance Beginning of Year, restated	$ 8,907,939	$ 2,294,674	$ 1,865,059	$ 2,144,426	$ 2,185,913	$ 1,338,663	$ 1,671,132	$ 2,514,289	$ 3,561,142	$ 4,227,275
Fund Balance End of Year	$ 2,294,674	$ 1,865,059	$ 2,144,426	$ 2,185,913	$ 1,573,134	$ 1,546,178	$ 2,514,289	$ 3,561,142	$ 4,186,333	$ 5,462,764
Debt service as a percentage of noncapital expenditures	18.50%	17.05%	17.07%	15.43%	15.03%	18.51%	7.56%	7.03%	7.24%	7.93%

Centerville City Corporation

Governmental Activities Taxes and Special Assessment Revenues
Last Ten Fiscal Years

Fiscal Year	Property & Uniform Vehicle Taxes	Sales & Use Taxes	Highway Taxes	Franchise, Telecomm & Energy Taxes	Special Assessments	Recreation & Parks Tax	Transportation Tax (Prop 1)	Total Tax Revenue
2011	1,024,474	2,830,732	474,530	970,297	7,186	272,186	-	5,579,405
2012	1,042,137	3,005,090	464,392	994,689	12,993	293,964	-	5,813,265
2013	1,081,247	3,129,208	478,990	1,037,792	16,388	310,997	-	6,054,622
2014	1,079,673	3,335,469	457,788	1,144,152	-	331,479	-	6,348,561
2015	1,071,401	3,509,401	482,916	1,132,319	-	347,937	-	6,543,974
2016	1,116,729	3,619,152	486,235	1,141,628	-	357,949	78,501	6,800,194
2017	1,074,734	3,804,117	743,659	1,126,627	-	375,773	304,569	7,429,479
2018	1,655,811	4,065,517	614,151	1,099,191	-	400,138	325,489	8,160,297
2019	1,623,651	4,189,748	664,141	1,020,916	-	407,708	336,622	8,242,785
2020	1,606,330	4,499,109	648,173	1,016,898	-	445,999	396,803	8,613,312

(1) Property tax & Uniform Vehicle fees do not include tax increment received in the RDA fund

Centerville City Corporation

Direct and Overlapping Sales Tax Rates
Last Ten Fiscal Years

Fiscal Year	City	Overlapping Rates			
		County	State	Transit	Total
2011	1.10 %	0.25 %	4.65 %	0.50 %	6.50 %
2012	1.10 %	0.25 %	4.65 %	0.50 %	6.50 %
2013	1.10 %	0.25 %	4.65 %	0.50 %	6.50 %
2014	1.10 %	0.25 %	4.65 %	0.50 %	6.50 %
2015	1.10 %	0.25 %	4.65 %	0.50 %	6.50 %
2016	1.10 %	0.25 %	4.75 %	0.75 %	6.85 %
2017	1.10 %	0.25 %	4.75 %	0.75 %	6.85 %
2018	1.10 %	0.25 %	4.75 %	0.75 %	6.85 %
2019	1.10 %	0.25 %	4.75 %	0.75 %	6.85 %
2020	1.10 %	0.25 %	4.75 %	0.75 %	6.85 %

Note: Overlapping rates are those of other governments and agencies that apply to taxable sales within the City.

(1) Of the total sales taxes assessed by municipalities within the state, 50 percent is distributed based on point of sale and 50 percent is pooled and distributed based on population.

Source: Utah State Tax Commission

Centerville City Corporation

Principal Sales Tax Payers
Current Year and Ten Years Ago

	Fiscal Year 2019			Fiscal Year 2010		
Taxpayer	Sales Taxes*	Rank	Percentage of Total Sales*	Sales Taxes*	Rank	Percentage of Total Sales*
Wal Mart Superstore	N/A	1	N/A	N/A	1	N/A
Colonial Lumber Supply	N/A	2	N/A	N/A	4	N/A
Home Depot	N/A	3	N/A	N/A	2	N/A
Super Target	N/A	4	N/A	N/A	3	N/A
Land Rover	N/A	5	N/A	N/A	8	N/A
Dicks Supermarket	N/A	6	N/A	N/A	5	N/A
Intermountain Business Forn	N/A	7	N/A	N/A	7	N/A
Amazon Marketplace	N/A	8	N/A	N/A		
Utah Power & Light	N/A	9	N/A	N/A	9	N/A
Kohls	N/A	10	N/A	N/A		N/A
Total	$ 2,997,903		67% %	$ 2,043,510		14 %

* Due to the confidential nature, the amounts and percentages of the largest revenue payers cannont be displayed. However, the aggregate total is displayed along with the individual rankings in an effort to provide the reader with information as to where the City's tax base originates.

N/A = Not applicable

Source: Utah State Tax Commission

Centerville City Corporation

Assessed Value and Estimated Actual Value of Taxable Property
Last Ten Calendar Years
(amounts expressed in thousands)

Tax Year	Real Property Assessed Value	Real Property Estimated Actual Value	Personal Property Assessed Value	Personal Property Estimated Actual Value	Total Assessed Value	Total Estimated Actual Value	Assessed Value as a Percentage of Actual Value	Total Direct Tax Rate
2010	885,770	1,418,248	36,064	36,064	$ 921,834	$ 1,454,312	63.39%	1.253600
2011	847,451	1,354,163	41,820	41,820	$ 889,271	$ 1,395,983	63.70%	1.399600
2012	865,044	1,377,165	42,924	42,924	$ 907,968	$ 1,420,089	63.94%	1.394200
2013	894,332	1,436,830	43,997	43,997	$ 938,329	$ 1,480,827	63.37%	1.358200
2014	942,632	1,524,070	43,215	43,215	$ 985,847	$ 1,567,285	62.90%	1.245400
2015	993,111	1,585,053	46,034	46,034	$ 1,039,145	$ 1,631,087	63.71%	1.345800
2016	1,081,615	1,719,823	48,756	48,971	$ 1,130,371	$ 1,768,794	63.91%	1.389100
2017	1,157,662	1,854,078	40,680	40,904	$ 1,198,342	$ 1,894,982	63.24%	1.270700
2018	1,253,107	2,019,413	41,812	41,985	$ 1,294,919	$ 2,061,398	62.82%	1.264430
2019	1,372,778	2,211,266	41,570	41,884	$ 1,414,348	$ 2,253,150	62.77%	1.206000

Sources: Utah State Tax Commission

Centerville City Corporation

Property Tax Levies and Collections
Last Ten Calendar Years

Calendar Year	Total Tax Levy	Current Tax Collections	Percent of Levy Collection	Subsequent Collections	Total Tax Collections	Total Colections as Percent of Levy
2011	972,804	909,269	93.47	33,508	942,777	96.91
2012	994,821	944,660	94.96	40,674	985,334	99.05
2013	1,001,709	959,591	95.80	33,944	993,535	99.18
2014	1,096,936	1,047,455	95.49	25,640	1,073,095	97.83
2015	1,170,324	1,134,694	96.96	32,814	1,167,508	99.76
2016	1,144,344	1,140,626	99.68	25,736	1,166,362	101.92
2017	1,553,554	1,724,355	110.99	(1,494)	1,722,861	110.90
2018	1,584,201	1,669,573	105.39	14,050	1,683,623	106.28
2019	1,584,201	1,669,573	105.39	14,050	1,683,623	106.28
2020	1,667,147	1,702,536	102.12	41,917	1,744,453	104.64

* In calendar year 2016, Davis Co. was in the process of moving from a manual to an automated system for updating the personal property portion of the property tax assessment. The switch resulted in more personal property value and an increase in property taxes collected for both calendar year 2016 and 2017.

Sources: Centerville City

Centerville City Corporation

Property Tax Rates - Direct and Overlapping Governments
Last Ten Calendar Years

Tax Year	Centerville City	Davis County	Davis School District	Special Taxing Districts	Total Levy
2010	0.110200	0.257600	0.786000	0.099800	1.253600
2011	0.117300	0.277500	0.886100	0.118700	1.399600
2012	0.116500	0.239100	0.894100	0.144500	1.394200
2013	0.114100	0.233100	0.871000	0.140000	1.358200
2014	0.107200	0.216100	0.825900	0.096200	1.245400
2015	0.108800	0.215300	0.855500	0.166200	1.345800
2016	0.098300	0.200300	0.812500	0.278000	1.389100
2017	0.135400	0.258600	0.757500	0.119200	1.270700
2018	0.127500	0.248630	0.775500	0.112800	1.264430
2019	0.115800	0.221500	0.767000	0.101700	1.206000

Source: Utah State Tax Commission

Centerville City Corporation

Principal Taxpayers
Current Year and Ten Years Ago

		Tax Year 2019		
Taxpayer	Rank	Type of Business Business	Taxable Value	Percent of Total Taxable Value
Legacy Crossing LLC, (Theatre & Ap	1	Entertainment/Housing	30,571,741	2.16%
Dayton West LLC	2	Commercial Real Estate	27,391,878	1.94%
Pacificorp	3	Electrical Utility	25,122,761	1.78%
Park at Legacy Trails	4	Housing	17,333,636	1.23%
Wal-Mart Real Estate Business Tru	5	Retail	15,567,330	1.10%
Dayton Hudson Coporation (Targe	6	Retail	13,799,226	0.98%
Legacy Office Building LLC and JF	7	Office	13,253,276	0.94%
Centerville Market Place LLC	8	Retail	12,994,386	0.92%
Deerwood Properties Utah LLC	9	Property Management	10,760,920	0.76%
HD Development of Maryland Inc.	10	Retail	10,447,975	0.74%
		Total	177,243,129	12.53%

		Tax Year 2009		
Taxpayer	Rank	Type of Business Business	Taxable Value	Percent of Total Taxable Value
Walmart	1	Retail	19,500,538	1.91%
Dayton West LLC	2	Commercial	14,976,175	1.47%
Dayton Hudson	3	Retail	12,206,901	1.19%
Centerville Marketplace LLC	4	Retail	10,651,088	1.04%
Pacificorp	5	Electric Utility	9,575,668	0.94%
Home Depot	6	Retail	9,156,385	0.90%
SDCKP LLC	7	Retail	8,929,570	0.87%
Hogan & Associates	8	Construction	6,678,924	0.65%
Syro Steel	9	Manufacturing	6,521,023	0.64%
Tingey Real Estate	10	Commercial	5,778,137	0.57%
		Total	103,974,409	10.18%

Source: Davis County Clerk/Auditors Office

Centerville City Corporation

Property Value and Construction
Last Ten Calendar Years

Calendar Year	Non-residential Construction No. of Units	Value	Residential Construction No. of Units	Value	Total New Construction Value	Estimated Total Property Value
2010	19	33,579,772	52	43,939,807	77,519,579	1,043,363,579
2011	23	2,720,621	212	30,472,703	33,193,324	1,076,556,903
2012	15	3,085,747	139	22,988,889	26,074,636	1,102,631,539
2013	16	16,839,783	50	10,873,766	27,713,549	1,130,345,088
2014	4	11,299,915	7	1,806,645	13,106,560	1,143,451,648
2015	27	4,156,101	121	20,075,490	24,231,591	1,167,683,239
2016	23	3,651,189	125	7,028,736	10,679,925	1,178,363,164
2017	17	4,474,083	34	8,924,886	13,398,969	1,191,762,133
2018	7	19,142,548	17	7,356,296	26,498,844	1,218,260,977
2019	-	-	34	7,045,021	7,045,021	1,225,305,998

Source: Centerville City Community Development Department and Davis County Assessor

Centerville City Corporation

Ratio of Outstanding Debt by Type
Last Ten Fiscal Years

Fiscal Year	MBA Lease Revenue Bonds	Sales Tax Revenue Bonds	Notes Payables	Capital Lease	Water Revenue Bonds	Total Primary Government	Percentage of Personal Income	Per Capita
2011	275,000	9,766,085	-	-	2,731,000	12,772,085	0.51 %	176.88
2012	75,000	8,541,476	-	-	4,210,000	12,826,476	0.73 %	271.09
2013	-	7,241,867	-	-	3,875,000	11,116,867	0.62 %	239.15
2014	-	5,585,000	-	172,866	3,520,000	9,277,866	0.56 %	216.96
2015	-	4,165,000	-	130,894	3,155,000	7,450,894	0.61 %	187.25
2016	-	2,655,000	-	88,102	2,750,000	5,493,102	0.41 %	163.51
2017	-	2,318,431	-	44,474	2,325,000	4,687,905	0.84 %	145.88
2018	-	1,650,000	500,000	-	2,140,000	4,290,000	0.72 %	127.87
2019	-	1,120,000	400,000	-	1,875,000	3,395,000	0.59 %	104.61
2020	-	550,000	2,190,000	-	1,590,000	4,330,000	0.67 %	117.87

Centerville City Corporation

Direct and Overlapping Governmental Activities Debt
As of June 30, 2020

Governmental Unit	Outstanding Debt	Estimated Percentage Applicable (1)	Estimated Share of Overlapping
Debt repaid with property taxes			
Davis County	$ 10,010,000	5.00 %	$ 500,500
Davis School District	552,670,000	5.00 %	27,633,500
Weber Basin Water Conservancy	11,650,000	0.24 %	27,960
State of Utah	2,273,275,000	0.56 %	12,730,340
South Davis Recreation District	7,875,000	15.77 %	1,241,888
Other Debt - Davis County			
Sales Tax Revenue Bonds	29,680,000	11.23 %	3,333,064
MBA lease revenue bonds	16,380,000	5.00 %	819,000
Total Overlapping Debt	2,901,540,000		46,286,252
Direct Debt - Centerville City			
Sales Tax Revenue Bonds	$ 570,000	100.00 %	1,120,000
Plus: unamortized premium	39,609	100.00 %	79,217
Notes Payable	2,190,000	100.00 %	400,000
	$ 2,799,609		1,599,217
Total direct and overlapping debt	$ 2,904,339,609		$ 47,885,469

(1) For debt repaid with property taxes the estimated percentage of overlapping debt applicable to Centerville City was used by using taxable assessed property values. This method was used on all debt except retail sales was used for the Davis County sales tax revenue bonds where the percentage was estimated by dividing the point of sales taxes collected within Centerville was divided by the point of sale collected in the County.

Note: Overlapping governments are considered to be those that at least in part, coincide with the geographical boundaries of the City. This table does not imply that every tax payer is a resident and therefore responsible for repaying the debt of the overlapping government.

Centerville City Corporation

Legal Debt Margin Information
Last Ten Fiscal Years

	Fiscal Year									
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Debt Limit	$ 30,499,924	$ 31,078,256	$ 37,623,137	$ 39,134,632	$ 40,819,160	$ 43,298,657	$ 46,767,432	$ 49,747,926	$ 53,874,387	$ 58,715,761
Total debt applicable to limit (1)	-	-	-	-	-	-	-	-	-	-
Legal debt margin	$ 30,499,924	$ 31,078,256	$ 37,623,137	$ 39,134,632	$ 40,819,160	$ 43,298,657	$ 46,767,432	$ 49,747,926	$ 53,874,387	$ 58,715,761
Total debt applicable to the limit as a percentage of debt limit	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Legal Debt Margin Calculation for Fiscal Year 2020

Assessed Value	$	1,467,894,018
Debt limit (4% of assessed value)		58,715,761
Debt applicable to limit		-
Legal debt margin	$	58,715,761

Centerville City Corporation

Pledged Revenue Bond Coverage
Last Nine Years

Sales Tax Revenue Bonds series 2009

Fiscal Year	Sales & Use Tax Revenue	Debt Service Requirements			Coverage
		Principal	Interest & Fiscal	Total	
2012	3,005,090	1,185,000	355,288	1,540,288	1.95
2013	3,129,208	1,260,000	254,988	1,514,988	2.07
2014	3,335,469	1,340,000	254,864	1,594,864	2.09
2015	3,509,401	1,420,000	201,388	1,621,388	2.16
2016	3,619,152	1,510,000	144,588	1,654,588	2.19
2017	3,804,117	495,000	95,512	590,512	6.44
2018	4,065,517	510,000	78,188	588,188	6.91
2019	4,189,748	530,000	60,338	590,338	7.10
2020	4,499,109	550,000	40,463	590,463	7.62

Centerville City Corporation

Pledged Revenue Bond Coverage (Continued)
Last Ten Fiscal Years

Water Revenue Bonds

Fiscal Year	Operating Revenue	Operating Transfers	Operating Expenses Less Depreciation	Net Available Revenue	Principal	Interest	Total	Coverage
2011	2,537,339	(82,220)	(1,611,315)	843,804	218,000	134,742	$ 352,742	2.39
2012 (2)	2,672,694	(19,765)	(1,624,593)	1,028,336	236,000	110,135	$ 346,135	2.97
2013	2,600,263	-	(2,064,481)	535,782	313,619	77,606	$ 391,225	1.37
2014	2,980,802	(74,570)	(1,936,189)	970,043	355,000	106,012	$ 461,012	2.10
2015	2,842,413	-	(2,163,073)	679,340	365,000	98,813	$ 463,813	1.46
2016	3,638,778	-	(2,248,384)	1,390,394	405,000	87,063	$ 492,063	2.83
2017	3,881,109	177,385	(2,228,181)	1,830,313	425,000	70,786	$ 495,786	3.69
2018	3,941,333	1,102	(2,201,336)	1,741,099	185,000	64,869	$ 249,869	6.97
2019	3,885,841	-	(2,537,878)	1,347,963	265,000	60,863	$ 325,863	4.14
2020	4,055,585	-	(2,792,755)	1,262,829	285,000	53,988	$ 338,988	3.73

(1) Water Series 2003 Drainage Utility revenues are also pledged

(2) 2012 Principal & Interest is current portion due only. The 2002 & 2003 bond issues were refunded along with new debt issued.

Centerville City Corporation

Demographic and Economic Statistics

Calendar Year	Population (1)	Per Capita Income (2)	Personal Income (2)	Unemployment Rate (3)	Median Age (4)	Average Size of Household (4)
2010	15,335	33,104	507,649,840	6.7	31.7	3.21
2011	15,440	33,817	522,134,480	5.2	31.7	3.21
2012	16,203	34,755	563,135,265	4.3	31.7	3.21
2013	16,624	35,430	588,988,320	3.6	31.7	3.21
2014	16,819	35,898	603,768,462	3.5	31.7	3.21
2015	16,877	34,324	579,286,148	2.9	31.7	3.21
2016	17,286	31,049	536,713,014	3.1	33.7	3.06
2017	17,657	34,478	608,778,046	2.9	36.5	3.08
2018	17,700	35,512	628,568,418	2.5	36.8	3.08
2019	17,587	36,736	646,076,032	2.3	36.5	3.09

(1) Years 2002-2009, 2000 United States Census Report and estimates average growth; 2010, 2010 Census and 2011, 2012 State of Utah.
(2) U.S. Department of Commerce
(3) Utah Department of Workforce Services
(4) United States Census Reports, years 2001-2009, 2000 report; 2010 year 2010-2012.

Centerville City Corporation

Principal Employers
Current Year and Ten Years Ago

	2020			2010		
Employer	Employees	Rank	Type of Business	Employees	Rank	Type of Business
Davis School District	250-499	1	Eduction	250-499	1	Education
Wal Mart	250-499	2	General Merchandise	250-499	4	General Merchandise
Target	100-249	3	General Merchandise	100-249	3	General Merchandise
Deseret Industries	100-249	4	Retail Trade	100-249	6	Retail Trade
Management & Training Corp	500-999	5	Job Training Services	100-249	2	Job Training Services
Dicks Market	100-249	6	Grocery Store	100-249	5	Grocery Store
InterForm	100-249	7	General Merchandise	100-249		General Merchandise
The Home Depot	100-249	8	General Merchandise	NA	7	General Merchandise
Megaplex	100-249	9	Entertainment	NA		Entertainment
Kohls	100-249	10	General Merchandise	NA		General Merchandise

Source: Community Development Business License Database

Centerville City Corporation

Full-time Equivalent City Government Employees by Function/Program
Last Ten Fiscal Years

Function	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
General government										
Administration	3	4	4	4	4	4	3	3	3	3
Finance/Admin. services	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Justice Court	3.25	3.00	3.00	3.00	3.00	3.00	2.50	2.50	3.00	3.00
Total General Government	10.25	11.00	11.00	11.00	11.00	11.00	9.50	9.50	10.00	10.00
Police	25	25	25	25	25	26	29.0	30.0	31.0	31.0
Community Development	3	3	3	3	3	3	3	3	3	3
Public Works										
Administration	4	4	4	4	4	4	4	4	4	5
Streets	4	4	4	4	4	4	4	4	4	4
Water	5.5	5.5	5.5	5.5	5.5	5.5	6.5	6.5	6.5	5.5
Drainage	1	1	1	1	1	1	1	1	1	1
Total Public Works	14.5	14.5	14.5	14.5	14.5	14.5	15.5	15.5	15.5	15.5
Parks & Recreation										
Parks	9.5	9.5	9.5	9.5	9.5	9.5	9.5	10.8	10.8	10.0
Recreation	6.5	6.5	6.5	6.5	6.5	6.5	6.5	5.5	5.0	2.0
Museum	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
Building Maintenance	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75
Total Parks and Rec	17.25	17.25	17.25	17.25	17.25	17.25	17.25	17.25	17.25	13.25
Total Primary Government	70.00	70.75	70.75	70.75	70.75	71.25	74.25	75.25	76.75	72.75

Sources: Centerville City Payroll

Centerville City Corporation

General Fund Expenditures by Function
Last Ten Fiscal Years

Fiscal Year	General Government	Public Safety	Public Works	Community Development	Parks & Recreation	Total
2011	1,320,672	2,879,202	2,017,916	375,609	884,478	$ 7,477,877
2012	1,392,886	3,119,574	1,465,215	451,462	915,767	$ 7,344,904
2013	1,335,371	3,111,317	1,454,321	343,833	857,772	$ 7,102,614
2014	1,380,944	3,194,578	2,238,112	345,980	1,007,872	$ 8,167,486
2015	1,405,409	3,394,303	1,774,789	355,398	1,059,677	$ 7,989,576
2016	597,100	3,201,291	1,154,582	408,860	964,216	$ 6,326,049
2017	555,785	3,387,347	1,139,969	345,792	935,066	$ 6,363,959
2018	375,169	3,387,167	1,143,810	354,522	992,268	$ 6,252,936
2019	442,912	3,544,507	1,070,901	346,137	994,179	$ 6,398,636
2020	1,074,311	3,505,613	625,334	321,927	911,443	$ 6,438,628

Centerville City Corporation

Operating Indicators by Function
Last Ten Fiscal Years

Function	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Community development										
Single Dwelling permits	10	32	40	16	7	27	24	15	17	34
Double Dwelling permits	8	22	40	23	-	1	29	19	-	-
Multi-family Dwelling permits	-	3	1	-	-	4	72	-	-	-
Commercial permits	7	23	15	16	36	27	23	17	7	31
Demolition permits	2	-	2	3	5	4	2	3	-	2
Permit process time	7 days	5 days	5 days	5 days	3-5 days	3-5 days	3-5 days	3-5 days	3-5 days	3-5 days
Parks, Recreation and Trails										
Developed Acreage	88	88	88	88	88	88	88	93	93	93
Undeveloped Acreage	35	35	35	35	35	35	35	30	30	30
Youth in Recreation Programs	2,446	2,510	2,374	2,150	2,476	2,153	2,339	2,193	2,258	82
Police Services										
Expenditures per officer	119,140	125,047	136,302	143,876	132,710	141,519	139,561	143,882	126,722	146,571
Average response time (minutes)	3	3.63	3.45	1.20	n/a	3	4.04	4.12	4.10	n/a
Police reports per officer	124	130	138	145	n/a	n/a	n/a	n/a	n/a	n/a
Water										
Gallons billed	503,910,000	482,390,000	452,190,000	434,060,000	420,900,000	417,030,000	421,080,000	445,474,000	440,902,000	439,837,000
Residential connections	4,110	4,114	4,211	4,275	4,468	4,492	4,580	4,633	4,621	4,630
Other connections	463	465	467	483	501	502	246	272	268	294
Taxes										
Taxable sales per capita (local option)	20,954	22,136	22,930	22,851	23,650	24,776	26,879	28,122	28,919	31,481
Sales tax revenue per capita (local option)	$178.22	$193.51	$197.30	$200.65	$208.66	$219.09	$237.69	$248.68	$255.73	$278.38
Property tax revenue per capita (non RDA)	$62.45	$60.35	$60.82	$59.97	$56.60	$59.07	$72.14	$93.78	$91.73	$91.34
Franchise tax per capita	$63.02	$64.05	$64.05	$68.83	$67.33	$67.64	$65.18	$62.25	$57.66	$57.82
Total tax revenues per capita	$303.69	$317.91	$232.91	$360.59	$375.07	$383.50	$457.38	$404.71	$405.12	$427.54
General Fund revenues per capita	$485.00	$483.03	$473.93	$483.80	$489.22	$459.17	$404.57	$438.96	$444.23	$468.43
General Fund expenditures per capita	$493.00	$490.52	$438.36	$463.25	$478.71	$437.92	$392.21	$377.74	$389.22	$358.17
Capital improvement expenditures per capita	$394.00	$391.60	$112.52	$95.06	$31.32	$121.36	$59.40	$70.65	$40.02	$202.97

Sources: Centerville City

Centerville City Corporation

Capital Asset Statistics by Function
Last Ten Fiscal Years

Function	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Population Estimate (1)	15,440	15,530	16,203	16,624	16,849	16,877	17,286	17,657	17,700	17,587
City Hall and Justic Court	1	1	1	1	1	1	1	1	1	1
Museum	1	1	1	1	1	1	1	1	1	1
Streets & Public Works										
Miles of Streets	64	64	64	64	65	67	67	67	68	68
Number of Street Lights	725	728	733	741	753	753	753	753	753	762
Public Works Office, Maintenance, Storage	2	2	2	2	2	2	2	2	2	2
Number of Police Stations (included in City Hall)	1	1	1	1	1	1	1	1	1	1
Number of Police Officers	17	17	17	17	18	18	18	19	20	21
Municipal Water										
Number of Customers	4,589	4,624	4,699	4,758	4,763	4,763	4,826	4,821	4,889	4,889
Miles of Water Mains	74	77	78	78	80	81	81	82	82	82
Number of Culinary Water Wells	8	8	8	9	9	9	9	9	9	9
Number of Culinary Water Storage Tanks	6	6	6	6	6	6	6	6	6	6
Waste Collection										
Number of primary residential customers	4,024	4,127	4,152	4,196	4,239	4,239	4,286	4,385	4,319	4,319
Number of recycling customers	3,416	3,546	3,582	3,674	3,701	3,771	3,793	3,892	3,862	3,862
Number of green waste customers	905	1,066	1,075	1,118	1,230	1,255	1,248	1,303	1,291	1,291
Building Permits Issued (new construction, includes remodel)	98	80	96	74	216	240	122	47	87	65
Parks & Recreation										
Office, Maintenance, Storage Buildings	1	1	1	1	1	1	1	1	1	1
Developed Parks	7	7	7	7	7	7	7	7	7	7
Undeveloped Parks & Trails	5	5	5	5	5	5	5	5	5	5
Pavilions	7	7	7	7	7	7	7	8	8	9
Tennis Courts	4	4	4	4	4	4	4	4	4	3
Baseball Fields	4	4	4	4	4	4	4	4	4	4

Sources: Centerville City Public Works, Parks, Police, Community Development and Administration departments
(1) Years 2003-2009 based on 2000 Census and subsequent years are estimated on new construction. 2010-12 is 2010 Census, following years are estimated from new construction.

OTHER COMMUNICATIONS FROM INDEPENDENT AUDITORS

Larson
CERTIFIED PUBLIC ACCOUNTANTS

Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

The Honorable Mayor, and
Members of the City Council
Centerville City, Utah

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Centerville City, Utah (herein referred to as the "City"), as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the City's basic financial statements and have issued our report thereon dated November 30, 2020.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Larson & Company, PC

Larson & Company, PC

Spanish Fork, Utah
November 30, 2020

Larson
CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE AND ON INTERNAL CONTROL OVER COMPLIANCE AS REQUIRED BY THE *STATE COMPLIANCE AUDIT GUIDE*

The Honorable Mayor, and
Members of the City Council
Centerville City, Utah

Report on Compliance with General State Compliance Requirements

We have audited Centerville City, Utah's (herein referred to as the "City") compliance with the applicable general state compliance requirements described in the *State Compliance Audit Guide*, issued by the Office of the Utah State Auditor, that could have a direct and material effect on the City for year ended June 30, 2020.

General state compliance requirements were tested for the year ended June 30, 2020 in the following areas:

Budgetary Compliance	Cash Management
Fund Balance	Enterprise Fund Transfers
Justice Courts	Tax Levy Revenue Recognition
Restricted Taxes and Related Revenues	Impact Fees
Open and Public Meetings Act	Utah Retirement Systems
Fraud Risk Assessment	Public Treasurer's Bond

Management's Responsibility

Management is responsible for compliance with the general state requirements referred to above.

Auditors' Responsibility

Our responsibility is to express an opinion on *city*'s compliance based on our audit of the compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; and the *State Compliance Audit Guide*. Those standards and the *State Compliance Audit Guide* require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the compliance requirements referred to above that could have a direct and material effect on *city* occurred. An audit includes examining, on a test basis, evidence about *city*'s compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance with general state compliance requirements. However, our audit does not provide a legal determination of city's compliance.

Opinion on General State Compliance Requirements and Each Major State Program

In our opinion, Centerville City, complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on the City or on each of its major state programs for the year ended June 30, 2020.

Other Matters

The results of our auditing procedures disclosed instances of noncompliance, which are required to be reported in accordance with the *State Compliance Audit Guide* and which are described in our separate letter to management as item SC-2020.1. Our opinion on compliance is not modified with respect to these matters.

The City's response to the noncompliance findings identified in our audit is described in the accompanying management letter. The City's response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

REPORT ON INTERNAL CONTROL OVER COMPLIANCE

Management of city is responsible for establishing and maintaining effective internal control over compliance with the compliance requirements referred to above. In planning and performing our audit of compliance, we considered city's internal control over compliance with the compliance requirements that could have a direct and material effect on city to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance with general state compliance requirements and to test and report on internal control over compliance in accordance with the *State Compliance Audit Guide*, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of city's internal control over compliance.

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a general state compliance requirement on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a general state compliance requirement will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a general state compliance requirement that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control and compliance and the results of that testing based on the requirements of the *State Compliance Audit Guide*. Accordingly, this report is not suitable for any other purpose.

Larson & Company, PC

Larson & Company, PC

Spanish Fork, Utah
November 30, 2020

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

The Honorable Mayor, and
Members of the City Council
Centerville City, Utah

Report on Compliance for Each Major Federal Program

We have audited Centerville City's (the "City") compliance with the types of compliance described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended June 30, 2020. Centerville City's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the City's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the City's compliance.

Opinion on Each Major Federal Program

In our opinion, Centerville City, Utah complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2020.

Report on Internal Control over Compliance

Management of the City is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

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A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Larson & Company, PC

Larson & Company, PC
Spanish Fork, Utah

November 30, 2020

Centerville City Corporation
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
June 30, 2020

Federal Grantor/Pass-Through Grantor/Program Title	Federal CFDA Number	Direct or Pass-Through Grantor's Contract	Program Expenditures
U.S Department of the Interior			
Passed through the Utah Division of Parks and Recreation:			
* Outdoor Recreation Acquisition Development and Planning			
Island View Park Renovation	15.916	49-00389	575,745
Total Department of the Interior			**575,745**
U.S Department of Justice			
Bulletproof Vest Partnership Program Passed through the USTC	16.607	19097467	**1,345**
Justice Assistance Grant (JAG)	16.738	87-6000905	**5,264**
Criminal and Juvenile Justice: Justice Assistance Grant	16.738	87-6000905	**2,342**
Total Department of Justice			**8,951**
U.S Department of the Treasury			
Coronavirus Relief Fund	21.019		324,194
Total U.S Deparment of the Treasury			**324,194**
TOTAL EXPENDITURES OF FEDERAL AWARDS			**908,890**

* Denotes a Major Program

See notes to schedule of expenditures of federal awards

Centerville City Corporation
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
June 30, 2020

Note A – Basis of Presentation

The accompanying schedule of expenditures of federal awards (schedule) includes the federal award activity of Centerville City, Utah under programs of the federal government for the year ended June 30, 2020. The information in this schedule is presented in accordance with the requirements of *Title 2 U.S. Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the schedule presents only a selected portion of the operations of Centerville City, Utah, it is not intended to and does not present the net position, or statement of activities of Centerville City, Utah.

Expenditures reported on the schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursements.

Centerville City, Utah has elected to use the 10 percent de minimus indirect cost rate as allowed under the Uniform Guidance.

Centerville City Corporation
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
June 30, 2020

I. Summary of Auditor's Results

Financial Statements

Type of auditor's report issued on governmental activities, business-type Activities, each major fund, and aggregate remaining fund information	Unmodified
Internal Control over financial reporting:	
• Material weaknesses identified	☐ Yes ☒ No
• Significant deficiencies identified	☐ Yes ☒ No
Noncompliance material to the financial statements noted?	☐ Yes ☒ No

Federal Awards

Internal control over federal programs	
• Material weaknesses identified	☐ Yes ☒ No
• Significant deficiencies identified	☐ Yes ☒ No
Type of auditor's report issued on compliance for major federal programs:	Unmodified
Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?	☐ Yes ☐ No

Identification of Federal Major Programs and Type of Auditor's Report Issued on Compliance for Major Federal Programs

Name of federal program or cluster	CFDA
Outdoor Recreation Acquisition, Development and Planning	15.916

Dollar threshold used to distinguish between type A and type B Programs:	$750,000
Auditee qualified as a low-risk auditee?	☐ Yes ☒ No

Centerville City Corporation
SCHEDULE OF FINDINGS AND QUESTIONED COSTS (continued)
June 30, 2020

II. Financial statement findings

No financial statement findings to report.

III. Federal award findings and questioned costs

No federal award findings to report.

CENTERVILLE
CITY COUNCIL
Staff Backup Report
12/15/2020

Item No. 3.

Short Title: Bid Awards for Storm Drain Replacement Project #20-100

Initiated By: Kevin Campbell, City Engineer and Mike Carlson, Water Department Supervisor

Scheduled Time:

SUBJECT

Consider bid awards for Storm Drain Replacement Project #20-100 located at 650 North - UPR ROW to 1000 West to the following:

1. To Kapp Construction for labor in the amount of $70,406
2. To Oldcastle Infrastructure for materials in the amount of $19,266 plus tax

RECOMMENDATION

Award bids for Storm Drain Replacement Project #20-100 located at 650 North - UPR ROW to 1000 West to the following:

1. To Kapp Construction for labor in the amount of $70,406
2. To Oldcastle Infrastructure for materials in the amount of $19,266 plus tax

BACKGROUND

The City is undertaking a storm drain replacement project of a deteriorated 36" diameter CMP system along the north property line of the Jed Taylor property at about 650 North - UPR ROW to 1000 West. Seven bids were received by the City regarding labor for the project. Kevin Campbell recommends awarding the bid for the labor to Kapp Construction in the amount of $70,406. Two bids were received by the City regarding materials for the project. Michael Carlson recommends awarding the bid for the materials to Oldcastle Infrastructure in the amount of $19,266 plus tax.

See the attached bid tabulations and recommendations from the City Engineer, Kevin Campbell and the Water Department Supervisor, Mike Carlson.

ATTACHMENTS:

Description

- City Engineer Email Recommendation
- Bid Tabulation for Storm Drain Replacement - Labor
- Storm Drain Replacement - Notice of Award for Labor
- Water Department Supervisor Memo Recommendation

Lisa Romney

From: Kevin Campbell <Kevin.Campbell@esieng.com>
Sent: Tuesday, December 8, 2020 10:31 AM
To: Brant Hanson; Janet Denison
Cc: Randy Randall; Mike Carlson; Cameron Woodbury; Dave Walker; Brian Naylor; Lisa Romney
Subject: 650 North Storm Drain Replacement - Notice of Award
Attachments: 00 51 00 Notice of Award.pdf; 12-3-2020 Bid Tab 20-100 Storm Drain Replacement.pdf

Brant,

The City received 7 bids last week for the above referenced project. The bids received were as follows:

1.	Kapp Construction	$70,406.00
2.	GCI	$75,263.40
3.	Paragon Const	$76,926.00
4.	Allied Tech	$81,848.32
5.	Trapp Const	$85,717.55
6.	Ormond Const	$87,727.00
7.	MC Green	$95,916.20
	Engineer Estimate	$75,000.00

This is a City storm drain replacement project of an old deteriorated, 36" Diameter CMP storm drain system along the north property line of the Jed Taylor Property at about 650 North 1000 West.

It is recommended that the project be awarded to Kapp Construction in the amount of $70,406.00.

We have worked with Kapp on several projects over the years and they are qualified and capable to complete this work.

The Pipe bid sent from Mike Carlson, also needs to be awarded.

Let me know of any questions or concerns.

Kevin

Kevin Campbell, P.E.
Centerville City Engineer

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

This email may contain confidential or privileged information. If you believe you have received it in error, please notify the sender immediately and delete this message without copying or disclosing it.

BID TABULATION FOR CENTERVILLE CITY

Storm Drain Replacement – 650 N - UPR ROW to 1000 W - Project #20-100				Kapp Construction		Green Construction Inc.		Paragon Construction Systems		Allied Underground Technology		Trapp Construction		Ormond Construction		MC Geen & Sons Inc.	
Item No.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Excavate and haul away native material (including rocks over 4" dia.)	450	CY	$20.00	$9,000.00	$30.40	$13,680.00	$17.00	$7,650.00	$38.12	$17,154.00	$17.00	$7,650.00	$25.00	$11,250.00	$34.58	$15,561.00
2	Remove and haul away existing 36" corrugated pipe	370	LF	$23.00	$8,510.00	$28.30	$10,471.00	$12.00	$4,440.00	$11.36	$4,203.20	$22.00	$8,140.00	$12.00	$4,440.00	$12.00	$4,440.00
3	Remove and haul away existing manhole	2	EA	$1,000.00	$2,000.00	$1,200.00	$2,400.00	$947.00	$1,894.00	$1,535.00	$3,070.00	$1,500.00	$3,000.00	$1,600.00	$3,200.00	$2,500.00	$5,000.00
4	Install 36-in class 3 RCP pipe (PIPE PROVIDED BY CITY)	352	LF	$38.00	$13,376.00	$30.20	$10,630.40	$55.00	$19,360.00	$32.11	$11,302.72	$65.00	$22,880.00	$53.50	$18,832.00	$64.55	$22,721.60
5	Import untreated base course including compaction	210	TN	$21.00	$4,410.00	$17.80	$3,738.00	$18.00	$3,780.00	$17.94	$3,767.40	$27.00	$5,670.00	$25.00	$5,250.00	$23.04	$4,838.40
6	Import gravel bedding	580	TN	$22.00	$12,760.00	$27.80	$16,124.00	$25.00	$14,500.00	$23.90	$13,862.00	$24.50	$14,210.00	$30.00	$17,400.00	$26.34	$15,277.20
7	Separation / Drainage fabric	1	LS	$500.00	$500.00	$1,450.00	$1,450.00	$1,551.00	$1,551.00	$1,380.00	$1,380.00	$3,300.00	$3,300.00	$1,250.00	$1,250.00	$2,500.00	$2,500.00
8	Provide & Install 72" storm drain manhole (including core, grout, and collars)	2	EA	$5,750.00	$11,500.00	$4,950.00	$9,900.00	$5,953.00	$11,906.00	$5,997.00	$11,994.00	$4,500.00	$9,000.00	$7,000.00	$14,000.00	$6,889.00	$13,778.00
9	Core-drill existing inlet (including concrete collar and grout)	1	EA	$2,150.00	$2,150.00	$1,250.00	$1,250.00	$1,114.00	$1,114.00	$1,535.00	$1,535.00	$1,600.00	$1,600.00	$1,150.00	$1,150.00	$1,800.00	$1,800.00
10	Pothole existing utility as per Engineer to verify new storm drain alignment	1	LS	$1,200.00	$1,200.00	$620.00	$620.00	$2,102.00	$2,102.00	$880.00	$880.00	$2,500.00	$2,500.00	$500.00	$500.00	$3,500.00	$3,500.00
11	Mobilization, traffic control	1	LS	$5,000.00	$5,000.00	$5,000.00	$5,000.00	$8,629.00	$8,629.00	$12,700.00	$12,700.00	$7,767.55	$7,767.55	$10,000.00	$10,000.00	$6,500.00	$6,500.00
	Total (Items 1-11)				**$70,406.00**		**$75,263.40**		**$76,926.00**		**$81,848.32**		**$85,717.55**		**$87,272.00**		**$95,916.20**

Section 00 51 00 Notice of Award

Date: 12/7/2020

Project: Storm Drain Replacement – 650 N - UPR ROW to 1000 W	
Owner: Centerville City	Owner's Contract No.:20-100
Contract: Storm Drain Replacement – 650 N - UPR ROW to 1000 W	Engineer's Project No.:20-100
Bidder: Kapp Construction	
Bidder's Address: 1595 West 3300 South	
Ogden, UT 84401-3355	

You are notified that your Bid dated 12/3/2020 for the above Contract has been considered. You are the apparent Successful Bidder and are awarded a Contract for Bid Schedule Items 1-11.

The Contract Price of your Contract is Seventy Thousand Four Hundred Six 00/100 Dollars ($70,406.00).

3 copies of the proposed Contract Documents (except Drawings) accompany this Notice of Award.

3 sets of the Drawings will be delivered separately or otherwise made available to you immediately.

You must comply with the following conditions precedent within [15] days of the date you receive this Notice of Award.

1. Deliver to the Owner [3] fully executed counterparts of the Contract Documents.
2. Deliver with the executed Contract Documents the Contract security [Bonds] as specified in the Instructions to Bidders (Article 20), General Conditions (Paragraph 5.01), and Supplementary Conditions (Paragraph SC-5.01).
3. Other conditions precedent:
   None

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within ten days after you comply with the above conditions, Owner will return to you one fully executed counterpart of the Contract Documents.

Owner

By: _____

Authorized Signature

Title

Copy to Engineer

Storm Drain Line for UPR to 1000 West
Project #20-100

BID RESULTS FOR UPR to 1000 West Storm Drain Line

Date 11/30/2020

1. Oldcastle Infrastructure $19,266.00

2. Geneva Pipe $22,316.64

We have reviewed the bid for materials from Oldcastle Infrastructure for $19,266.00 plus tax. We recommend awarding this bid to Oldcastle Infrastructure and find they meet all of the specifications.

Note; there are only two pipe suppliers that I know who makes pipe for sale.

Respectfully submitted,

Michael Carlson
Water Department Supervisor

MC

CENTERVILLE
CITY COUNCIL
Staff Backup Report
12/15/2020

Item No. 4.

Short Title: UDOT Right of Way Contract to Purchase Property for West Davis Corridor

Initiated By: Wendy Hansen, UTOT Representative

Scheduled Time:

SUBJECT

Consider Right of Way Contract between Centerville City and UDOT regarding UDOT's offer to purchase City property located at approximately 2050 North Frontage Road for the West Davis Corridor

RECOMMENDATION

Approve Right of Way Contract between Centerville City and UDOT regarding UDOT's offer to purchase City property located at approximately 2050 North Frontage Road for the West Davis Corridor.

BACKGROUND

UDOT is constructing a new 19-mile four-lane divided highway project in Davis County to be known as the West Davis Corridor. Construction of the West Davis Corridor is scheduled to begin in the spring of 2021. The first phase of construction will connect I-15 and Legacy Parkway at approximately Glovers Lane in Farmington. Part of this first phase of construction includes roadway and other improvements impacting properties in northern Centerville along Frontage Road. In order to accommodate the new construction, UDOT must acquire additional right of way from certain properties along Frontage Road. City-owned property is one of the impacted properties needed for UDOT right of way acquisition. UDOT has offered to purchase fee title to approximately 0.2387 acres (10,398 square feet) of City property and to acquire an easement over approximately 0.1334 acres (5,812 square feet) of City property located at approximately 2050 North Frontage Road (near Phase 2 and Phase 3 of the Lexington Park Subdivisions). Staff has worked with UDOT to get additional language added to the purchase contract regarding drainage and restoration of landscaping. The relevant documents regarding the right of way acquisition are attached. UDOT representatives will be available at the meeting to address questions.

More information about the West Davis Corridor can be obtained here: West Davis Corridor

ATTACHMENTS:

Description

- UDOT - ROW Contract to Purchase - 209B
- UDOT - Quitclaim Deed and Easement

Utah Department of Transportation
Right of Way Contract
Fee Simple Acquisition - Strip

Project No: S-R199(229) Parcel No.(s): 209B, 209B:E

Pin No: 11268 Job/Proj No: 72698 Project Location: West Davis Corridor
County of Property: DAVIS Tax ID(s) / Sidwell No: 07-194-0216 & 07-210-0324
Property Address: Approx. 2069 North 725 West CENTERVILLE UT, 84014
Owner's Address: 250 North Main , Centerville, UT, 84014
Primary Phone: (801) 677-6094 Owner's Home Phone: Owner's Work Phone: (801) 677-6094
Owner / Grantor (s): Centerville City, a Utah municipal corporation
Grantee: Utah Department of Transportation (UDOT)/The Department

IN CONSIDERATION of the foregoing and other considerations hereinafter set forth, it is mutually agreed by the parties as follows:
The Grantor hereby agrees to convey and sell by Quit Claim, Perpetual Easement a parcel(s) of land known as parcel number(s) 209B, 209B:E for transportation purposes. This contract is to be returned to: Wendy Hansen (Consultant), Right of Way Agent c/o Utah Department of Transportation, 4501 South 2700 West, P.O. Box 148420, Salt Lake City, UT 84114-8420.

1. Grantor will transfer property free of all liens and encumbrances except recorded easements.
2. Grantor agrees to transfer property free of all debris and any known hazardous materials (including paint or other household products.)
3. Grantor shall leave the property in the same condition, as it was when this contract was signed. No work, improvement, or alteration will be done to the property other than what is provided for in this agreement. Grantor agrees to maintain the property until the Department takes possession.
4. Grantor agrees to pay any and all taxes assessed against this property to the date of closing.
5. The Department shall pay the Grantor and or other parties of interest for the real property in the deed(s) and/or easement(s) referenced above.
6. "Transportation Purposes" is defined as follows: The public use for which the property or property right is being acquired herein, may include but is not limited to the following possible uses: the construction and improvement of a highway, which may include interchanges, entry and exit ramps, frontage roads, bridges, overpasses, rest areas, buildings, signs and traffic control devices, placement of utilities, clear zones, maintenance facilities, detention or retention ponds, environmental mitigation, maintenance stations, material storage, slope protections, drainage appurtenance, noise abatement, landscaping, transit, project caused statutory relocations, and other related transportation uses.
7. The Grantor(s) is aware that Utah Code Ann. Sect. 78B-6-520.3 provides that in certain circumstances, the seller of property which is being acquired for a particular public use, is entitled to receive an offer to repurchase the property at the same price that the seller received, before the property can be put to a different use.
8. Grantor shall indemnify and hold harmless Grantee from and against any and all claims, demands and actions, including costs, from lien holders or lessees of the property.
9. Upon execution of this contract by the parties, Grantor grants the Department, its contractors, permittees, and assigns, including but not limited to, utilities and their contractors, the right to immediately occupy and commence construction or other necessary activity on the property acquired for the state transportation project.

Additional Terms:
UDOT will ensure the WDC project does not increase the risk of flooding within city limits and will obtain written approval from the City for any changes to City-owned drainage facilities.

UDOT will replace in kind any City-owned landscaping features that are impacted by the project.

Total Selling Price $58,800.00

CONFIRMATION OF AGENCY DISCLOSURE. Buyer and Seller acknowledge prior written receipt of agency disclosure provided by their respective agent that has disclosed the agency relationships confirmed below. At the signing of the Purchase Contract;

Buyer's Agent_____, represents purchaser.
Buyer's Brokerage_____, represents purchaser.

Utah Department of Transportation
Right of Way Contract
Fee Simple Acquisition - Strip

Project No: S-R199(229) Parcel No.(s): 209B, 209B:E

Pin No: 11268 Job/Proj No: 72698 Project Location: West Davis Corridor
County of Property: DAVIS Tax ID(s) / Sidwell No: 07-194-0216 & 07-210-0324
Property Address: Approx. 2069 North 725 West CENTERVILLE UT, 84014
Owner's Address: 250 North Main, Centerville, UT, 84014
Primary Phone: 801-941-7030 Owner's Home Phone: Owner's Work Phone: (801)941-7030
Owner / Grantor (s): Centerville City, a Utah municipal corporation
Grantee: Utah Department of Transportation (UDOT)/The Department

Grantor's Initials

_____

Grantor understands this agreement is an option until approved by the Director of Right of Way.
Grantors acknowledge and accept the percent of ownership listed below and agree that the portion of the total selling price they each receive, will correspond with their respective percent of ownership.
This Contract may be signed in counterparts by use of counterpart signature pages, and each counterpart signature page shall constitute a part of this Contract as if all Grantors signed on the same page.

	Percent		**Date**
_____	100%	_____	_____
		Centerville City	

Right of Way Agents

_____ _____
Wendy Hansen (Consultant) / Acquisition Agent

_____ _____
Dian McGuire / Team Leader

_____ _____
Approved by Director of Right of Way

OWNERSHIP RECORD

Title by: KJB
Date: February 2020
County: Davis
Parcel No.: R199:209B
Type Ownership: Corporation
Tax ID No.: 07-194-0216 & 07-210-0324
Project No.: S-R199(229)
PIN No.: 11268
Recorded Owner: Centerville City, a Utah municipal corporation
Address: 250 North Main, Centerville, UT 84014
Property Address: Approx. 2069 North 725 West, Centerville, UT 84014

Entry No.	Book	Page	Type Instr.	Date Signed	Date Recorded
1780209	3111	199	Warranty Deed	22 Aug 2002	23 Aug 2002

Description:
PARCEL A, PHASE 2
All of Parcel A, Lexington Park Subdivision Phase 2. Cont. 0.48 acres. (Being a Detention Basin and Public Pathway). Excepting the easterly 1.85 feet thereof. Total acreage 0.468.

PARCEL A, PHASE 3
All of Parcel A, Lexington park Subdivision Phase 3. Cont. 0.48 acres. Excepting the easterly 1.85 feet thereof. Total acreage 0.468 acres.

Calculated area: The above described tract of land contains 41,622 square feet or 0.956 acre.

Grantor: Lexington Park Homeowners Association, a Utah non-profit corporation

Note: Not all descriptions shown in vesting deed are shown in the ownership, since they are not contiguous.

Subject to an Easement, signed on March 3, 1997, recorded on March 27, 1997, as Entry No. 1312815 in Book 2110 at Page 200, between Symphony Development Corporation, in favor of Centerville city, a municipal corporation of the State of Utah.

Continued on Page 2

PIN No.: 11268
Project No.: S-R199(229)
Parcel No.: R199:209B

Subject to an Easement, signed on April 1, 1984, recorded on May 14, 1984, as Entry No. 671957 in Book 989 at Page 1172, between the Kimball-Lodden Investment Co., a Utah General Partnership, in favor of the Board of Education of Davis County School District.

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Easement

(CITY)

Davis County

Tax ID No. 07-194-0216
07-210-0324
PIN No. 11268
Project No. S-R199(229)
Parcel No. R199:209B:E

Centerville City, a municipal corporation of the State of Utah, Grantor, hereby GRANTS and CONVEYS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN ($10.00) Dollars, and other good and valuable considerations, the following described easement in Davis County, State of Utah, to-wit:

A perpetual easement, upon part of an entire tract of property, situate in Parcel A, Lexington Park Subdivision Phase 2, according to the official plat thereof, recorded March 27, 1997 as Entry No. 1312812 in Book 2110 at Page 180 and Parcel A, Lexington Park Subdivision Phase 3, according to the official plat thereof, recorded February 25, 1999 as Entry No. 1490619 in Book 2454 at Page 223, in the office of the Davis County Recorder, situate in the NW1/4 SW1/4 and the SW1/4 SW1/4 of Section 31, Township 3 North, Range 1 East, Salt Lake Base and Meridian, for the purpose of constructing and maintaining cut and/or fill slopes and appurtenant parts thereof to facilitate the construction of SR-67 West Davis Highway, known as Project No. S-R199(229). This easement includes the right to construct, maintain, and continue the existence of said cut and/or fill slopes in the same grade and slope ratio as constructed by Grantee. This easement shall run with the real property and shall be binding upon the Grantor, successors, heirs and assigns, and includes and conveys all rights of Grantor to change the vertical distance or grade of said cut and/or fill slopes. The boundaries of said part of an entire tract are described as follows:

Beginning at the intersection of the northerly boundary line of said entire tract and the easterly Frontage Road right of way line of said Project, which point is 17.81 feet S.89°53'26"E. from the Northwest corner of said Parcel A, Lexington Park Subdivision

Continued on Page 2

Phase 3; and running thence S.89°53'26"E. 20.01 feet to a point 57.50 feet perpendicularly distant easterly from the East Frontage Road right of way control line of said Project, opposite approximate Engineers Station 170+52.41; thence S.01°39'10"W. 519.81 feet to the southerly boundary line of Parcel A, Lexington Park Subdivision Phase 2, at a point 53.31 feet perpendicularly distant easterly from the East Frontage Road right of way control line of said Project, opposite approximate Engineers Station 165+31.47; thence N.89°48'30"W. 20.01 feet along said southerly boundary line to said easterly Frontage Road right of way line; thence N.01°39'10"E. 519.78 feet along said easterly Frontage Road right of way line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described part of an entire tract contains 10,398 square feet in area or 0.239 acre.

(Note: Rotate above bearings 00°21’07” clockwise to equal Highway bearings)

Continued on Page 3

PIN No. 11268
Project No. S-R199(229)
Parcel No. R199:209B:E

IN WITNESS WHEREOF, said Centerville City has caused this instrument to be executed by its proper officers thereunto duly authorized, this _____ day of _____, A.D. 20 _____.

STATE OF UTAH)
) ss.
COUNTY OF)

Centerville City

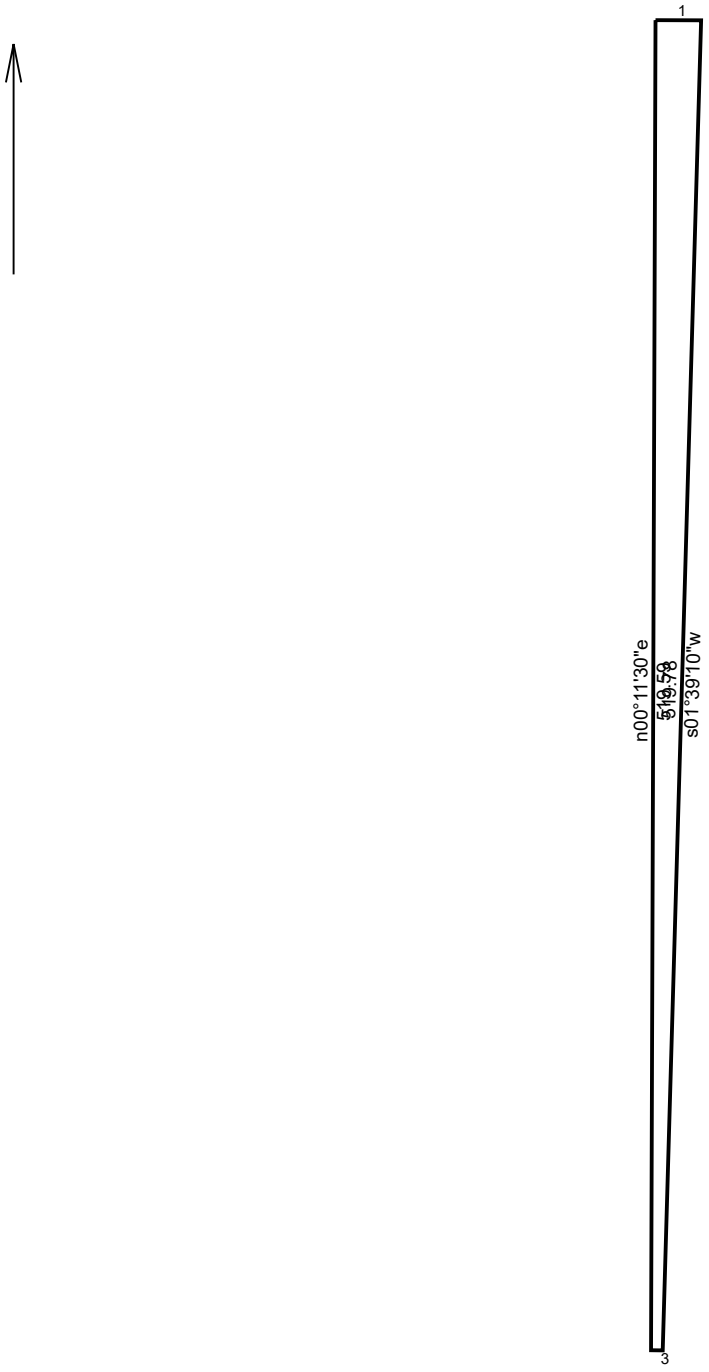
By _____

On the date first above written personally appeared before me, _____, who, being by me duly sworn, did say that _he is the _____ of Centerville City, a municipal corporation of the State of Utah, and that the within and foregoing instrument was signed in behalf of said municipal corporation by authority of a motion adopted at a regular meeting of the _____ held on the _____ of _____ A.D. 20 ____, and said acknowledged to me that said municipal corporation approved the same.

WITNESS my hand and official stamp the date in this certificate first above written:

_____
Notary Public

Prepared by ANP 03/17/2020 (Horrocks Engineers) 28th Partial CITY RW-09CY (12-01-03)
Revised by MWW 11/13/2020 (updated notary block per City's request)



11268_S-R199(229)_28P_209B_DeedPlot	3/16/2020
Scale: 1 inch= 75 feet	File: 11268_S-R199(229)_28P_209B_DeedPlot.ndp

Tract 1: 0.1334 Acres (5812 Sq. Feet), Closure: s38.0418e 0.01 ft. (1/182850), Perimeter=1062 ft.

01 s89.5326e 17.81
02 s01.3910w 519.78
03 n89.4830w 4.56
04 n00.1130e 519.59

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Quit Claim Deed

(CITY)
Davis County

Tax ID No. 07-194-0216
07-210-0324
PIN No. 11268
Project No. S-R199(229)
Parcel No. R199:209B

Centerville City, a municipal corporation of the State of Utah, Grantor, hereby QUIT CLAIMS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN ($10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Davis County, State of Utah, to-wit:

A parcel of land in fee, being part of an entire tract of property, situate in Parcel A, Lexington Park Subdivision Phase 2, according to the official plat thereof, recorded March 27, 1997 as Entry No. 1312812 in Book 2110 at Page 180 and Parcel A, Lexington Park Subdivision Phase 3, according to the official plat thereof, recorded February 25, 1999 as Entry No. 1490619 in Book 2454 at Page 223, in the office of the Davis County Recorder, situate in the NW1/4 SW1/4 and the SW1/4 SW1/4 of Section 31, Township 3 North, Range 1 East, Salt Lake Base and Meridian, incident to the construction of SR-67 West Davis Highway, known as Project No. S-R199(229). The boundaries of said parcel of land are described as follows:

Beginning at the Northwest corner of said Parcel A, Lexington Park Subdivision Phase 3; and running; thence S.89°53'26"E. 17.81 feet along the northerly boundary line of said Parcel A to a point 37.50 feet perpendicularly distant easterly from the East Frontage Road right of way control line of said Project, opposite approximate Engineers Station 170+51.87; thence S.01°39'10"W. 519.78 feet to the southerly boundary line of Parcel A, Lexington Park Subdivision Phase 2, at a point 33.31 feet perpendicularly distant easterly from the East Frontage Road right of way control line of said Project, opposite approximate

Continued on Page 2

Engineers Station 165+31.37; thence N.89°48'30"W. 4.56 feet along said southerly boundary line to the westerly boundary line of said Parcel A; thence N.00°11'30"E. 519.59 feet along the westerly boundary line of said Parcels A of said Subdivisions to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described parcel of land contains 5,812 square feet in area or 0.133 acre.

(Note: Rotate above bearings 00°21’07” clockwise to equal Highway bearings)

Continued on Page 3

PIN No. 11268
Project No. S-R199(229)
Parcel No. R199:209B

IN WITNESS WHEREOF, said Centerville City has caused this instrument to be executed by its proper officers thereunto duly authorized, this _____ day of _____, A.D. 20 _____.

STATE OF UTAH)
) ss.
COUNTY OF)

Centerville City

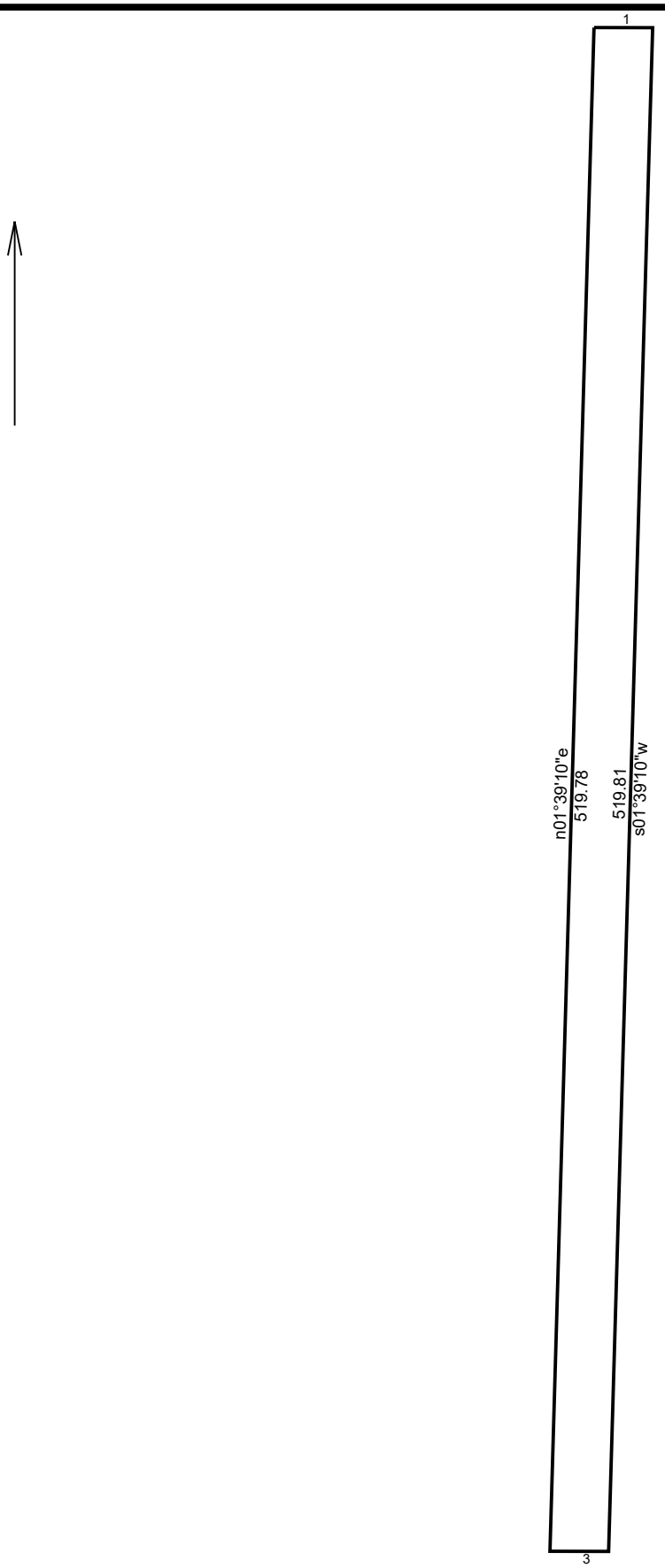
By _____

On the date first above written personally appeared before me, _____, who, being by me duly sworn, did say that _he is the _____ of Centerville City, a municipal corporation of the State of Utah, and that the within and foregoing instrument was signed in behalf of said municipal corporation by authority of a motion adopted at a regular meeting of the _____ held on the _____ of _____ A.D. 20 ____, and said acknowledged to me that said municipal corporation approved the same.

WITNESS my hand and official stamp the date in this certificate first above written:

_____
Notary Public

Prepared by ANP 03/16/2020 (Horrocks Engineers) 28th Partial CITY RW-05CY (12-01-03)
Revised by MWW 11/13/2020 (updated notary block per City's request)



11268_S-R199(229)_28P_209B_E_DeedPlot

3/17/2020

Scale: 1 inch= 58 feet

File: 11268_S-R199(229)_28P_209B_E_DeedPlot.ndp

Tract 1: 0.2387 Acres (10398 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/720452), Perimeter=1080 ft.

01 s89.5326e 20.01
02 s01.3910w 519.81
03 n89.4830w 20.01
04 n01.3910e 519.78

DAVIS COUNTY

T.3N.
S.L.B. & M.
R.1W.

n/a — Exist. Hwy N/A Line — n/a — n/a — Exist. Hwy N/A Line — n/a

RANGE 1 WEST
RANGE 1 EAST
2653.09
S00°04'00"E

rr — r/w n/a — Exist. Hwy R/W & N/A Line — Exist. Hwy R/W & N/A Line

ROW CONTROL LINE
1966.41 N00°31'50"E

SEE SHEET 15RW-06

3010+00

PT 157+89.54

SW1/4 SW1/4
SECTION 31

3015+00

PC 164+26.96

40 ACRE LINE

3020+00

NW1/4 SW1/4
SECTION 31

PT 169+41.08

SEE SHEET 15RW-08

n/a — Exist. Hwy N/A Line — n/a — n/a — Exist. Hwy N/A Line — n/a

A= 247.49' R= 19,983.00
CB= N01°01'39"E CD= 247.49'
Δ= 00°42'35"

ROW CONTROL LINE
637.43 N00°31'50"E

EAST FRONTAGE RD.

209B

A= 514.12' R= 19,983.00
CB= N01°16'04"E CD= 514.11'
Δ= 01°28'27"

1220.25
N02°00'17"E

4.56'

519.59'

519.78'

519.81'

FRTG R/W

FRTG RD. R/W LINE

STA: 165+31.36
OFF: 33.31' RT

STA: 165+31.34
OFF: 53.31' RT

20.01'

PE

CENTERVILLE CITY
ENTRY NO. 1780209
APPROX. 2069 N. 725 W.
'PARCEL A'

'PARCEL A'

1875 NORTH

160+00

2025 NORTH

PERPETUAL EASEMENT

209B :E

LOT 201

LOT 202

LOT 203

LOT 301

LOT 302

LOT 303

LEXINGTON PARK SUBDIVISION PH-1

LEXINGTON PARK SUBDIVISION PH-2

725 W. STREET

170+00

165+00

40 ACRE LINE

LEXINGTON PARK SUBDIVISION PH-3

0 50 100 200
FEET

REVISIONS

NO.	DATE	APPROVED BY	REMARKS

UTAH DEPARTMENT OF TRANSPORTATION
REGION ONE HORROCKS ENGINEERS

DRAWN BY MRL
CHECKED BY MWW
QC
APPROVED
DATE 10/24/2019
PROFESSIONAL LAND SURVEYOR

PROJECT: WEST DAVIS HIGHWAY
SR-67
PROJECT NUMBER: S-R199(229)
PIN 11268
RIGHT-OF-WAY

DAVIS
COUNTY
SHEET NO. TEMP-28P 15RW-07

4/13/2020 10:16:39 AM c:\pwwork\tlngiwes\d01d1224339\l1268_15RW-07.dgn

DAVIS COUNTY

RANGE 1 WEST
RANGE 1 EAST

T 3N.
R. 1W.
S.L.B. & M.

Exist. Hwy N/A Line

Exist. Hwy R/W & N/A Line

2653.09
S00°04'00"E

ROW CONTROL LINE
1966.41 N00°31'50"E

SW1/4 SW1/4
SECTION 31

NW1/4 SW1/4
SECTION 31

40 ACRE LINE

SEE SHEET 15RW-06

SEE SHEET 15RW-08

3010+00

3015+00

3020+00

PT 157+89.54

PC 164+26.96

PT 169+41.08

A= 247.49' R= 19,983.00
CB= N01°01'39"E CD= 247.49'
Δ= 00°42'35"

A= 514.12' R= 19,983.00
CB= N01°16'04"E CD= 514.11'
Δ= 01°28'27"

ROW CONTROL LINE
637.43 N00°31'50"E

EAST FRONTAGE RD.

1220.25
N02°00'17"E

1875 NORTH

2025 NORTH

160+00

165+00

170+00

209B

209B
:E

4.56'

20.01'

STA: 165+31.36
OFF: 33.31' RT

STA: 165+31.34
OFF: 53.31' RT

519.59'

519.78'

519.81'

FRTG R/W

FRTG RD. R/W LINE

PERPETUAL
EASEMENT

CENTERVILLE CITY
ENTRY NO. 1780209
APPROX. 2069 N. 725 W.
'PARCEL A'

'PARCEL A'

LOT 201

LOT 202

LOT 203

LOT 301

LOT 302

LOT 303

LEXINGTON PARK
SUBDIVISION PH-1

LEXINGTON PARK
SUBDIVISION PH-2

LEXINGTON PARK
SUBDIVISION PH-3

725 W. STREET

0 50 100 200
FEET

REVISIONS

NO.	DATE	APPROVED BY	REMARKS

UTAH DEPARTMENT OF TRANSPORTATION
REGION ONE HORROCKS ENGINEERS

DRAWN BY MRL
QC CHECKED BY MWW
APPROVED
10/24/2019
DATE
PROFESSIONAL LAND SURVEYOR

PROJECT: WEST DAVIS HIGHWAY
SR-67
PROJECT NUMBER: S-R199(229)
PIN: 11268
RIGHT-OF-WAY

DAVIS
COUNTY

SHEET NO. TEMP-28P
15RW-07

c:\pwworkingfiles\d01d1224339\11268_15RW-07.dgn
10:14:25 AM
4/13/2020

CENTERVILLE
CITY COUNCIL
Staff Backup Report
12/15/2020

Item No. 5.

Short Title: Personnel Policies Amendments - Section 16.095 - Abandonment of Employment

Initiated By: Lisa Romney, City Attorney

Scheduled Time:

SUBJECT

Consider amendments to Chapter 16 (Separations) of the Personnel Policies to add a new Section 16.095 regarding abandonment of employment - Resolution No. 2020-36

RECOMMENDATION

Approve Resolution No. 2020-36 enacting amendments to Chapter 16 (Separations) of the Personnel Policies to add a new Section 16.095 regarding abandonment of position.

BACKGROUND

On November 17, 2020, the City Council adopted a new Chapter 16 of the Personnel Policies regarding separations from employment with the City. As part of that approval, the City Council directed Staff to look into additional amendments to Chapter 16 regarding abandonment of employment. These amendments have been prepared as reflected in Resolution No. 2020-36.

ATTACHMENTS:

Description

- Resolution No. 2020-36 - Personnel Policies - Abandonment of Employment

RESOLUTION NO. 2020-36

A RESOLUTION OF THE CENTERVILLE CITY COUNCIL ENACTING SECTION 16.095 OF THE CENTERVILLE PERSONNEL POLICIES REGARDING ABAONDONMENT OF EMPLOYMENT WITH THE CITY

WHEREAS, the City Council has previously adopted Personnel Policies providing guidelines and policies for employees; and

WHEREAS, the City Council desires to enact a new Section 16.095 of the Personnel Policies regarding abandonment of employment with the City; and

WHEREAS, the City Council finds that the amendments to the Personnel Policies as set forth herein are in the best interest of the City, its employees, and the public which it serves to provide sufficient guidelines and procedures regarding abandonment of employment with the City.

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

Section 1. Enactment. The City Council hereby enacts Section 16.095 of the Personnel Policies regarding Abandonment of Employment to read in its entirety as follows.

16.095 Abandonment of Employment

The City may consider an employee to have abandoned his or her employment with the City if the employee is absent from work as scheduled without notice or approval for three consecutive working days. In the event an employee is absent from work as scheduled without notice or approval for three consecutive working days the City may consider the employee to have abandoned employment and resigned from the City. Upon determination that an employee has abandoned employment, the City shall send the employee notice of the City's acceptance of the employee's resignation to the employee's last known address. The employee may request the City reconsider accepting the employee's resignation upon good cause by sending written request for reconsideration to the City Manager within five days of receipt, delivery, or attempted postal delivery of the notice of abandonment to the employee's last known address. In the event an employee abandons his or her employment with the City as described herein the City may designate the abandonment of employment and subsequent resignation retroactive back to the last day the employee worked or the last day of noticed leave, whichever is later, subject to applicable policies and federal or state law restrictions.

Section2. Severability. If any section, part, or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 3. Effective Date. This Resolution shall become effective immediately upon its passage and the policies adopted herein shall become effective on January 1, 2021.

PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, THIS 15th DAY OF DECEMBER, 2020.

CENTERVILLE CITY

ATTEST:

_____ By: _____

Janet S. Denison, City Recorder Mayor Clark A. Wilkinson

CERTIFICATE OF PASSAGE AND EFFECTIVE DATE

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

_____ DATE: _____

JANET S. DENISON, City Recorder

EFFECTIVE DATE: ____ day of _____, 2020.

CENTERVILLE
CITY COUNCIL
Staff Backup Report
12/15/2020

Item No. 6.

Short Title: Recording Secretary Contracts

Initiated By: Brant Hanson, City Manager

Scheduled Time:

SUBJECT

Review Recording Secretary Contracts for Katie Rust and Connie Larson

RECOMMENDATION

Approve Recording Secretary Contracts with Katie Rust and Connie Larson with the hourly rates explained below.

BACKGROUND

The City currently uses two recording secretaries including Katie Rust (for City Council, Planning Commission, RDA, ACB/RDA, Board of Adjustment, and Community Foundation) and Connie Larson (for the Whitaker Board, Tree Board, Trails Committee, Parks & Rec Committee, and Landmarks Commission). The current contracts with Katie Rust and Connie Larson allow for their compensation to be evaluated and possibly increased yearly. Connie Larson has been a recording secretary for many years and is at the top of the authorized pay range; therefore, no increase is recommended at this time.

ATTACHMENTS:

Description

- Recording Secretary Agreement - Connie Larson - 2021
- Recording Secretary Agreement - Katie Rust - 2021

RECORDING SECRETARY AGREEMENT

THIS AGREEMENT is made and entered into as of the 15th day of December 2020, by and between **CENTERVILLE CITY,** a municipal corporation of the State of Utah, hereinafter referred to as the "City", and **CONNIE LARSON,** an individual, hereinafter referred to as "Contractor".

WITNESSETH

WHEREAS, the City desires to obtain certain clerical services in connection with providing minutes of meetings by the City and its various councils and boards; and

WHEREAS, Contractor is willing to provide such clerical services in accordance with the terms of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

Section 1. Services. Contractor hereby agrees to provide the following services to the City: Attending and transcribing the minutes of meetings held by the Whitaker Board, Tree Board, Trails Committee, Parks & Rec Committee, Landmarks Commission and other committees as directed by the City. Contractor will be required to be present in a timely manner at each such meeting to take the minutes. Following the meetings, Contractor will prepare a typed draft of the minutes and submit an electronic version to the City Recorder within five (5) calendar days following the meeting. The minutes will be considered for approval at a subsequent meeting of the affected entity and corrections may be required. Final minutes (hard copy as well as electronic version) will be provided by the Contractor to the City for inclusion in the permanent records of the City within three (3) calendar days after final approval by the Whitaker Board, Tree Board, Trails Committee, Parks & Rec Committee, Landmarks Commission, etc. This agreement for services is nonexclusive and the City reserves the right to hire or contract with other or additional persons as needed to provide services for the City.

Section 2. Compensation. For the services rendered under this Agreement, Contractor shall be paid by the City in the sum $21.95 per hour, effective January 1, 2021, for actual time expended in attendance at meetings and drafting the minutes. The City will evaluate yearly the compensation paid to the Contractor.

Section 3. Independent Contractor. It is expressly understood and agreed by the parties hereto that Contractor is an independent contractor and not an employee of the City. Accordingly, Contractor is not entitled to receive any fringe benefits, retirement, or other benefits offered to City employees. No mileage shall be paid to Contractor by the City. Contractor shall be responsible for the payment of all withholding, social security, or other employment taxes which may be due in conjunction with the Contractor's rendering of services to the City.

Section 4. Equipment and Supplies. Contractor shall provide all equipment necessary to perform the services required hereunder except that the City will provide a laptop computer and recording equipment for use at the City meetings. Except as provided herein, Contractor will provide, at Contractor's sole expense, all equipment and supplies needed to perform Contractor's services hereunder including a personal computer, transcriber, foot pedal, etc.

Section 5. **Term of Agreement.** It is expressly understood that either party may terminate this Agreement at any time upon giving fourteen (14) days written notice of termination to the other party. Such notice may be delivered personally or sent by certified mail, return receipt requested, postage prepaid to the other party at their last known address. Upon termination for any reason, Contractor agrees to immediately return to the City any tapes or other City property in the possession of Contractor and to deliver any drafts of minutes then under preparation.

Section 6. **Assignment.** This Agreement is personal to Contractor and may not be assigned or subcontracted.

Section 7. **Entire Agreement.** This Agreement contains the entire agreement and understanding of the parties with respect to the subject matter hereof and no prior agreements, representations, promises, or inducements, whether written or oral, which are not contained herein shall be of any force or effect.

Section 8. **Severability.** Should any portion of this Agreement for any reason be declared invalid or unenforceable, the invalidity or unenforceability of such portion shall not affect the validity or enforceability of any of the remaining portions and the same shall be deemed in full force and effect as if this Agreement had been executed with the invalid portions eliminated.

Section 9. **Binding Effect.** This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective officers, employees, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this agreement individually or by and through their respective duly authorized representatives as of the day and year first herein above written.

"CITY"
CENTERVILLE CITY

ATTEST:

By: _____
Mayor Clark A. Wilkinson

_____
City Recorder

"**CONTRACTOR"**

By: _____
Connie Larson

CITY ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF DAVIS)

On the _____ day of_____, 20___, personally appeared before me **CLARK A. WILKINSON**, who being by me duly sworn, did say that he is the Mayor of **CENTERVILLE CITY**, a Utah municipal corporation, and that said instrument was signed in behalf of the City by authority of its governing body and said Mayor acknowledged to me that the entity executed the same.

_____
Notary Public

My Commission Expires: Residing at:

_____ _____

CONTRACTOR ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF _____)

On the _____ day of_____, 20___, personally appeared before me **CONNIE LARSON**, who being by me duly sworn, did say that she is the signator of the foregoing document and that she executed the same.

_____
Notary Public

My Commission Expires: Residing at:

_____ _____

RECORDING SECRETARY AGREEMENT

THIS AGREEMENT is made and entered into as of the 15th day of December 2020, by and between **CENTERVILLE CITY,** a municipal corporation of the State of Utah, hereinafter referred to as the "City", and **KATIE RUST,** an individual, hereinafter referred to as "Contractor".

WITNESSETH

WHEREAS, the City desires to obtain certain clerical services in connection with providing minutes of meetings by the City and its various councils and boards; and

WHEREAS, Contractor is willing to provide such clerical services in accordance with the terms of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

Section 1. Services. Contractor hereby agrees to provide the following services to the City: Attending and transcribing the minutes of meetings held by the City Council, Planning Commission, Board of Adjustment, RDA, ACB/RDA, Community Foundation and other committees as directed by the City. Contractor will be required to be present in a timely manner at each such meeting to take the minutes. Following the meetings, Contractor will prepare a typed draft of the minutes and submit an electronic version to the City Recorder within five (5) calendar days following the meeting. The minutes will be considered for approval at a subsequent meeting of the affected entity and corrections may be required. Final minutes (hard copy as well as electronic version) will be provided by the Contractor to the City for inclusion in the permanent records of the City within three (3) calendar days after final approval by the City Council, Planning Commission, Board of Adjustment, RDA, ACB/RDA, Community Foundation, etc. This agreement for services is nonexclusive and the City reserves the right to hire or contract with other or additional persons as needed to provide services for the City.

Section 2. Compensation. For the services rendered under this Agreement, Contractor shall be paid by the City in the sum $21.00 per hour, effective January 1, 2021, for actual time expended in attendance at meetings and drafting the minutes. The City will evaluate yearly the compensation paid to the Contractor.

Section 3. Independent Contractor. It is expressly understood and agreed by the parties hereto that Contractor is an independent contractor and not an employee of the City. Accordingly, Contractor is not entitled to receive any fringe benefits, retirement, or other benefits offered to City employees. No mileage shall be paid to Contractor by the City. Contractor shall be responsible for the payment of all withholding, social security, or other employment taxes which may be due in conjunction with the Contractor's rendering of services to the City.

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Section 6. **Assignment.** This Agreement is personal to Contractor and may not be assigned or subcontracted.

Section 7. **Entire Agreement.** This Agreement contains the entire agreement and understanding of the parties with respect to the subject matter hereof and no prior agreements, representations, promises, or inducements, whether written or oral, which are not contained herein shall be of any force or effect.

Section 8. **Severability.** Should any portion of this Agreement for any reason be declared invalid or unenforceable, the invalidity or unenforceability of such portion shall not affect the validity or enforceability of any of the remaining portions and the same shall be deemed in full force and effect as if this Agreement had been executed with the invalid portions eliminated.

Section 9. **Binding Effect.** This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective officers, employees, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this agreement individually or by and through their respective duly authorized representatives as of the day and year first herein above written.

"CITY"
CENTERVILLE CITY

ATTEST:

By: _____
Mayor Clark A. Wilkinson

_____
City Recorder

"**CONTRACTOR"**

By: _____
Katie Rust

CITY ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF DAVIS)

On the _____ day of_____, 20___, personally appeared before me **CLARK A. WILKINSON**, who being by me duly sworn, did say that he is the Mayor of **CENTERVILLE CITY**, a Utah municipal corporation, and that said instrument was signed in behalf of the City by authority of its governing body and said Mayor acknowledged to me that the entity executed the same.

_____
Notary Public

My Commission Expires: Residing at:

_____ _____

CONTRACTOR ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF _____)

On the _____ day of_____, 20___, personally appeared before me **KATIE RUST**, who being by me duly sworn, did say that she is the signator of the foregoing document and that she executed the same.

_____
Notary Public

My Commission Expires: Residing at:

_____ _____

CENTERVILLE

Staff Backup Report
12/15/2020

Item No. 7.

Short Title: Minutes Review and Acceptance

Initiated By:

Scheduled Time:

SUBJECT

December 1, 2020 City Council Meeting Minutes
November 17, 2020 City Council Meeting Minutes

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- November 17 2020 minutes
- December 1, 2020 minutes

Minutes of the Centerville **City Council** meeting held Wednesday, November 17, 2020, at 7:00 p.m. with participants present electronically via Zoom and streamed on YouTube due to infectious disease COVID-19.

MEMBERS PRESENT

Mayor	Clark Wilkinson
Council Members	Tamilyn Fillmore William Ince Stephanie Ivie George McEwan Robyn Mecham
STAFF PRESENT	Brant Hanson, City Manager Lisa Romney, City Attorney Janet Denison, City Recorder Jacob Smith, Administrative Services Director Cory Snyder, Community Development Director Mackenzie Wood, Assistant Planner Paul Child, Centerville Police Chief
VISITORS	Russell Wilson, Symphony Homes Bruce Robinson, Symphony Homes Justin Manning, Extreme Auto Service
DETERMINATION	Mayor Wilkinson read aloud a determination regarding electronic meetings without an anchor location due to COVID-19
PRAYER OR THOUGHT	Mayor Wilkinson

PLEDGE OF ALLEGIANCE

OPEN SESSION

Mayor Wilkinson opened the open session, and closed the open session seeing that no one wished to comment.

SUMMERHILL LANE SUBDIVISION – ZONING MAP AMENDMENT AND PDO CONCEPTUAL PLAN

On October 20, 2020, the City Council reviewed the application and conducted a public hearing for the requested Zoning Map Amendment and PDO Conceptual Plan for the Summerhill Lane Subdivision. The Council then tabled action and directed the applicant to consider several changes.

Russell Wilson, Land Manager with Symphony Homes, presented a revised conceptual plan for the Summerhill Lane Subdivision, including a direct connection to Frontage Road and adjusted lot sizes compared to the previous application, with a proposed 63 units and an overall density of 3.5 units per acre. Bruce Robinson with Symphony Homes said he believed the newest proposal was a better product than previously proposed, and said he was glad the

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Council had pushed Symphony to look harder at the possibilities. He said he believed the frontages proposed would contribute to the aesthetics of the development. Mr. Robinson stated that following additional adjustments by Symphony Homes staff, the minimum lot size would be 5,800 square feet.

Responding to a question from Councilmember Fillmore, Mr. Robinson said they did not yet have all front elevation images prepared. He explained that the minimum lot width would need to be 65 feet for a two-car garage to not exceed 40% of the front width of a home, as suggested by Councilmember Fillmore, and added that the minimum lot width would need to be 96-98 feet to accommodate a three-car garage that did not exceed 40%. Mr. Robinson said he understood the intent would be to ensure quality homes, but stated a 40% maximum would greatly limit the project. Councilmember Fillmore said she had suggested the 40% maximum as a trade-off with the setback adjustments previously requested.

Councilmember Ivie said she appreciated the change in setback distance. She asked for further explanation of the extended length of 400 West. Mr. Russell said the extension would dead-end at the north project boundary.

Mr. Snyder explained suggested changes to the ordinance. Councilmember McEwan thanked Symphony Homes for their response to the requests made. Councilmember Mecham said she believed Symphony Homes had really listened to the Council and residents. She asked about the 12-foot access easement to the Packer property suggested by the Planning Commission as a condition for approval. City Attorney Lisa Romney responded that a condition requiring an access easement was not recommended by Staff. She expressed the opinion that the access issue was a private matter to be resolved by the individual property owners. She said she was concerned about the City's legal ability to require the access from Symphony Homes. Ms. Romney stated that streets included in the proposed plan followed the City's Street Master Plan.

Mr. Snyder said the Planning Commission debated the 1,200-foot block length requirement, and recommended approval of the proposed 1,300-foot block length with the PDO. He spoke of the Code provision that would allow the Council to require a walkway for pedestrian access through any development exceeding 800 feet in block length, and commented on the "graying line" of the farm access requirement recommended by the Planning Commission. Mr. Snyder said he agreed with Ms. Romney's assessment that the access issue should be settled by the property owners.

Councilmember Ivie spoke of potential problems if the access issue were not resolved adequately, and said she did not want to feel responsible for allowing a negative situation to develop. Councilmember McEwan said he believed it would be unethical for the City to bias one property owner toward another. Councilmember Fillmore said she understood the concern regarding possible isolation of the Packer property, but stated that the concern voiced by Councilmember McEwan, in her opinion, outweighed the concern regarding possible isolation. Councilmember Ince referred to a property situation he considered similar, and said he felt it was important to prevent the problem from happening again.

Councilmember McEwan **moved** to adopt Ordinance No. 2020-13 with a structural edit to Condition 5(i), addition of Condition 5(iv), and excluding Condition 13. Councilmember Fillmore seconded the motion.

Conditions:

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1. A **Zone Map Amendment** of the 17.24 +/- acres from A-L to R-L/PD.
2. The **PDO Development shall be limited** to 17.24 +/- acres, as depicted on the submitted PDO Conceptual Plans, as received by the City.
3. All **Final Development Approvals for Summerhill Lane** shall substantially comply with the PDO Conceptual Plan submittals received by the City, including the alterations submitted specifically to the City Council, unless otherwise amended by the City.
4. The **approved R-L Rezone and associated PDO Conceptual Plan** shall consist of the following:
    i. The proposed Overall Conceptual Development Plan, Sheet C1;
    ii. The Preliminary Utility Plan, Sheets C3, C3.1.
5. The **Land Uses Approved** shall consist of the following:
    i. Single-family Uses – Maximum number of dwellings is 63 units.
    ii. Single-family Home, Building Heights – Primary/main buildings shall comply with the applicable regulations and codes of the Zoning Ordinance, as outlined in the provisions of the R-L Zone.
    iii. Accessory Buildings and Uses – All allowed accessory buildings and uses shall comply with the applicable regulations and codes of the Zoning Ordinance, as outlined in the provisions of the R-L Zone.
    iv. Minimum lot size of 5800 square feet.
6. The **Summerhill Lane Development** shall be subject to **obtaining Preliminary and Final Subdivision Approvals**, which shall be subject to the following:
7. All other development regulations and codes that have NOT been modified by the R-L Rezone and PDO Conceptual Plan Approval.
8. The plan for construction and maintenance of necessary Stormwater and applicable groundwater management systems.
9. The plan and execution methods for the elimination of remnant properties without approved public purposes.
10. The securement and approval for development of a secondary water system from the applicable secondary water service provider.
11. The **Subdivision Improvement Construction** shall be prepared as one development site to support the development in its entirety. However, construction activities regarding actual homes may be phased as independent lots, subject to applicable state and local codes and ordinances.
12. The **Development Variations Allowed** for the Summerhill Lane Development are limited to the following:
    i. CZC 12.32, Development Standards Regarding Lot Width and Setbacks Some variations to the lot widths and setbacks are allowed, as depicted on the amended PDO Conceptual Plan submitted to the City Council. However, required track perimeter setbacks are required and have been referenced on the plan sheets.

Reasons for Action:

a. The City Council finds that proposed rezone for low-density residential uses is consistent with the Northwest Neighborhood Plan.
b. The City Council finds the PDO request meets the following:
    i. The proposed development does not conflict with any applicable policy of the General Plan.
    ii. The proposed development meets the purpose and intent Zoning Ordinance, as set forth in CZC 12.41.010.

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iii. The proposed development allows integrated planning and design of the property and, on the whole, better development than would be possible under conventional zoning regulations.

iv. The proposed development meets the use and development limitations and other requirements of the zone with which the PDO Zone is combined, except as otherwise allowed by the PDO provisions.

c. Lastly, the City Council finds that PDO rezone provides an enhanced tool to address any development related concerns and maximize the development opportunities for the entire site, and more specifically with regards to concerns raised by the public about storm water and ground water management.

Responding to a question from Councilmember Ince, Ms. Romney spoke of a conversation she had with a property ombudsman, and emphasized that the Packer property was already land-locked without development of the Symphony Homes property. Ms. Romney added that property to the north of the Packer property was undeveloped. She advised the Council to not require farm access if the motivation were solely to solve a private dispute.

Emphasizing that he believed the access issue to be a private matter, Mr. Robinson explained that if a 12-foot access easement to the Packer property were granted, the easement would remain in place until such time as 400 West was extended north and the Cutler and Packer properties were developed.

Responding to a question from Councilmember Ivie, Mr. Snyder explained that requiring a stub road in the Sheffield Downs Subdivision to existing commercial was in the City's best interest in planning for future development. Councilmember McEwan emphasized that he was willing to approve the longer block length in exchange for the lower density proposed. Councilmember Ivie said there were many things she liked about the proposed development, but said she was uncomfortable allowing development to continue without guarantee that the access dispute would be resolved. Councilmember McEwan repeated that he believed the Council was very limited in what it could legally do regarding the access issue.

The **motion to approve** Ordinance No. 2020-13 **passed** by majority vote (3-2), with Councilmembers Fillmore, Ince, and McEwan in favor, and Councilmembers Ivie and Mecham dissenting. Councilmember Ince said he was still very concerned about standing water on the Packer property.

STORM DRAIN EASEMENT – EXTREME AUTO SERVICE – 6060 NORTH 1000 WEST

On September 23, 2020, the Planning Commission approved a Final Site Plan for Extreme Auto Service located at approximately 606 North 1000 West. Extreme Auto Service leased the property from the property owner, Jed R. Taylor. As a condition of Final Site Plan approval, the property owner was required to provide a Storm Drain Easement on the north part of the property in order to accommodate existing and proposed storm drain improvements in the area. Ms. Romney presented a Storm Drain Easement prepared for the property.

Councilmember Ince **moved** to accept the Storm Drain Easement for Extreme Auto located on property owned by Jed R. Taylor at approximately 6060 North 1000 West, also known as Lot 6 of the H&H Commercial Subdivision. Councilmember Mecham seconded the motion, which passed by unanimous vote (5-0).

PERSONNEL POLICIES AMENDMENTS – CHAPTER 16 (SEPARATIONS)

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Ms. Romney explained the recommended addition of a new Chapter 16 for the Personnel Policies to address various types of separations of employment, such as voluntary termination, involuntary termination, retirement, reclassification, and reduction in force, and answered questions from the Council. Councilmember McEwan suggested adding the option to terminate employment if a position were abandoned, and suggested requiring disclosure of particular disabilities to allow reasonable accommodation by the City.

Councilmember Fillmore **moved** to approve Resolution No. 2020-33 amending the Personnel Policies to add a new Chapter 16 (Separations). Councilmember Ivie seconded the motion, which passed by unanimous vote (5-0). Ms. Romney said she would work with Councilmember McEwan regarding his suggestions, and bring back an amendment if needed.

APPOINTMENT OF CITY RECORDER

City Manager Brant Hanson introduced new City Recorder Janet S. Denison. Councilmember Ince **moved** to approve Resolution No. 2020-32 appointing Janet S. Denison as the new City Recorder for Centerville City. Councilmember Mecham seconded the motion, which passed by unanimous vote (5-0).

CARES ACT FUNDING DISCUSSION

Jacob Smith, Administrative Services Director, updated the Council on CARES Act Funding received from the State, already purchased items and upgrades, and purchases pending. Mr. Hanson reported that approval was confirmed for use of CARES Act Funding for public safety payroll. He recommended the Council move City funds originally budgeted for Police Department payroll to a reserve account until after the City's audit. Mr. Smith stated all CARES Act Funding received by Centerville City from the State would be used.

Councilmember Ince made a **motion** of Council support for Staff to proceed with the schedule presented in the manner outlined. Councilmember Ivie seconded the motion, which passed by unanimous vote (5-0).

SUMMARY CALENDAR

a. Purchase two replacement police vehicles
b. Rigby Court Subdivision – Bond Reduction and End of Warranty

Councilmember Ince **moved** to approve both items on the Summary Calendar. Councilmember Ivie seconded the motion, which passed by unanimous vote (5-0).

MINUTES REVIEW AND ACCEPTANCE

Minutes of the November 4, 2020 Work Session and Council Meeting were reviewed. Councilmember Fillmore requested an amendment. Councilmember Mecham **moved** to accept the minutes as amended. Councilmember McEwan seconded the motion, which passed by unanimous vote (5-0).

CITY COUNCIL REPORT

Councilmember Mecham reported that UTOPIA had a 43% take-rate in Centerville.

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MAYOR'S REPORT

- Mayor Wilkinson commented that thoughts and well-wishes could be sent to the South Davis Metro Fire Agency for former Fire Chief Jeff Bassett. He reported that Dane Stone was appointed Fire Chief at a recent Fire Board meeting.
- The Mayor reported that a new Veterans Park had been completed in Bountiful.

CITY MANAGER'S REPORT

- Mr. Hanson expressed gratitude for the City's incredible employees, and thanked the Council for their leadership.
- Councilmember Ince suggested Staff arrange an opportunity for the Council to meet the new Fire Chief during a future Council meeting.

ADJOURNMENT

At 9:14 p.m., Councilmember McEwan **moved** to go into a closed session via Zoom to discuss the deployment of security personnel, devices, or systems, with no intent to return to open meeting. Councilmember Ince seconded the motion, which passed by unanimous vote (5-0). In attendance at the closed session were: Clark Wilkinson, Mayor; Councilmembers Fillmore, Ince, Ivie, McEwan, and Mecham; Brant Hanson, City Manager; Lisa Romney, City Attorney; and Janet Denison, City Recorder.

_____ _____
Janet Denison, City Recorder Date Approved

_____
Katie Rust, Recording Secretary

DRAFT

Minutes of the Centerville **City Council** meeting held Tuesday, December 1, 2020, at 7:00 p.m. with participants present electronically via Zoom and streamed on YouTube due to infectious disease COVID-19.

MEMBERS PRESENT

Mayor	Clark Wilkinson
Council Members	William Ince Stephanie Ivie George McEwan Robyn Mecham
MEMBER ABSENT	Tamilyn Fillmore
STAFF PRESENT	Brant Hanson, City Manager Lisa Romney, City Attorney Janet Denison, City Recorder Jacob Smith, Administrative Services Director Mackenzie Wood, Assistant Planner
VISITORS	Rex Harris, UDOT Bryan Westover, UDOT Dane Stone, South Davis Metro Fire Chief Maria Hodgson Amy Sorensen
DETERMINATION	Mayor Wilkinson read aloud a determination regarding electronic meetings without an anchor location due to COVID-19
PRAYER OR THOUGHT	Councilmember Mecham

PLEDGE OF ALLEGIANCE

OPEN SESSION

Amy Sorensen, Centerville resident, asked the Council to consider an amendment to the upright headstone prohibition in the Centerville Cemetery passed in 2018. She explained that she wanted an upright headstone for her husband, Jason Sorensen, who passed away June 29, 2020. She suggested the Council allow an exchange with someone currently owning a burial site with an upright headstone allowed, or make an exception for residents of Centerville.

INTRODUCTION OF NEW SOUTH DAVIS METRO FIRE CHIEF DANE STONE

Mayor Wilkinson introduced new South Davis Metro Fire Chief Dane Stone. Chief Stone said he was excited for the opportunity to serve as Fire Chief. He spoke of the need for a training facility to improve and maintain skills.

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PUBLIC HEARING – CHASE LANE MEADOWS PLAT AMENDMENT – 332 WEST 950 NORTH CIRCLE

Mackenzie Wood, Assistant Planner, explained the request for plat amendment in the Chase Lane Meadows Subdivision, stating no public rights-of-way or easements would be affected. Ms. Wood confirmed proposed setbacks met Residential-Low (R-L) Zone requirements, and explained the City Council could approve exceptions to the City's preference for straight-line setbacks.

Maria Hodgson, applicant, explained that the backyard of her neighbor's property was larger than her neighbor, Jodi Hutchinson, desired to maintain. Ms. Hodgson said Ms. Hutchinson wanted to install a fence to accommodate her pet dog, and explained that both neighbors agreed with the idea of the Hodgson's purchasing a small portion of Ms. Hutchinson's backyard and paying for installation of the fence. Ms. Hodgson explained the reason for the "jogged" portion of the proposed lot line.

Mayor Wilkinson opened a public hearing at 7:30 p.m., and closed the public hearing seeing that no one wished to comment. Councilmember Ince **moved** to approve the plat amendment of Lots 5 and 6 of the Chase Lane Meadows Subdivision at 332 West 950 North Circle to adjust the boundary between Lots 5 and 6 to the position provided in the proposed plat, with the following reasons for action. Councilmember Mecham seconded the motion, which passed by unanimous vote (4-0).

Reasons for Action:

a. The City Council finds that there is good cause for the plat amendment.
b. The City Council finds that the proposed amended parcels comply with City ordinance.

UDOT MASTER UTILITY AGREEMENT – AMENDMENTS FOR 2 CFR 200.216

Earlier in 2020, the City entered into a Master Utility Agreement with UDOT in conjunction with the development of the West Davis Corridor. Lisa Romney, City Attorney, explained that UDOT requested an amendment to the Master Utility Agreement to address recent Federal law requirements regarding certain prohibited telecommunications equipment for federally funded projects pursuant to 2 CFR 200.216. Bryan Westover with UDOT provided additional detail.

Councilmember McEwan expressed support for the amendment, and **moved** to approve Amendment No. 1 to the UDOT Master Utility Agreement addressing issues required by 2 CFR 200.216 regarding prohibition of certain telecommunications equipment for federally funded projects. Councilmember Mecham seconded the motion, which passed by unanimous vote (4-0). Responding to a question from Councilmember Mecham, Rex Harris with UDOT explained that UDOT generally retained maintenance responsibility for area inside curb and gutter on State roadways, and cities were responsible for area outside the curb.

PUBLIC HEARING – JUSTICE COURT JUDGE COMPENSATION

The City Council recently approved budgetary salary increases, including an increase to the Judge's salary, that were on hold due to the COVID-19 pandemic. This salary increase was retroactive to July 1, 2020. Jacob Smith, Administrative Services Director, explained that any increase to the Judge's salary must be approved by resolution with a public hearing.

DRAFT

Mayor Wilkinson opened a public hearing at 7:46 p.m., and closed the public hearing seeing that no one wished to comment. Councilmember Ince **moved** to approve Resolution No. 2020-34 increasing the Justice Court Judge's salary to reflect approved budget increases. Councilmember McEwan seconded the motion, which passed by unanimous vote (4-0).

ANNUAL MEETING SCHEDULE FOR 2021

The Council reviewed a proposed City Council meeting schedule for 2021. Councilmember McEwan **moved** to adopt Resolution No. 2020-35 approving the annual meeting schedule for the City Council for calendar year 2021. Councilmember Mecham seconded the motion, which passed by unanimous vote (4-0).

MINUTES REVIEW AND ACCEPTANCE

Seeing that minutes for the November 17, 2020 Council Meeting were not included in the agenda packet, the Council agreed to review the minutes at the next Council meeting.

Mayor Wilkinson reported on efforts to help residents of Centerville Mobile Home Estates. Mr. Hanson reported on recent Staff discussions related to COVID-19.

ADJOURNMENT

At 7:55 p.m., Councilmember McEwan **moved** to go into a closed session via Zoom to discuss the deployment of security personnel, devices, or systems, with no intent to return to open meeting. Councilmember Ivie seconded the motion, which passed by unanimous vote (4-0). In attendance at the closed session were: Clark Wilkinson, Mayor; Councilmembers Ince, Ivie, McEwan, and Mecham; Brant Hanson, City Manager; Lisa Romney, City Attorney; and Janet Denison, City Recorder.

_____ _____
Janet Denison, City Recorder Date Approved

_____
Katie Rust, Recording Secretary

DRAFT

CENTERVILLE
CITY COUNCIL
Staff Backup Report
12/15/2020

Item No. 8.

Short Title: City Council Report

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

City Council may report on meetings/events attended and issues discussed in meetings/events attended by a Councilmember in their official capacity as the City's representative.

CENTERVILLE

Staff Backup Report
12/15/2020

Item No. 9.

Short Title: Mayor's Report

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

This is the Mayor's opportunity to make appointments and report on meetings/events attended and issues discussed in meetings/events attended, in his official capacity as the City's representative.

ATTACHMENTS:

Description

- 30 Amp Meter Transfer Switch

You're shopping
Centerville
OPEN until 9 pm
Delivering to
84014
Search
Cart | 0 items

Internet #301961623 Model #MA23-N







Hover Image to Zoom

Live Chat
Feedback

30 Amp Meter Mounted Transfer Switch

by **GenerLink** ›

465

★★★★★ (52) Write A Review Questions & Answers (112)

$650.00

OR

$109.00 **per month* suggested payments** with 6 months* financing on this $650 purchase*

Apply for a Home Depot Consumer Card

How To Get it

This item is currently out of stock

Receive an email if this item is back in stock.

Email

Notify Me

Live Chat

Feedback

Customers Who Viewed This Also Viewed



Siemens Transfer Switch Kit for Gen Ready Load

★★★☆☆ (2)

$265.26



GE 100 Amp 240-Volt Non-Fused Emergency Power

★★★★★ (289)

$146.37



Generac 120/240-Volt 600 Amp Single Phase

★☆☆☆☆ (1)

$4899.00



Generac 30 Amp 125/250-Volt 7,500-Watt 1-

★★★★½ (7)

$176.99



Generac Auxiliary Transfer Switch Contact Kit

☆☆☆☆☆ (0)

$20.99

Re 10 Switch

★★½

$26.54

Product Overview

Internet #301961623 Model #MA23-N

Info & Guides

× Get Everything You Need (1)



Reliance Controls
40 ft. 30-Amp Generator Power Cord

★★★★★ (311)

$102.99

Add To Cart

Sponsored Products



Generac 120/240-Volt 600 Amp Single Phase

★☆☆☆☆ (1)

$4899.00

Add To Cart



Lutron Sunnata Touch Dimmer with LED+

★★★★½ (190)

$38.97

Add To Cart

Specifications

Dimensions

Product Depth (in.)	5.25 in
Product Height (in.)	5.25 in
Product Width (in.)	6.5 in

Details

Automatic/Manual	Automatic,Manual
Electrical Product Type	Transfer Switch
Features	Overload Protection
Fused	Non-Fused
Maximum Amperage (amps)	30
Maximum Wattage	8500 kW
Number of Circuits	12
Phase Type	1 Phase
Power Distribution Features	No Additional Features
Product Weight (lb.)	5.5 lb
Returnable	180-Day
Voltage (volts)	240

Warranty / Certifications

Certifications and Listings	UL Listed
Manufacturer Warranty	7 years

How can we improve our product information? Provide feedback.

Questions & Answers

Live Chat
Feedback

112 Questions | **180** Answers

Ask a New Question

Search Questions and Answers

Sort By:

Questions with Most Answers

+ **Can I personally install the generlink on my house**
Asked by Dave September 28, 2017
7 Answers

+ **does this include the power cord to go from the generator to the generlink?**
Asked by kilt May 25, 2018
5 Answers

+ **is this item allowed to be hooked up to existing out door meter in Paco County FL. My outdoor met...**
Asked by Goose June 3, 2018
4 Answers

+ **Does this require a liscrnsed electrician? Do I need to contact electric company before installing?**
Asked by Monk20363 September 12, 2017
4 Answers

1 2 3 4 5 ... 7 ›

Live Chat
Feedback

Recently Viewed Items





GenerLink 30 Amp Meter Mounted Transfer Switch

★★★★★ (52)

Related Searches

- scented wax warmer melts
- 30 amp generator plug
- wire guard
- transfer switch
- meter mounted transfer switch
- generator transfer switch

Live Chat

Feedback

Explore More on Homedepot.com

More Products

24 ft. 4/12 roof pitch 24 in. on center Roof Truss-269520

50 lb. Fast-Setting Concrete Mix

Flooring Options

Glass Tile

See More

CENTERVILLE

Staff Backup Report
12/15/2020

Item No. 10.

Short Title: City Manager's Report

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

This is the City Manager’s opportunity to give notice to the City Council of current events impacting the City.

CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West ● Centerville, Utah 84014 ● (801) 292-8232 ● Fax: (801) 292-8251

SYMPHONY HOMES
c/o RUSSELL WILSON
111 S FRONTAGE ROAD
CENTERVILLE, UT 84014
(rwilson@symphonyhomes.com)

Re: Planning Commission Action 4/29/2021

Dear Russell Wilson,

On 4/28/2021 the Centerville Planning Commission voted to **APPROVE** of the Preliminary Subdivision Plat for the Summerhill Lane Subdivision, consisting of approximately 17.24 acres at about 2125 N. Main Street, as follows:

1. *Final Subdivision Application and Plat shall be submitted in accordance with CMC 15.04 of the Subdivision Ordinance.* Final plat application and plat submitted via online portal on 9/3/2021.
2. *The Final Subdivision Submittal shall also provide the applicable subdivision infrastructure construction plans for the subdivision in accordance with CMC 15.04.104.* Included.
3. *The Final Plat shall depict the required 10-foot easements along and required 7-foot side yard and rear yard easements for each lot.* Included on Final Plat.
4. *Where lots do not have sufficient room for a 7-foot easement, the final plans shall provide a minimum 6-foot easement, or a minimum determined by the City Engineer.* Included on Final Plat.
5. *The required buildable area of 2,000 square feet for each lot shall be depicted that meets the ratio allowance provisions of the R-L Zone.* Included on Final Plat.
6. *The staff report noted missing "utility provider" sheets shall be submitted with the Final Subdivision Application.* Provided.
7. *The applicant shall resolve the remnant issue located at the intersection of 400 West and the new roadway with the priority of transferring or incorporating the land area into adjacent lots.* Resolved.
8. *The Final Plat shall address the following notations*:
   - ✓ *Subject to Applicable PDO Approvals – make reference to the PDO Approval.* See Note 8 on Final Plat.
   - ✓ *Listing of Setbacks for Lot – provide listing on the to be recorded plat sheets.* Provided.
   - ✓ *Driveway Location & Limitations (street knuckles) – the lot frontage adjacent are snow storage locations.* Provided.
   - ✓ *Roadway Names & Addressing – Provide labels and addressing, as per the Public Works Director.* Provided at the request of Centerville Public Works.
   - ✓ *Secondary Water Notes – provide language as requested by Weber Basin Water.* Provided.
   - ✓ *Standard City Plat Notes – provide typical City Standard Plat notes."* Provided.
9. *The final plat shall comply with Centerville Zoning [Subdivision] Code 15.03.030(I).* Complies.

This letter has been compiled from preliminary draft meeting minutes, not from the officially approved meeting meetings. You may request a copy of the officially approved minutes from the City Recorder at 801.677.6437, when they are made available. Any person, or any officer, department, board or bureau of the City, adversely affected by a decision made in the administration or interpretation of a provision of this Title may appeal to the Board of Adjustment as provided in Subsection 12-21-200(d)(1) of the Centerville Zoning Code. A complete application for an appeal shall be filed within fourteen (14) days of the date when the decision was made.

10. The plat note shall show the Book and Page Number and the Notice of Claim. See Note 1 on Final Plat.

The next step in the process is to prepare the Final Plat and Construction Drawings and submit a Final Subdivision Application. If you have questions, please contact the Community Development Department at 801-292-8232 and we will be happy to assist you.

Respectfully,



Corvin M. Snyder, AICP
Community Development Director

This letter has been compiled from preliminary draft meeting minutes, not from the officially approved meeting meetings. You may request a copy of the officially approved minutes from the City Recorder at 801.677.6437, when they are made available. Any person, or any officer, department, board or bureau of the City, adversely affected by a decision made in the administration or interpretation of a provision of this Title may appeal to the Board of Adjustment as provided in Subsection 12-21-200(d)(1) of the Centerville Zoning Code. A complete application for an appeal shall be filed within fourteen (14) days of the date when the decision was made.

ORDINANCE NO. 2023-04

AN ORDINANCE AMENDING THE CENTERVILLE ZONING MAP TO REZONE PARCEL C AND A PORTION OF LOT 148 OF THE SUMMERHILL LANE SUBDIVISION AND A PORTION OF LOT 408 OF THE LEXINGTON PARK SUBDIVISION, AMENDING THE PLANNED DEVELOPMENT OVERLAY FOR THE SUMMERHILL LANE PDO TO ADJUST THE BOUNDARIES OF THE PROJECT, AND APPROVING THE AMENDED CONCEPTUAL PLAN FOR THE SUMMERHILL LANE PDO

WHEREAS, the City Council previously approved the rezoning of property for the Summerhill Lane Planned Development Overlay (PDO) from Agricultural-Low (A-L) to Residential-Low/Planned Development Overlay (R-L/PD) as more particularly provided in Ordinance No. 2020-13; and

WHEREAS, the Developer and subject property owners have requested Parcel C and a portion of Lot 148 of the Summerhill Lane Subdivision be rezoned from Residential-Low/Planned Development Overlay (R-L/PD) to Residential-Low (R-L) and that the Summerhill Lane PDO be amended to exclude such property from the Summerhill Lane PDO and to include it within the adjacent Lot 408 in the Lexington Park Subdivision; and

WHEREAS, the Developer and subject property owners have requested a portion of Lot 408 of the Lexington Park Subdivision be rezoned from Agricultural-Low (A-L) to Residential-Low (R-L) to ensure that all of Lot 408 is zoned Residential-Low (R-L) as required by the Centerville Zoning Code; and

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

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

Section 1. **PDO and Concept Plan Amendments.** Subject to the conditions of approval set forth in Section 2, Parcel C and a portion of Lot 148 of the Summerhill Lane Subdivision, as more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference, is hereby rezoned from Residential-Low with a Planned Development Overlay (R-L/PD) to Residential-Low (R-L) and the Conceptual Plan for the Summerhill Lane PDO is hereby amended to adjust the original PDO subdivision boundary to exclude such property from the project and to include it within the existing Lot 408 of the Lexington Park Subdivision, as more particularly described in **Exhibit B,** attached hereto and incorporated herein by this reference.

Section 2. **Zoning Map Amendments.** Subject to the conditions of approval set forth in Section 2, a portion of Lot 408 of the Lexington Park Subdivision, as more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference, is hereby rezoned from Agricultural-Low (A-L) to Residential-Low (R-L).

Section 3. **Conditions.** The Zoning Map and PDO amendments for the Summerhill Lane PDO as set forth herein are subject to applicable conditions of approval as set forth in the original PDO and rezone Ordinance No. 2020-13, as amended, and to the following additional conditions:

a. The Amendments of the PDO Approval and Rezonings shall consist of the following elements: Vacating all of Parcel "C" and a portion of Lot 148 of Summerhill Lane and combining such area with Lot 408 of the Lexington Park Subdivision. This will require a rezone of a portion of school land, previously purchased by the owner of Lot 408, from A-L to R-L and adjusting the original PDO subdivision boundary – see Plat Amendment #2 submittal.
b. Lot 148 shall remain part of the PDO and shall be rezoned to R-L/PD, where needed.
c. All other applicable PDO and Development Agreement Approval provisions shall remain in effect for the Summerhill Lane Subdivision that have not been amended by this Approval.
d. The various proposed Subdivision Plat Amendments shall be submitted in accordance with CMC 15.09.020, Plat Amendments, which shall be obtained and recorded prior to issuance of any building permits for the subject lots.
e. Where deemed applicable by the City Engineer or City Attorney, all applicable existing subdivision plat notes from either Summerhill Lane or Lexington Park Subdivisions shall be depicted on the applicable subdivision amended plats, when approval is obtained from the City.
f. The Zoning Map Amendments for the subject properties shall not become effective until and unless the proposed Subdivision Plat Amendments are approved and recorded. The Zoning Map Amendments shall become effective immediately upon recording of the approved Subdivision Plat Amendments.
g. In order to ensure no remnant parcels remain after Subdivision Plat Amendments are recorded, all rezoned property shall be combined with existing lots within the Subdivisions as represented on the proposed Subdivision Plat Amendments.

Section 4. **Findings**. The Zoning Map and PDO amendments for the Summerhill Lane PDO is based on the following findings:

a. The City Council finds that amendments to a PDO approval are subject to the original procedure for obtaining a PDO Approval – see CZC 12.41.080(g).
b. The City Council finds the proposed changes/alterations are minimal with regards to the original development design and layout of the original Summerhill Lane PDO approval.
c. The City Council finds that the proposed rezonings generally remain consistent with the Northwest Neighborhood Plan, which outlines low density development for this area – see GP Section 12-480-5, Goal 1, and associated policies to establish appropriate land-use patterns and land use transitions.
d. The City Council finds the proposed PDO amendments and associated rezonings, with the conditions imposed, are consistent with the intent of the PDO Approval Criteria of CZC 12.41.080(b) and are consistent with the City's General Plan and Zoning Ordinances.

Section 5. **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 6. **Effective Date.** Subject to the conditions of approval set forth in Section 2, this Ordinance shall take effect immediately 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 21st DAY OF FEBRUARY, 2023.

ATTEST: **CENTERVILLE CITY**

_____ By: _____

Jennifer Robison, City Recorder Mayor Clark A. Wilkinson

Voting by the City Council:

	"AYE"	"NAY"	"ABSENT"
Councilmember Hirst	_____	_____	_____
Councilmember Ince	_____	_____	_____
Councilmember McEwan	_____	_____	_____
Councilmember Mecham	_____	_____	_____
Councilmember Summerhays	_____	_____	_____

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.

_____ DATE: _____
JENNIFER ROBISON, City Recorder

RECORDED this ____ day of _____, 2023.

PUBLISHED OR POSTED this ____ of _____, 2023.

EXHIBIT A

Legal Description of Parcel C to be Rezoned to Residential-Low (R-L) and excluded from the Summerhill Lane PDO

All of Parcel No. 07-357-0166

ALL OF PARCEL "C", SUMMERHILL LANE SUBDIVISION
CONT. 0.08 ACRES

Legal Description of Portion of Lot 148 to be Rezoned to Residential-Low (R-L) and excluded from the Summerhill Lane PDO

A portion of Parcel No. 07-357-0148

That portion of Parcel No. 07-357-0148 that will be included in Lot 408A as shown on the proposed Summerhill Lane Subdivision Second Amendment set forth in Exhibit B

Legal Description of Portion of Lot 408 of the Lexington Park Subdivision Phase 4 to be Rezoned from Agricultural-Low to Residential-Low (R-L)

A portion of Parcel No. 07-225-0418

That portion of Parcel No. 07-225-0418 that is currently zoned Agricultural-Low (A-L) and will be included in Lot 408A as shown on the proposed Summerhill Lane Subdivision Second Amendment set forth in Exhibit B

EXHIBIT B

Amended Conceptual Plan for the Summerhill Lane PDO (Fowers Amendments)

