



CITY COUNCIL AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY COUNCIL WILL HOLD A REGULAR MEETING AT 7:00 PM ON APRIL 7, 2026 AT CENTERVILLE CITY HALL, 250 NORTH MAIN STREET, CENTERVILLE, UTAH.

Centerville City Council meetings are open to the public, unless otherwise closed for reasons allowed by law. Centerville City Council 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 Mayor and Council reserve 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. ZOOM INFO

1. Join Zoom Meeting
<https://us06web.zoom.us/j/82209093750?pwd=aDNwIHNmgaPWNzSBdRW7sdjiJsOGmwO.1>

Meeting ID: 822 0909 3750

Passcode: 265712

B. CALL TO ORDER

1. **ROLL CALL**
2. **LEGISLATIVE PRAYER OR THOUGHT**
Mayor Clark Wilkinson
3. **PLEDGE OF ALLEGIANCE**

C. OPEN SESSION

The open session allows members of the public to comment or address the City Council on matters not listed on the agenda. Open session comments should be limited to three minutes per person. Please state your name and city of residence for the record.

D. BUSINESS ITEMS

Business action or discussion items to be considered.

1. Public Hearing - Zoning Code Amendments - Shorelands Commerce Park Zone, Permitted and Conditional Uses - CZC 12.47.090 - Ordinance No. 2026-04
Consider text amendments to Section 12.47.090 of the Centerville Zoning Code regarding modifications to the allowed permitted and conditional uses within this zone, specifically regarding the sales and repair of certain motor vehicle types. - Ordinance No. 2026-04
2. Public Hearing - Subdivision Final Plat Amendment - Tumbleweed Condominiums Second Amended Subdivision - 1360 West Legacy Lane - Commercial Subdivision Amendment - Great Basin Engineering/Ryan Carter
Consideration of Final Plat Amendment for Tumbleweed Condominiums Second Amended Subdivision as located at approximately 1360 West Legacy Lane altering internal property boundary lines within Buildings 3 and 4.

3. Public Hearing - Zoning Code Amendments - Water-Efficient Landscaping Amendments - CZC 12.51 (Landscaping and Screening) - Ordinance No. 2026-05
Consideration of amendment to Centerville Zoning Code 12.51 "Landscaping and Screening" regarding water conservation amendments and other associated efficiency amendments. - Ordinance No. 2026-05
4. Municipal Code Amendments - Water-Efficient Landscaping Amendments - CMC 11.02 (Parkstrip and Parkstrip Trees) - Ordinance No. 2026-06
Consider amendments to the Centerville Municipal Code to amend provisions of CMC 11.02 regarding lawn or turf and other prohibited materials in the parkstrip in consideration of Centerville Municipal Code text amendments in association with water-efficient landscaping practices and other associated landscaping amendments - Ordinance No. 2026-06
5. Public Hearing - Centerville Fee Schedule Amendments - Professional Services Deposits - Various Sections - Resolution No. 2026-02
Consider amendments to various sections of the Centerville Fee Schedule eliminating Professional Services Deposits and adding such deposit amounts to the applicable application fee - Resolution No. 2026-02.
6. Municipal Code Amendments - Professional Services Deposits - Various Sections - Ordinance No. 2026-08
Consider amendments to various sections of the Centerville Municipal Code eliminating Professional Services Deposits and adding such deposit amounts to the applicable application fee as set forth in the Centerville Fee Schedule - Ordinance No. 2026-08.
7. Personnel Policies Amendments - Modification of Observation Day for Juneteenth - CPP 4.090 - Resolution No. 2026-03
Personnel Policies Amendments - Observance of Juneteenth - CPP 4.090 (Holiday Schedule)

E. SUMMARY ACTION

Items of a summary or routine nature may be approved by summary action of the Council unless otherwise pulled from summary action for separate discussion.

1. Final Bond Reduction - Parrish Creek PDO Amended - Phase 1
Consider Bond Reduction #2 (Final - No Warranty Required) for Parrish Creek PDO Amended - Phase 1 in the amount of \$5,000
2. Final Bond Reduction - The Hive PUD (Pre-Plat Recording Bond)
Consider Bond Reduction #3 (Final - No Warranty Required) for The Hive PUD (Pre-Plat Recording Bond) in the amount of \$38,840.00
3. Bond Reduction - The Hive PUD (Post-Plat Recording Bond)
Consider Bond Reduction #3 and Start of Warranty for The Hive PUD (Post-Plat Recording Bond) in the amount of \$20,095.00
4. Bond Reduction - Hinds Minor Subdivision
Consider Bond Reduction #1 and Start of Warranty for Hinds Minor Subdivision in the amount of \$24,750.00

F. MINUTES

Minutes of prior meetings may be reviewed and accepted. Minutes review and approval shall comply with the Centerville City Minutes Approval Policy.

1. Minutes Review and Approval
March 3, 2026 Work Session Minutes
March 3, 2026 City Council Minutes
March 18, 2026 Budget Retreat Minutes
March 19, 2026 Budget Retreat Minutes
March 24, 2026 Special City Council Minutes

G. FINANCIAL REPORT

The Finance Director may provide monthly or quarterly financial reports as required by law.

1. Monthly Financial Report
Monthly Financial Report - February 2026

H. COUNCIL REPORT

City Council members may report on meetings or events attended in their official capacity.

1. Councilmember Cheylynn Hayman
Councilmember Cheylynn Hayman will report on committee assignments, including Davis County Mosquito Abatement and Trails Committee

I. MAYOR REPORT

The Mayor may report on meetings or events attended in the Mayor's official capacity.

J. CITY MANAGER REPORT

The City Manager may provide information or notice of current events or incidents impacting the City.

K. CLOSED SESSION

The City Council may vote to discuss matters in a closed session for reasons allowed by law, including, but not limited to, the provisions of Utah Code § 52-4-205 of the Open and Public Meetings Act, and for attorney-client matters that are privileged pursuant to Utah Code § 78B-1-137.

L. 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

CENTERVILLE
CITY COUNCIL

Staff Report
4/7/2026

Item No. 1.

Title: Public Hearing - Zoning Code Amendments - Shorelands Commerce Park Zone, Permitted and Conditional Uses - CZC 12.47.090 - Ordinance No. 2026-04

Initiated By: Tom Allred and Nathan Cook, Petitioners

Staff Representative: Sydney DeWees, Assistant Planner

SUBJECT:

Consider text amendments to Section 12.47.090 of the Centerville Zoning Code regarding modifications to the allowed permitted and conditional uses within this zone, specifically regarding the sales and repair of certain motor vehicle types. - Ordinance No. 2026-04

RECOMMENDATION:

The Planning Commission recommends approval of Ordinance 2026-04 for the zoning code text amendment proposal with the understanding that the suggested use category for "Vehicle Rental and Sale, New, Limited" be a conditional use in the Shorelands Commerce Park Zone.

BACKGROUND:

The applicants, Tom Allred and Nathan Cook, are requesting a Zone Text Amendment associated with the Shoreland Commerce Park zoning overlay. On January 26, 2026, Tom Allred, co-founder of Salto Moto applied for a zoning text amendment to add *Vehicle Rental or Sale, New, Limited* to the Shorelands Commerce Park (SCP) zone. Prior to submitting this application, Nate and Tom met with the city planner, city attorney, and community and economic development director to discuss the alteration of their application to additionally include language amending the Shorelands Commerce Park (SCP) zone, by removing the *Vehicle and Equipment Rental or Sale language*.

On January 22, 2025, Salto Moto (Nate Cook) received approval for his conditional use permit request to sell specialty motorcycles at 1231 North 1300 West in the Shorelands Commerce Park (SCP) zone. During this meeting, the Planning Commission approved the applicant's conditional use permit request with the conditions provided in exhibit G. Condition 4, states, "No mechanical repair shall occur on the property, until such time that the Zoning Text Amendment to the Shorelands Commerce Park zone is applied for by the applicant (or other property interest) and thereafter potentially approved by the City to include mechanical repairs within this zoning designation." By allowing for the use, *Vehicle Rental or Sale, New, Limited* to be acceptable in this zone as a conditional or permitted use in the Shorelands Commerce Park, this proposed zoning text amendment submittal would satisfy this requirement of conditional use permit approval.

The additional request to remove the category of *Vehicle and Equipment Rental or Sale* from the Shorelands zone was initiated following staff's recommendation, after reviewing six related use definitions (exhibit H) that are similar in nature but lack clear logical distinction. When comparing each definition against the goals and vision of the Shorelands Commerce Park, inconsistencies became apparent. As a result, City staff intends to work on a separate, City-sponsored zoning text amendment at a later date to comprehensively clarify and

further refine the key distinctions between these six definitions to provide more clarity within the City zoning codes and application. City staff elected to keep these matters separate to avoid delaying consideration of the applicant's proposed zoning text amendment request. Staff work on the broader definition updates would lead to a future City-initiated Zoning Text Amendment process and is not directly tied to the primary objectives of this applicant group's specific request. Further explanation is provided below.

This zoning text amendment application was recently reviewed by the Planning Commission on February 25, 2026. Following a public hearing regarding the request, the Planning Commission approved a favorable recommendation for City Council approval of the Zoning Text Amendment request with the direction that the inclusion of the *Vehicle Rental or Sale, New, Limited* be acceptable in the Shorelands Commerce Park (SCP) zone as a conditional use category of use. A summary of the voting record is found on the attached summary document.

A public hearing was advertised and posted for this proposed zoning text amendment request in accordance with State and City Code requirements. No commentary was provided prior to the date of completion of this packet. If additional feedback is submitted post-staff report, those comments will be shared with the Council prior to or during the meeting.

ATTACHMENTS:

1. Ord 2026-04 12.47.090-(shoreland uses)-vehicle sales-[20260328]
2. 4.7.26 CC Transmittal Report-SCP Zoning Text Amd [Final]
3. 2.25.26 PC Staff Report Zoning Text Amend - Shorelands Comm Park Uses [Final]
4. 02-25-26 PC DRAFT
5. Exhibit A - Application
6. Exhibit B - Checklist
7. Exhibit C - Proposal For Zoning Amendment Change -NT
8. Exhibit D - Updated ZTA Redline
9. Exhibit E - Community Benefits Document Salto Moto Centerville SCP Zone
10. Exhibit F - Letters of Support
11. Exhibit G - PC Meeting CUP Approval 1.22.25
12. Exhibit H - Definitions
13. Exhibit I - Part 12-430 Commercial and Industrial Development
14. Exhibit J - Part 12-480-6 West Centerville Neighborhood Plan
15. Exhibit L1 - CC Pub Hear Notice - Shorelands Commerce Park Uses
16. Exhibit L2 - PC Pub Hear Notice - Shorelands Commerce Park Uses

CENTERVILLE CITY, UTAH
ORDINANCE 2026-04

AN ORDINANCE AMENDING SECTION 12.47.090 OF THE CENTERVILLE ZONING CODE REGARDING PERMITTED AND CONDITIONAL USES IN THE SHORELANDS COMMERCE PARK ZONE TO ADD "VEHICLE RENTAL AND SALE, NEW, LIMITED" AS A CONDITIONAL USE AND ELIMINATING "VEHICLE EQUIPMENT RENTAL OR SALE" AS A CONDITIONAL USE

WHEREAS, the City received an application to amend the Centerville Zoning Code regarding permitted and conditional uses in the Shorelands Commerce Park Zone to add "Vehicle Rental and Sale, New, Limited" as a permitted use and to eliminate "Vehicle Equipment Rental or Sale" as a conditional use; and

WHEREAS, the Planning Commission reviewed the proposed amendments to the Centerville Zoning Code, and after holding a public hearing on the matter, recommended approval of the amendments with "Vehicle Rental and Sales, New, Limited" as a conditional use; and

WHEREAS, the City Council reviewed the proposed amendments to the Centerville Zoning Code as recommended by the Planning Commission, and after holding a public hearing on the matter, determined that the proposed amendments regarding conditional uses in the Shorelands Commerce Park are in the best interest of the City and the public to provide more compatible uses in the Shorelands Commerce Park; and

WHEREAS, the proposed amendments to the Centerville 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 Centerville Zoning Code.

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

SECTION 1: **AMENDMENT** "12.47.090 (SCP Zone, Permitted And Conditional Uses)" of the Centerville Zoning Code is hereby *amended* as follows:

AMENDMENT

12.47.090 SCP Zone, Permitted And Conditional Uses

(a) The following uses, as defined in CZC 12.12 (Definitions), shall be permitted uses in the SCP Zone:

- Accessory Use;

- Construction Sales and Service;
- Cultural Service;
- Government Service;
- Laundry Service;
- Manufacturing, General;
- Manufacturing, Limited;
- Media Services;
- Medical Service;
- Office, General;
- Park;
- Personal Instruction Service;
- Post Office;
- Printing, General;
- Protective Service;
- Research Service;
- Restaurant, Eatery;
- School, Vocational;
- Utility, Minor; and
- Wholesale and Warehousing, Limited.

(b) The following uses, as defined in CZC 12.12 (Definitions), shall be conditional uses in the SCP Zone, as follows:

- Operations Center;
- Military Facility;
- Parking Garage;
- Public Utility Substation;
- Stables, Private (as an accessory use only);
- Stables, Public;
- Transportation Service;
- Wholesale and Warehousing, General; and
- Vehicle Rental or Sale, New, Limited.
- ~~Vehicle and Equipment Rental or Sale.~~

SECTION 2: REPEALER CLAUSE All ordinances, or parts thereof, in conflict with the provisions of this Ordinance are hereby repealed to the extent necessary to give this Ordinance full force and effect.

SECTION 3: SEVERABILITY CLAUSE If any section, part, or provision of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance, which shall remain in full force and effect.

SECTION 4: EFFECTIVE DATE This Ordinance shall become effective immediately upon publication or posting or 30 days after passage by the City Council, whichever comes first.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY,
STATE OF UTAH, THIS 7th DAY OF APRIL, 2026.**

ATTEST:

CENTERVILLE CITY

Jennifer Robison, City Recorder

By: _____
Mayor Clark A. Wilkinson

	AYE	NAY	ABSENT	ABSTAIN
Rick Bangerter	_____	_____	_____	_____
Cheylynn Hayman	_____	_____	_____	_____
Gina Hirst	_____	_____	_____	_____
Robyn Meacham	_____	_____	_____	_____
Brian Plummer	_____	_____	_____	_____

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provisions of the Utah Code § 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 as required by law.

JENNIFER ROBISON, City Recorder

DATE: _____

RECORDED this _____ day of _____, 2026.

PUBLISHED OR POSTED this _____ of _____, 2026.

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

CITY COUNCIL TRANSMITTAL REPORT

SHORELANDS COMMERCE PARK - ZONING TEXT AMENDMENT PROPOSAL

PETITIONER: TOM ALLRED
TOM@COOKBUILDER.COM

NATHAN COOK
NATE@COOKBUILDER.COM

APPLICATION: ZONING CODE TEXT AMENDMENT (CZC
12.47.090)

APPLICATION REQUEST: AMEND THE ZONING CODE TEXT
REGARDING USES ALLOWED IN THE
SHORELANDS COMMERCE PARK ZONE

RECOMMENDATION: CONSIDER APPROVAL OF ZONING TEXT
AMENDMENT REQUEST

BACKGROUND

The applicants, Tom Allred and Nathan Cook, are requesting a Zone Text Amendment associated with the Shoreland Commerce Park zoning overlay. On January 26, 2026, Tom Allred, co-founder of Salto Moto applied for a zoning text amendment to add *Vehicle Rental or Sale, New, Limited* to the Shorelands Commerce Park (SCP) zone. Prior to submitting this application, Nate and Tom met with the city planner, city attorney, and community and economic development director to discuss the alteration of their application to additionally include language amending the Shorelands Commerce Park (SCP) zone, by removing the *Vehicle and Equipment Rental or Sale language*.

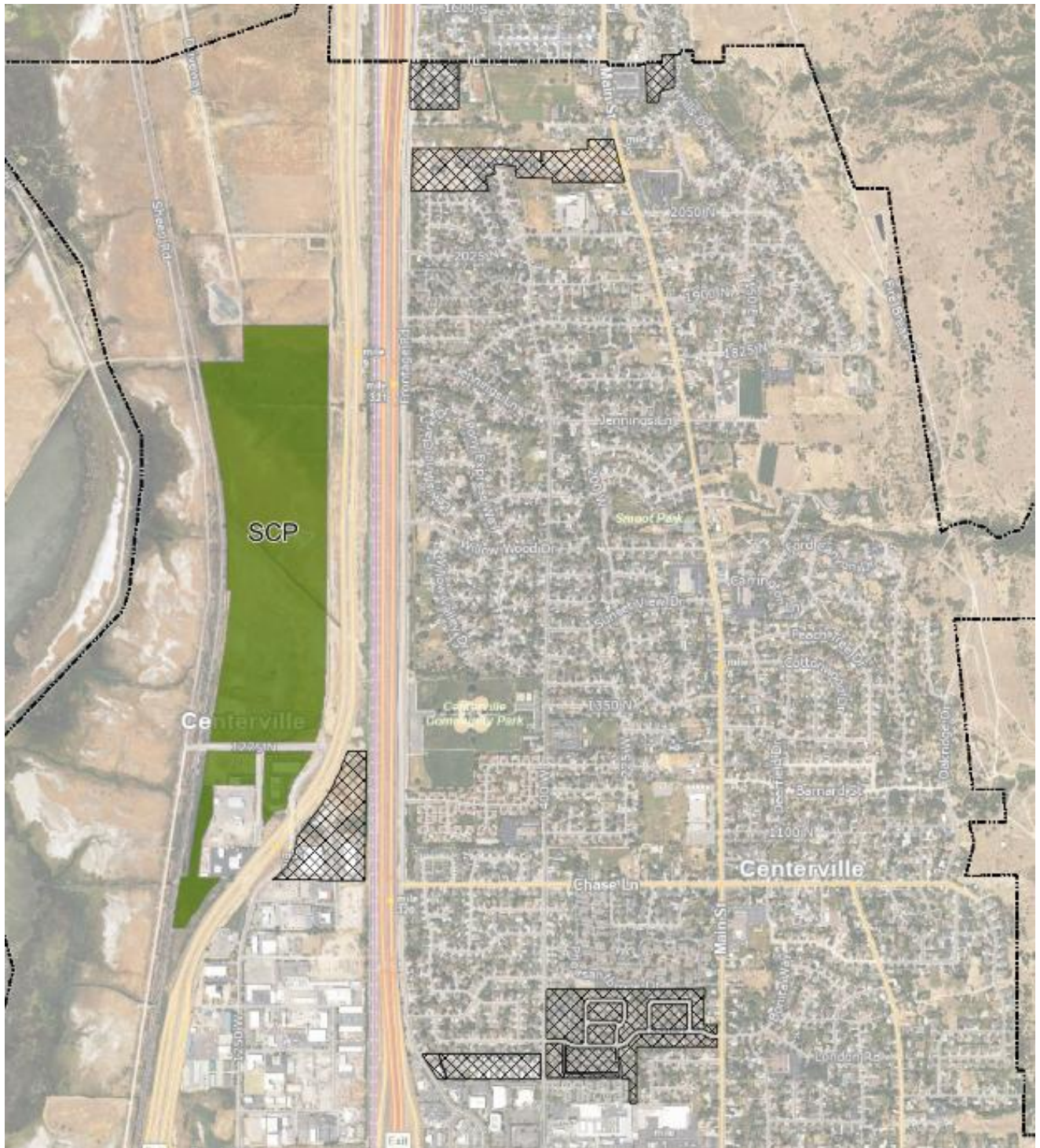
On January 22, 2025, Salto Moto (Nate Cook) received approval for his conditional use permit request to sell specialty motorcycles at 1231 North 1300 West in the Shorelands Commerce Park (SCP) zone. During this meeting, the Planning Commission approved the applicant's conditional use permit request with the conditions provided in exhibit G. Condition 4, states, "No mechanical repair shall occur on the property, until such time that the Zoning Text Amendment to the Shorelands Commerce Park zone is applied for by the applicant (or other property interest) and thereafter potentially approved by the City to include mechanical repairs within this zoning designation." By allowing for the use, *Vehicle Rental or Sale, New, Limited* to be acceptable in

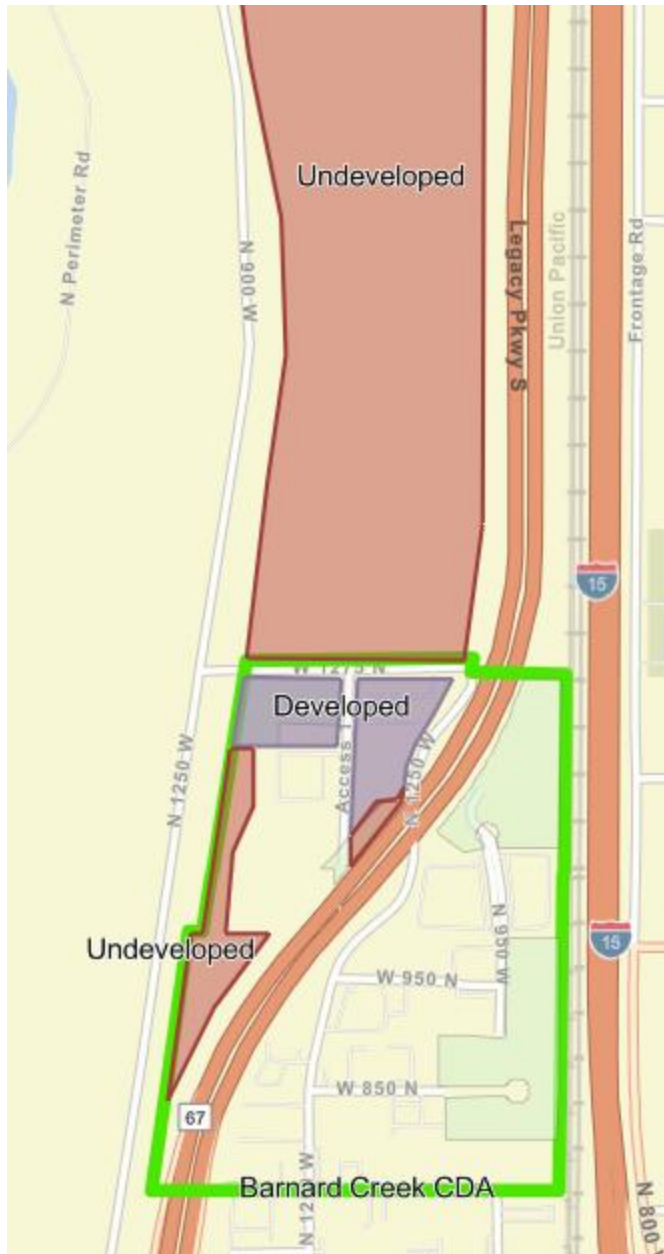
this zone as a conditional or permitted use in the Shorelands Commerce Park, this proposed zoning text amendment submittal would satisfy this requirement of conditional use permit approval.

The additional request to remove the category of *Vehicle and Equipment Rental or Sale* from the Shorelands zone was initiated following staff's recommendation, after reviewing six related use definitions (exhibit H) that are similar in nature but lack clear logical distinction. When comparing each definition against the goals and vision of the Shorelands Commerce Park, inconsistencies became apparent. As a result, City staff intends to work on a separate, City-sponsored zoning text amendment at a later date to comprehensively clarify and further refine the key distinctions between these six definitions to provide more clarity within the City zoning codes and application. City staff elected to keep these matters separate to avoid delaying consideration of the applicant's proposed zoning text amendment request. Staff work on the broader definition updates would lead to a future City-initiated Zoning Text Amendment process and is not directly tied to the primary objectives of this applicant group's specific request. Further explanation is provided below.

This zoning text amendment application was recently reviewed by the Planning Commission on February 25, 2026. Following a public hearing regarding the request, the Planning Commission approved a favorable recommendation for City Council approval of the Zoning Text Amendment request with the direction that the inclusion of the *Vehicle Rental or Sale, New, Limited* be acceptable in the Shorelands Commerce Park (SCP) zone as a conditional use category of use. A summary of the voting record is found below.

A public hearing was advertised and posted for this proposed zoning text amendment request in accordance with State and City Code requirements. No commentary was provided prior to the date of completion of this packet. If additional feedback is submitted post-staff report, those comments will be shared with the Council prior to or during the meeting.





This proposed zoning map amendment was presented to the Planning Commission on February 25th, 2026. Prior to participating in discussion of the request, the Planning Commission held a public hearing (advertised prior in accordance with State and City requirements) regarding the applicant's proposed zoning code text amendment language. There were no letters, emails, or phone calls received prior to the planning commission meeting, nor were there any public comments provided during the public hearing.

Prior to the public hearing in this matter, the Planning Commissioners shared some commentary they had regarding the request.

Commissioner LaRae Patterson noted that prior to the meeting, she had completed a phone call between her and the City Planner regarding some clarifications about the request and staff

reporting. She explained to other commissioners that the addition of *Vehicle Rental or Sale, New, Limited* should be established as a conditional use and, therefore, follow the conditional use process for future consideration of vehicle dealership requests as defined by *Vehicle Rental or Sale, New, Limited*. Were this to be established as a conditional use, the Planning Commission would review all associated conditional use permit requests that could occur within the Shorelands Commerce Park (SCP) area.

Commissioner Paul Mendenhall pointed out that originally the creation and current version of the Shorelands Commerce Park (SCP) zone did not include *Vehicle Rental or Sale, New, Limited* and did include *Vehicle and Equipment Rental or Sale*. City staff discussed this further with him and explained that staff believes that there is a need for similar “use” definitions updates on a larger scale within the City zoning codes. These definitional updates would include evaluating: *Vehicle*; *Vehicle and Equipment Rental or Sale*; *Vehicle Rental or Sale, New, Limited*; *Vehicle Rental or Sale, Used, Limited*; *Vehicle and Equipment Repair, General*; and *Vehicle Repair, Limited* category definitions. These definitions have been provided as part of the packet. City staff further explained to the Commission that the Shorelands Commerce Park with this the inclusion of the *Vehicle Rental or Sale, New, Limited* category could potentially draw high revenue commercial vehicles sales to this area, while not creating as much wear/tear on roads and other public infrastructure in this area, that might otherwise be created by vendors who fit within the *Vehicle and Equipment Rental or Sale* category of use. City staff further noted how the beneficial the addition of this new use category would be for the SCP area, due to there currently existing a large area of developable land just north of 1275 North within the Shorelands Commerce Park zoning area and also within the Shorelands Commerce Park-Mixed Node area on the far northern end of the City west of I-15. This updated change in use could provide more beneficial opportunities to the City within the Shorelands Commerce Park area and potentially attract higher revenue businesses to the City, while limiting potential detrimental impacts to the use of this area.

Chair Mason Kjar asked staff why the work on the multiple vehicle vendor definitions were not included as part of this request. Staff explained that additional staff time will be needed to cross-reference definitions internally and research definitions used by other cities rather than assembling a temporary or incomplete set of definitions to include with the applicant group’s zoning text amendment submission. Where the applicant group initiated this request, staff did not want to delay the applicant’s decision due to what is essentially a “housekeeping” item that City staff should further work on in the near future.

Commissioner Layne Jenkins pointed out that by current definition that any repairs on a qualifying business use fitting the category of *Vehicle Rental or Sale, New, Limited* would only be allowed as a secondary use category of the vehicle business model. He asked if there is a maximum percentage or type of work that would keep repair-based activities classified as secondary or limited. Staff confirmed that that repairs would be limited to incidental service or maintenance, and that secondary use would have to otherwise be verified by City staff in applying interpretations of the Code.

The applicant then was asked if they had any questions or comments for the Commission. The applicant confirmed and restated that the information provided in the staff report was accurate and supports the staff recommendations. The Commission reminded the applicant that the

business operations for Salto Moto would require that any repair-based mechanical work would be expected to follow the conditional use permits approval for the business in that incidental repairs would only be allowed to occur indoors and consist of the limited repairs that the associated motorcycle vendor requires as they sell the vendor's brand of motorcycles.

A public hearing was held, no comments were provided during the hearing and the Commission closed the hearing.

PLANNING COMMISSION RECOMMENDATION

Commissioner Jorgensen made a motion for the Planning Commission to provide a **favorable recommendation to City Council for approval** of the Zoning Code Text Amendments to Centerville Zoning Code 12.47.090 regarding 'SCP Zone, Permitted And Conditional Uses', for the addition of the new conditional use category 'Vehicle Rental or Sale, New, Limited' to Centerville Zoning Code 12.47.090(b), and removing the 'Vehicle and Equipment Rental or Sale' use category from Centerville Zoning Code 12.47.090(b).

During the debating period, Mr. Mendenhall noted that a document in the submittal documents from the applicant requested that the inclusion of *Vehicle Rental or Sale, New, Limited* be established as a permitted use, and he was concerned about that. Staff clarified that the applicant wanted *Vehicle Rental or Sale, New, Limited* to be presented as a permitted use, while staff recommends, as noted in the staff report, that *Vehicle Rental or Sale, New, Limited* should be included as a conditional use, were the Planning Commission to support the applicant's request. To further clarify this point, City staff noted that the conditional use statement was included as part of Commissioner Jorgensen's motion and Commission Mendenhall accepted this clarification.

Mrs. Patterson then provided a second to the motion, which passed unanimously (6-0) thereafter.

The reasons for the action (findings) for this decision are found under "1. APPROVAL" on the attached Planning Commission meeting reporting document.

PLANNING COMMISSION VOTE ON THE MOTION (7-0)

Commissioner	Aye	Nay	Absent	Abstention
Mason Kjar (Chair)	X			
Michael Adamson	X			
Layne Jenkins	X			
Amanda Jorgenson	X			
Paul Mendenhall	X			
Tyler Moss	X			
LaRae Patterson	X			
Gary Woodward			X	

POTENTIAL MOTIONS

Based on the information provided by the Planning Commission, Planning Staff, and as heard during the public hearing, the City Council may make a motion to approve this updated zoning text amendment proposal request, approve this request with suggested amendment and/or modification, table the matter to a later date, or deny the request. With any of these decisions appropriate findings of fact should be provided. Sample motions for the City Council's convenience are located below with some suggested findings of fact.

#1 - APPROVE

"I hereby make a motion to APPROVE Ordinance #2026-04 for Zoning Code Text Amendments to Centerville Zoning Code 12.47.090 regarding 'SCP Zone, Permitted And Conditional Uses', for the addition of the new conditional use category 'Vehicle Rental or Sale, New, Limited' to Centerville Zoning Code 12.47.090(b), and removing the 'Vehicle and Equipment Rental or Sale' use category from Centerville Zoning Code 12.47.090(b), with the following findings for action:

- 1. The City Council finds that the proposed text amendments are consistent with the goals, objectives, and policies of the General Plan, specifically the Shorelands Commerce Park Location.*
- 2. The City Council finds that the proposed text amendments do not create detrimental or negative impacts to established zoning area within the Shorelands Commerce Park zone in Centerville City.*
- 3. The City Council finds that the proposed text amendments are in the best interests of Centerville City.*
- 4. Therefore, the City Council GRANTS approval of this Zoning Text Amendment request.*

(Additional findings discussed and agreed upon by the City Council)"

#2 - TABLE

"I hereby make a motion to TABLE Ordinance #2026-04 for Zoning Code Text Amendments to Centerville Zoning Code 12.47.090 regarding 'SCP Zone, Permitted And Conditional Uses', for the addition of the new conditional use category 'Vehicle Rental or Sale, New, Limited' to Centerville Zoning Code 12.47.090(b), and removing the 'Vehicle and Equipment Rental or Sale' use category from Centerville Zoning Code 12.47.090(b), until such a time as _____."

#3 – DENY

“I hereby make a motion to DENY Ordinance #2026-04 for Zoning Code Text Amendments to Centerville Zoning Code 12.47.090 regarding ‘SCP Zone, Permitted And Conditional Uses’, for the addition of the new conditional use category ‘Vehicle Rental or Sale, New, Limited’ to Centerville Zoning Code 12.47.090(b), and removing the ‘Vehicle and Equipment Rental or Sale’ use category from Centerville Zoning Code 12.47.090(b), with the following findings for action:

- 1. The City Council finds that the proposed text amendments are NOT consistent with the goals, objectives, and policies of the General Plan, specifically the Shorelands Commerce Park Location.*
- 2. The City Council finds that the proposed text amendments may create detrimental or negative impacts to established zoning areas within the Shorelands Commerce Park zone in Centerville City.*
- 3. The City Council finds that the proposed text amendments are NOT in the best interests of Centerville City.*
- 4. Therefore, the City Council DENIES approval of this Zoning Text Amendment request.*

(Additional findings discussed and agreed upon by the City Council)”



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

STAFF REPORT – PLANNING COMMISSION
AGENDA ITEM 1 – ZONING TEXT AMENDMENT PROPOSAL

PETITIONER: TOM ALLRED
TOM@COOKBUILDER.COM

NATHAN COOK
NATE@COOKBUILDER.COM

APPLICATION: ZONING CODE TEXT AMENDMENT

APPLICATION REQUEST: AMEND THE ZONING CODE TEXT
REGARDING USES ALLOWED IN THE
SHORELANDS COMMERCE PARK ZONE

RECOMMENDATION: RECOMMEND APPROVAL OF ZONING
TEXT AMENDMENT PROPOSAL TO
CITY COUNCIL, WITH THE NEED TO
DETERMINE THE USE CATEGORY
(PERMITTED OR CONDITIONAL)

BACKGROUND

In August of 2025, Nate Cook reached out to City staff to learn about the process of possibly getting a business permit to do limited repairs as a part of his Conditional Use Permitted business, Salto Moto. For the next 4 months, there were back and forth emails with staff about ideas and possibilities to do such. During this process, the applicant has been open to staff's direction and guidance. On January 26, 2026, Tom Allred, co-founder of Salto Moto applied for a zoning text amendment to add *Vehicle Rental or Sale, New, Limited* (definition exhibit H) to the Shorelands Commerce Park. Prior to submitting this application, Nate and Tom met with the city planner, city attorney, and community and economic development director to discuss the alteration of their application to also include amending the Shorelands Commerce Park zone by removing the *Vehicle and Equipment Rental or Sale* language (definition exhibit H). The applicant was willing to include this in their request submittal.

On January 22, 2025, Salto Moto (Nate Cook) received approval for his conditional use permit request to sell specialty motorcycles at 1231 N 1300 W in the Shorelands Commerce Park zone. The Planning Commission approved this conditional use permit with the conditions provided in exhibit G. Condition 4, states, *“No mechanical repair shall occur on the property, until such time that the Zoning Text Amendment to the Shorelands Commerce Park Zone is applied for by the applicant (or other property interest) and thereafter potentially approved by the City to include mechanical repairs within this zoning designation.”* By allowing for the use *Vehicle Rental or Sale, New, Limited* to be conditional or permitted as a use in the Shorelands Commerce Park, this zoning text amendment would satisfy the request.

The additional request to remove the category of *Vehicle and Equipment Rental or Sale* from the Shorelands zone was initiated following staff’s recommendation, after reviewing six related use definitions (exhibit H) that are similar in nature but lack clear logical distinction. When comparing each definition against the goals and vision of the Shorelands Commerce Park, inconsistencies became apparent. As a result, staff intends to bring forward a separate, City-sponsored zoning text amendment at a later date to comprehensively clarify and refine these six definitions. The City chose to keep these matters separate to avoid delaying the applicant’s proposed zoning text amendment. The broader definition updates would be a City-initiated Zoning Text Amendment and not be directly tied to the primary objective of this specific request. Further explanation is provided below.

A public hearing was advertised for this proposed zoning code text amendment request. A public hearing notice was posted in accordance with State and City Code requirements, regarding the proposed zoning code text amendment as found in this documentation. No comments were received prior to the completion of the documentation and transmission to the Commission for this meeting.

STAFF ANALYSIS AND COMMENTS

CZC 12.21.080(e) provides four factors to consider when reviewing a Zoning Code or Zoning Map Amendment Application. Only the first factor applies to Zoning Code Text Amendments. Factor number one considers *“whether the proposed Zoning Code or Zoning Map amendment is consistent with goals, objectives, and policies of the General Plan”*. There are two sections of the General Plan that are applicable to this request, as this proposed zoning code amendment is associated with commercial development areas within the West Centerville Neighborhood.

Current General Plan Review

(Last updated 1996)

Commercial development standards are referenced in “Part 12-430-3 Commercial and Industrial Development” of the current City General Plan, Exhibit I. The Plan states that highway

commercial, office development, business and research parks, light manufacturing, light industrial uses and permanent open space are suggested in this area of the City.

Staff Response: This current section of the General Plan was last updated in 1996, making it 30 years old. The suggested uses have guided the West Centerville Neighborhood to become a mix of industrial and commercial buildings. The proposed addition for the use, *Vehicle Rental or Sale, New, Limited*, is in alignment with this guidance. The proposed removal of the use, *Vehicle and Equipment Rental or Sale*, is also aligned with this use. So based on this, both use types would be recommended to be added/removed as identified Code uses in the Shorelands Commerce Park zone.

(Last updated in 2009)

West Centerville Neighborhood Plan standards are referenced in “Section 12-480-6” of the current City General Plan, Exhibit J. The vision for the west side is expressed using six (6) different topics. These topics are Future Land Use, Economic Development, Environmental Compatibility, Transportation Planning, Community Facilities and Services, and Annexation Issues (starts on page 6 of the Plan). Within the Shoreland Commerce Park, the Plan identifies 12 objectives and states “...*the primary goal is to create a unique business park for continued economic growth for the city and to ensure compatibility of development with the purpose and intent of the Legacy Parkway & associated nature preserve.*” (see page 13) While the objectives are about creating a unique district, the core objectives can be seen as a focus of adoption.

Objective 3.A Rezone or adopt a business park overlay zone to focus on establishing land uses such as manufacturing, high-technology industry, pharmaceutical and medical services, or other similar employment sectors.

Staff response: The use *Vehicle Rental or Sale, New, Limited* and *Vehicle and Equipment Rental or Sale* would both qualify for “other similar employment sectors.”

Objective 3.B Allow for the controlled establishment of secondary supportive land uses as a transition into Farmington City. This area is to complement the job creation market, such as small service commercial, mixed-use, and residential type uses.

Staff response: This zone has buildings set-up for mixed use development.

Objectives 3.C - 3.G;

Staff Response: The amendment to add *Vehicle Rental or Sale, New, Limited* to the uses permitted would not be of impact. The amendment to remove *Vehicle and Equipment Rental or Sale* would not be of impact.

Objective 3.H Buildings and parking lots are to be aligned and/or clustered in manner to allow for connectivity of differing open spaces. Fencing should be minimal or non-existent.

Staff Response: The amendment to add *Vehicle Rental or Sale, New, Limited* to the approved uses (permitted or conditional) would potentially cause an impact on the fencing standards that are minimally recommended. This is due to this use allowing for the sales of vehicles. So long as the displays are limited to indoor displays or allowing for limited fencing, then it likely would not be of significant impact. Possibly having this use subject to a conditional use review process would allow the City to make sure that a potential condition of approval be for a business to have no fences or to install minimal impact fencing. Having *Vehicle and Equipment Rental or Sale* be amended out of this portion of the area would be of benefit to the zone, due to fact that equipment and storage currently needing to be screened by way of fence and landscaping as part of the Shorelands Commerce Park current design standards.

Objective 3.I Establish appropriate business signing regulations to ensure they are compatible and make a visual contribution to architectural and landscaping themes of the Commerce Park.

Staff Response: The Shoreland Commerce Park zoning codes have strict design standards that would need to be met for property development therein. This proposed use would not create any more hindrance to meeting district sign standards than another use in this zone.

Objective 3.J Focus signing regulations on requiring externally lighted wall and monument type signing, utilizes decorative forms and materials and artistic mounting platforms, and prohibits the use of excessive freestanding sign heights, electronic display messaging, and other distractive advertising elements.

Staff Response: The amendment to add *Vehicle Rental or Sale, New, Limited* to the uses permitted would not be of impact to this standard. The amendment to remove *Vehicle and Equipment Rental or Sale* would not be of impact to this standard.

Objective 3.K Establish appropriate lighting regulations to control undesirable light splay or glare which would have detrimental effect on the visual appeal of the Shoreland Environment.

Staff Response: The amendment to add *Vehicle Rental or Sale, New, Limited* to the uses (permitted or conditional) would potentially have an impact on the lights splay in the area due to security lights typically needed for vehicle lot storage on site. Possibly having this use subject to a conditional use review would allow the City to make sure that a condition of approval would be to have no lighting or lower impact lighting after a period of time at night; maybe there could be a requirement that lighting must be downturned, or the business install minimal impact lighting. The

amendment to remove *Vehicle and Equipment Rental or Sale* would likely reduce the potential for similar lighting impacts typically associated with larger outdoor vehicles, trailers, and equipment display and storage areas.

Objective 3. L Focus lighting regulations on enhancement of architecture, pedestrian path and entryways, and for needed safety purposes and prohibit bright metal halide and flood type lighting and prohibit open or undirected or unneeded light splay or other forms of light pollution.

Staff Response: See Objective 3.K response.

Proposed General Plan Review (City Council currently reviewing)

Goals and Strategies West Side – Centerville’s Next Commercial Center (Page 118)

Strategy 1: Encourage redevelopment of aging properties by capitalizing on low commercial improvement values, creating opportunities for modern commercial and industrial growth.

Staff Response: The amendment to add *Vehicle Rental or Sale, New, Limited* to the uses (permitted or conditional) could allow businesses to sell newer vehicles in the Shorelands area, broadening the commercial potential in this area. The amendment to remove *Vehicle and Equipment Rental or Sale* would eliminate uses such as construction equipment rental yards, moving truck and trailer rental, and farm equipment and machinery sales and rental from this same area. While this could narrow the range of allowable commercial activities, it may also shift the area away from more industrial-style outdoor operations and toward higher-intensity commercial redevelopment aligned with long-term planning objectives.

Strategy 2: Leverage the largest commercially zoned vacant land in Centerville by attracting retail, office, and commercial developments to establish a thriving business hub.

Staff Response: The amendment to add *Vehicle Rental or Sale, New, Limited* to the uses (permitted or conditional) could potentially positively impact the area due to having newer vehicle sales that could drive more traffic to the Shorelands area. Typically, people who have expendable income to buy new vehicles also have expendable income to spend on other goods and services in a similar area; this could be a factor in attracting other businesses to come and open in this area of the City. The amendment to remove *Vehicle and Equipment Rental or Sale* would support economic development efforts in this area by having higher value new vehicle dealerships in this area and not used vehicles or rental uses that may not be of as much economic value to the City.

Strategy 3: Create a unique recreational and outdoor business district by capitalizing on the area’s proximity to extensive parks and open space, enhancing residential appeal and supporting outdoor lifestyle industries.

Staff Response: The amendment to add *Vehicle Rental or Sale, New, Limited* to the uses (permitted or conditional) could potentially positively impact the area due to the allowance of sales of new recreation vehicles, furthering encouraging residents and other community members to come to Centerville to enjoy the trails and recreational aspects of the City. The amendment to remove *Vehicle and Equipment Rental or Sale* would not be of impact to this strategy.

Strategy 4: Enhance regional connectivity and retail potential by supporting the development of a north-south roadway linking the West Side to Farmington, positioning it as the next prime commercial destination.

Staff Response: The amendment to add *Vehicle Rental or Sale, New, Limited* to the uses (permitted or conditional) could potentially positively impact this area of the City, see Strategy 3 response comments. The amendment to remove *Vehicle and Equipment Rental or Sale* would not have little to no impact on this strategy.

Strategy 5: Improve the infrastructure and visual appeal of gateways and entrances to this area.

Staff Response: The amendment to add *Vehicle Rental or Sale, New, Limited* to the uses (permitted or conditional) may enhance the visual character of key gateways and entrances by encouraging newer, showroom-oriented businesses with higher quality building designs and site improvements that better meet the intent of the Shorelands Commerce Park district. This type of development is typically more architecturally focused and may contribute positively to the overall appearance of the area (new car dealership over large construction vehicle/equipment sales and rental yards). The amendment to remove *Vehicle and Equipment Rental or Sale* would support the City's historical efforts to create more unique appeal and development use that the Shorelands Commerce Park is trying to achieve, by limiting uses that often involve extensive outdoor storage and display areas and reinforcing the community's vision for a cohesive and visually appealing commercial environment.

Current Businesses in the Shorelands Commerce Park

There are currently 11 registered businesses in the Shorelands Commerce Park zone, as of February 2026. The primary uses for these businesses, as identified on the business licenses, consist of three *Construction Sales and Service*, three *Personal Instruction Service*, one *Printing, General*, three *Retail, Specialty* (secondary use *Printing, General*), and one *Vehicle Rental or Sales, New, Limited*. Removing the use of *Vehicle and Equipment Rental or Sale* would not affect any existing businesses but would rather prevent the establishment of businesses that are not

aligned with the Shorelands Commerce Park vision and purpose. The noted list of businesses located within the Shorelands area is provided below.

Business	Address	Primary Use	Secondary Use	Description
Logo Concepts	1231 N 1300 W Ste B	Retail, specialty	Printing, General;	Promotional products and apparel sales
Cook Builders	1231 N 1300 W Ste A	Construction sales and service		Construction fleet
Salto Moto	1231 N 1300 W Ste D	Vehicle rental or sale, new, limited		Specialty Motorcycle sales
Salmon Mechanical LLC	1265 W 1275 N #7	Construction sales and service		HVAC installation, repair, and maintenance
Black Dimond Decorators	1265 W 1275 N # 4	Retail, specialty	Printing, General;	Corporate branding items (i.e. printing, promotional products, decorated apparel, wide format signage, etc.)
Apex Screen Print	1265 W 1275 N #3	Printing, general		Screen Printing Business
Project Move	1230 N 1300 W Ste # 1	Personal instruction service		Dance Studio
Kona Karate Centerville	1265 W 1275 N	Personal instruction service		Martial Arts Studio
Verlux	1230 N 1300 W	Retail, specialty	Printing, General;	Corporate branding items (i.e. printing, promotional products, decorated apparel, wide format signage, etc.)
Punisher Complex	1090 N 1300 W	Personal instruction service		Sports complex for youth, personal training on batting, throwing & ground balls. Teams of 10 to 12 youth can get personal training by appointment only
J & L Landscaping	1231 N 1300 W C	Construction sales and service		Landscape Construction and Maintenance

Staff Conclusion

Keeping in mind that the City is proposing to update the 6 Zoning Code definitions noted in Exhibit H, the City supports the proposed amendment to add *Vehicle Rental or Sale, New, Limited* to the

uses (permitted or conditional) and to remove *Vehicle and Equipment Rental or Sale* out of the list of uses allowed in the Shorelands Commerce Park area. Per CZC 12.68.101, the Shorelands Commerce Park needs to prioritize job creation for Centerville City and the South Davis communities as well as “function as iconic places where the urbanized environment interfaces with the natural shoreland environment.” By allowing *Vehicle Rental or Sale, New, Limited* within the Shorelands Commerce Park, the City would be supporting a business model that aligns with job creation goals while maintaining a higher end, indoor focused commercial presence that is more consistent with the vision of a business park environment. This use, as a permitted or conditionally permitted use, can function in a manner that emphasizes architecture, limited outdoor display, controlled lighting, and minimal fencing (elements that are critical to maintaining compatibility with the adjacent shorelands areas and the Legacy Parkway transit corridor).

In contrast, *Vehicle and Equipment Rental or Sale*, as currently defined, contemplates broader outdoor storage, larger equipment display areas, and operational characteristics that are more industrial in nature. These operational components can be more difficult to reconcile with the Shorelands Commerce Park’s adopted vision of a visually cohesive, architecturally enhanced, and environmentally sensitive employment district. Removing this broader use from the allowable list of uses in the Shorelands zoning would provide greater clarity moving forward and help ensure that future development proposals more closely align with the long-term planning objectives for this area.

It is also important to recognize that this request originated through compliance with an existing Conditional Use Permit condition placed upon the applicant in January 2025. The applicant has acted in good faith, worked collaboratively with staff over several months, and pursued the proper legislative process to address the zoning limitation. The proposed amendment is therefore not only consistent with planning policy direction but also represents fulfillment of a condition previously identified by decision of the Planning Commission.

As a result, City staff is supportive of the proposed amendments to Centerville Zoning Codes, as provided by the applicant, by adding *Vehicle Rental or Sale, New, Limited*, with the change for the use to be allowed a conditional use in the SCP Zone (and with the understanding that the applicant is requesting the use be allowed as a permitted use); and the removal of *Vehicle and Equipment Rental or Sale* as an allowable conditional use category in the SCP Zone, as recommended to the applicant to be modified by the City.

#1 – APPROVE

“I hereby make a motion to recommend City Council APPROVAL of Zoning Code Text Amendments to Centerville Zoning Code 12.47.090 regarding ‘SCP Zone, Permitted And Conditional Uses’, for the addition of the new conditional use category ‘Vehicle Rental or Sale, New, Limited’ to Centerville Zoning Code 12.47.090(b), and removing the ‘Vehicle and

Equipment Rental or Sale’ use category from Centerville Zoning Code 12.47.090(b), based on the following reasons for action (findings):

- 1. The Planning Commission finds that the proposed text amendments are consistent with the goals, objectives, and policies of the General Plan.*
- 2. The Planning Commission finds that the proposed text amendments do not create detrimental or negative impacts to established zoning areas within Centerville City.*
- 3. The Planning Commission finds that the proposed text amendments are in the best interests of Centerville City.”*

(Planning Commission may include any additional findings that are deemed applicable)

#2 – APPROVE WITH ANY PROPOSED ADDITIONAL AMENDMENTS

*“I hereby make a motion to recommend City Council APPROVAL of Zoning Code Text Amendments to Centerville Zoning Code 12.47.090 regarding ‘SCP Zone, Permitted And Conditional Uses’, for the addition of the new conditional use category ‘Vehicle Rental or Sale, New, Limited’ to Centerville Zoning Code 12.47.090(b), and removing the ‘Vehicle and Equipment Rental or Sale’ use category from Centerville Zoning Code 12.47.090(b), based on the following reasons for action (findings)
 , with the language amendment to the request (as provided by the Planning Commission) as follows _____, based on the following reasons for action (findings):”*

(Use findings listed above for approval. The Planning Commission may include any additional findings that are deemed applicable)

#3 – TABLE

“I hereby make a motion to TABLE the proposed Zoning Code Text Amendments to Centerville Zoning Code 12.47.090 regarding ‘SCP Zone, Permitted And Conditional Uses’, for the addition of the new conditional use category ‘Vehicle Rental or Sale, New, Limited’ to Centerville Zoning Code 12.47.090(b), and removing the ‘Vehicle and Equipment Rental or Sale’ use category from Centerville Zoning Code 12.47.090(b), until such a time as _____.”

#4 – DENY

“I hereby make a motion to recommend City Council DENIAL of Zoning Code Text Amendments to Centerville Zoning Code 12.47.090 regarding ‘SCP Zone, Permitted And Conditional Uses’, for the addition of the new conditional use category ‘Vehicle Rental or Sale, New, Limited’ to Centerville Zoning Code 12.47.090(b) , and removing the ‘Vehicle and Equipment Rental or

Sale' use category from Centerville Zoning Code 12.47.090(b),, based on the following reasons for action (findings):

- 1. The Planning Commission finds that the proposed text amendments are NOT consistent with the goals, objectives, and policies of the General Plan.*
- 2. The Planning Commission finds that the proposed text amendments may create detrimental or negative impacts to established zoning areas within Centerville City.*
- 3. The Planning Commission finds that the proposed text amendments are NOT in the best interests of Centerville City."*

(Planning Commission may include any additional findings that are deemed applicable)

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, February 25, 2026
7:00 p.m.

A quorum being present at City Hall, 250 North Main Street, Centerville, Utah, the meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.

MEMBERS PRESENT

Mason Kjar, Chair
Gary Woodward
Layne Jenkins
Paul Mendenhall
Amanda Jorgensen
LaRae Patterson
Michael Adamson

STAFF PRESENT

Mike Eggett, Community Development Director
Sydney DeWees, Planner
Lisa Romney, City Attorney

VISITORS

Tom Allred

LEGISLATIVE THOUGHT/PRAYER Chair Kjar

PLEDGE OF ALLEGIANCE

INTRODUCTION OF MICHAEL ADAMSON TO THE PLANNING COMMISSION

Newly appointed Commissioner Michael Adamson introduced himself to the Commission, outlining his background as a traffic engineer and planning consultant who works with cities on roadway, active transportation, and transit networks. He expressed a desire to serve in order to help guide Centerville's future infrastructure and planning decisions.

PUBLIC HEARING – ZONING CODE TEXT AMENDMENTS – SHORELANDS
COMMERCE PARK ZONE PERMITTED AND CONDITIONAL USES – CZC 12.47.090 –
LEGISLATIVE DECISION

City Planner Sydney DeWees presented a zoning text amendment request from Tom Allred to add "Vehicular Rental or Sales, New, Limited" as a conditional use in the Shorelands Commerce Park zone. The request followed a prior conditional use approval for Salto Moto that required a code amendment before mechanical repairs could occur onsite. Staff explained that the existing "vehicular and equipment rental or sales" category was too broad and proposed replacing it with a narrower use allowing sales of new motorcycles, automobiles, and light trucks with only incidental service and maintenance, and no outdoor work or display.

Commissioners asked clarifying questions regarding the scope of the amendment, how the use table applies to the zone, and how "incidental" would be interpreted and enforced. Staff recommended the new category remain Conditional to allow oversight.

Chair Kjar opened a public hearing for this item. No comments were made, so he closed the public hearing.

Commissioner Jorgensen **moved** to recommend City Council approval of Zoning Code Text Amendments to Centerville Zoning Code 12.47.090 regarding 'SCP Zone, Permitted And Conditional Uses', for the addition of the new conditional use category 'Vehicle Rental or Sale, New, Limited' to Centerville Zoning Code 12.47.090(b), and removing the 'Vehicle and Centerville City Planning Commission Equipment Rental or Sale' use category from Centerville Zoning Code 12.47.090(b), based on the following reasons for action (findings). Commissioner Patterson seconded the motion which passed unanimously (7-0).

Findings for Action

1. The Planning Commission finds that the proposed text amendments are consistent with the goals, objectives, and policies of the General Plan.
2. The Planning Commission finds that the proposed text amendments do not create detrimental or negative impacts to established zoning areas within Centerville City.
3. The Planning Commission finds that the proposed text amendments are in the best interests of Centerville City.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Community Development Director Mike Eggett reported that City Attorney Lisa Romney has been working on revising the water-efficient landscaping ordinance and will be scheduled for public hearing after water district review, given the urgency of potential water restrictions.

Mr. Eggett also updated the Commission on pending state legislation expected to take effect in May or June allowing detached ADUs (DADUs) on lots of 10,000 square feet or larger. Staff will bring forward local regulations to address requirements and restrictions, and clarification is still pending from the state on whether a property could have both an ADU and a DADU.

MINUTES REVIEW AND APPROVAL

Minutes of the January 28, 2026 Planning Commission meeting were reviewed. Commissioner Jenkins **moved** to approve the minutes with suggested amendments. Chair Kjar seconded the motion, which passed (7-0).

ADJOURNMENT

At 7:39 p.m., Commissioner Jenkins **moved** to adjourn the meeting. Commissioner Jorgensen seconded the motion which passed unanimously (7-0).

Jennifer Robison, City Recorder

Date Approved



Record Report for Zoning Text Amendment #ZTA-26-0001

Record Overview

Record Number: ZTA-26-0001

Record Type: Zoning Text Amendment

Record Status: In Progress

Record Submitted At: Monday January 26, 2026

Record Address: -

Record Owner: Sydney Dewees

Record Applicant: Tom Allred

Form Submission

Applicant:

Nathan Cook

nate@cookbuilder.com, (801) 897-7238

Preferred form of contact: Phone

What is the current code you are seeking to amend?:

12.47.090 SCP - add Vehicle rental and sales, new limited

12.47.090 SCP - take out Vehicle and Equipment rental or sale

Provide reasons supporting your request for an amendment:

Please see attached Document. Proposal For Zoning Amendment Change.

Have any outside agencies or codes adopted by the City been updated in a way that requires the City to amend its zoning code? : No

If yes, what ones? Please submit the updated agency code: -

Is there issue or concern is this proposed amendment intended to address?: Yes

Could the proposed amendment create negative impacts on health, safety, or general welfare?: No

Is the proposed amendment consistent with goals, objectives and policies of the General Plan?: Yes

How will the proposed amendment benefit the community as a whole, not just a single property owner or applicant?:

Please see attachment. "Community Benefits Document."

Are you proposing an amendment to the Hillside Overlay Zone?: No

Are you proposing an amendment to the Historic District?: No

Are you proposing an amendment in a Planned Development Overlay or Planned Unit Development?: No

By signing below, the applicant attests that the information contained in this application is true and correct.: Yes

Signature:

A handwritten signature in black ink, consisting of a series of loops and a final vertical stroke.

Signed in GovWell: Wednesday February 4, 2026, 11:54am



CENTERVILLE CITY ZONING TEXT AMENDMENT CHECKLIST

Zoning Text Amendment – Completeness Checklist

The following application, information, fees, and documentation is required for a Zoning Text Amendment application completeness review.

Project Name: 12.47.090 SCP Zone, Permitted And Conditional Uses

Date: 2.12.26

TRACKING HISTORY:

Application Submitted: January 26, 2026

Completeness Checklist DRC Meeting (1): 1.26.26

Compliance Check Approval: 2.11.26



Application Requirement	Code Reference	Department	Comments	
Complete Online Application Form	12.21.080	Planning		✓
Application Fees	20.160	Planning	\$500.00 paid 2.11.26	✓
Provide a statement describing the proposed zoning text changes	12.21.080	Planning		✓
Chapter and section references and a draft of the proposed text	12.21.080	Planning/ Legal		✓
Reasons supporting the request that should include: ✓ How the proposed Zoning Text Amendment is consistent with goals, objectives and policies of the General Plan ✓ Whether the proposed Zoning Text Amendment is harmonious with the overall character of the city ✓ The extent to which the proposed Zoning Text Amendment may adversely affect residents	12.21.080	Planning		✓
If the code needs to be changed due to an adopted code, such as count, state, national, IBC, ect.. provide a copy of the code.	Requested	Planning/ Legal		✓



Once the application is deemed complete, a letter will be sent out to you, the applicant, informing you of the Planning Commission and Public Hearing date. The Planning Commission will be giving recommendations to the City Council.

The applicant will get a notice of the City Council meeting and Public Hearing where the City Council will make a decision for the application.

Following the City Council meeting, a notice of decision shall be sent to the applicant, which notice shall include:

1. Decision

If approved,

2. Conditions of approval
3. Findings that support the approval

If denied,

2. Findings that support the denial

If tabled,

2. Reasoning for tabling the decision
3. Date of next meeting

Any person adversely affected by a final decision of the City Councils regarding the transfer, issuance, revocation or denial of a conditional use permit may appeal that decision to the Board of Adjustment as provided in CZC 12.21.200.

Dear Centerville Planning Commission and City Council,

I hope this message finds you well. I am writing to respectfully request your consideration of a proposed amendment to the Centerville Municipal Code related to zoning within the Shorelands Commercial Park (SCP). Specifically, we are seeking to amend the code to allow for Vehicle rental and sales, new limited to be permitted. With the cities guidance we will also be requesting to remove Vehicle and Equipment Rental or Sales.

This amendment would require updates to the following sections of the municipal code:

- 12.47.090 SCP Zone, Permitted And Conditional Uses

By including Vehicle rental and sales, new limited our business would be able to operate in a fully compliant way with the city.

Salto Moto is a boutique motorcycle dealership specializing exclusively in Italian motorcycles. Our dealer agreement requires that we maintain an on-site service and repair department. This requirement is fundamental to our operation and reinforces Centerville's reputation as a recreation-friendly city while supporting small business growth.

At Salto Moto, specialty repair and maintenance services are required per our dealer agreement. Because we specialize solely in Italian motorcycles, other repair shops are not equipped to perform proper manufacturer-recommended services, and therefore we are required to provide specialty dealer repair services on site. We understand that Vehicle and Equipment Repair, General and Vehicle Repair, Limited uses are not permitted within the SCP Mixed Node zone, and that this restriction reflects the direction of the Shorelands Commercial Park General Plan and the proposed General Plan update. The SCP area is intended to maintain a clean, modern industrial and commercial character, rather than accommodate traditional auto-oriented repair uses. The primary purpose of including "Vehicle rental and sales, new, limited" as a permitted use in the SCP is to allow businesses that focus on new vehicles to operate in this area. As noted previously, our dealer, as well as many other dealers, requires that very limited repairs or adjustments be allowed in order to sell these vehicles.

Salto Moto is not comparable to other repair shops in adjacent developments, as we service a completely different and far more specialized vehicle type, and there are no foreign motorcycle dealers nearby. There are significantly fewer motorcycles in existence and fewer owners overall, meaning the traffic generated from needed repairs is inherently lower. Our specialty motorcycle service is substantially less intrusive than a typical auto repair shop and aligns with the SCP's evolving commercial focus. As a result, Salto Moto represents a high-end, specialty use that attracts a different demographic than existing uses in the area and supports the City's goal of

fostering a well-curated, experience-driven commercial environment. This is why Salto Moto is a great example of the type of businesses that would be permitted if this amendment was passed.

Our mission is to provide affordable motorcycles and gear for riders of all ages and abilities while creating stable local jobs. This amendment would also allow us to expand into the rapidly growing electric motorcycle and e-bike market, an emerging segment that aligns with sustainability goals and recreational development. We focus on high-end off-road motorcycles, street bikes, and scooters, a niche that is currently underserved in the area. Our pricing and customer experience are intentionally welcoming and designed to promote a modern, community-oriented motorcycle shop environment. Our service department will focus on basic dealer-required maintenance such as fluid changes, post break-in inspections, bolt re-torquing, brake pad replacement, and limited accessory installations. All work will be performed indoors within our warehouse, and a mechanic will be on duty to ensure efficient turnaround times.

Retail uses benefit from specialty classifications that recognize reduced impacts, limited customer volume, and unique market needs. Extending this same framework to vehicular repair allows the zoning code to more accurately reflect modern business models while maintaining appropriate land-use protections.

We have included letters of support from neighboring tenants who recognize the value and demand for our services and who do not believe the proposed amendment would negatively affect their operations. Community feedback has consistently shown appreciation for the convenience, growth, and lifestyle enhancements Salto Moto brings to the area.

Closing, this zoning text amendment aligns closely with Centerville's Future Land Use vision by contributing to the city's unique character and promoting active, face-to-face community engagement. Additionally, this proposal supports Utah's broader outdoor recreation initiatives, including the goals outlined in HB90 – Outdoor Recreation Infrastructure Amendments, by supporting recreational access and infrastructure at the local level. Approving this amendment would demonstrate Centerville's collaborative approach to thoughtful development and its commitment to fostering win-win partnerships between local businesses, residents, and city leadership.

Thank you for your time and thoughtful consideration. I would welcome the opportunity to discuss this proposal further or provide any additional information you may require.

Sincerely,

Nate Cook

12.47.090 SCP Zone, Permitted And Conditional Uses

1. The following uses, as defined in CZC 12.12 (Definitions), shall be permitted uses in the SCP Zone:

- Accessory Use;
- Construction Sales and Service;
- Cultural Service;
- Government Service;
- Laundry Service;
- Manufacturing, General;
- Manufacturing, Limited;
- Media Services;
- Medical Service;
- Office, General;
- Park;
- Personal Instruction Service;
- Post Office;
- Printing, General;
- Protective Service;
- Research Service;
- Restaurant, Eatery;
- School, Vocational;
- Utility, Minor; and
- Wholesale and Warehousing, Limited.
- **Vehicle rental and sales, new limited**

2. The following uses, as defined in CZC 12.12 (Definitions), shall be conditional uses in the SCP Zone, as follows:

- Operations Center;
- Military Facility;
- Parking Garage;
- Public Utility Substation;
- Stables, Private (as an accessory use only);
- Stables, Public;
- Transportation Service;
- Wholesale and Warehousing, General; and
- ~~Vehicle and Equipment Rental or Sale.~~

Subject: Community Benefits - Vehicle Rental or Sale, New, Limited: in Shorelands Commercial Park – Salto Moto Specifically

Dear Members of the Planning Commission and Centerville City Council,

I am writing in strong support of the proposed zoning code amendment that would add Vehicle Rental or Sale, New, Limited as a permitted use in the Shorelands Commercial Park (SCP). This change would allow new vehicle dealerships to fully operate and service provider in a way that is consistent with the intent and character of the SCP Zone and beneficial to the Centerville City residents.

Community economic benefit:

High-quality, low-impact local business

1. Salto Moto is not a typical auto repair shop. It is a boutique European motorcycle dealership with a curated, highly specialized clientele.
2. The nature of this business inherently generates far less traffic, noise, and intensity than standard vehicle repairs, because there are simply fewer motorcycles in circulation and a smaller number of owners.
3. All work is performed inside the warehouse, maintaining a clean, orderly, and visually appealing environment consistent with the SCP design standards.
4. The SCP was created as a higher-quality, thoughtfully planned commercial/industrial area. Salto Moto's showroom, modern branding, and design contribution to the vision rather than detract from it.
5. We serve a very narrow, specialty market: Italian and European motorcycles and scooters (Piaggio Group, TM Moto, Fantic, Rieju, EM Moto, etc.).

Support for Centerville's recreational and outdoor vision

1. Centerville is increasingly recognized as a recreational-friendly community, and Salto Moto directly supports that identity by providing access to safe, well-maintained motorcycles and gear.
2. By focusing on high-end off-road bikes, street motorcycles, scooters, and the rapidly growing electric motorcycle and e-bike segment, Salto Moto aligns with Utah's broader emphasis on outdoor recreation infrastructure, as reflected in HB90 (Outdoor Recreation Infrastructure Amendments).
3. This specialized service encourages residents and visitors to enjoy surrounding trails and open spaces safely and responsibly, with proper maintenance and dealer-recommended service available locally instead of out of town.

Job creation and stable local investment

1. The amendment would allow Salto Moto to fully implement its business model: sales, required warranty/service work, and future amenities such as a small coffee component
2. This translates into local jobs, from mechanics and sales staff to support roles, and helps keep sales tax and service dollars in Centerville, rather than exporting them to other cities that have specialty dealerships.
3. The owners are committed long-term to the Shorelands Commercial Park and are investing in a professional, upscale storefront that improves the look and feel of the development.

Why a New “Vehicle Rental or Sale, New, Limited” Use Is Appropriate

We do not perform:

- Major engine or transmission rebuilding
- Bodywork, painting, or collision repair
- Heavy Equipment or fleet-style repairs
- Large-scale, high-volume auto-type services

Instead, the focus is on:

- New bike setup and post-break-in inspections
- Dealer- recommended fluid changes, bolt re-torquing, and general safety checks
- Limited, basic repairs such as brake pad replacements
- Installation of accessories and rider-safety gear

Compatibility With the SCP Vision and Future Land Use

The City’s Future Land Use vision emphasizes:

- Attractive, well-designed commercial corridors
- Businesses that add to the unique character of Centerville
- Environments that encourage face-to-face interaction and community building

Salto Moto advances all three:

1. A well-designed storefront and interior that look more like a modern retail gallery than a repair garage.
2. A customer base that is informed, niche, and engaged, often treating the store as a community hub rather than a transactional shop.
3. A long-term plan that includes a coffee element, creating an additional gathering place and adding another layer of commerce and social interaction to the Shorelands Commercial Park.

The result is a high end industrial-retail hybrid that enhances, rather than diminishes, the SCP’s intended character. This also demonstrate that Centerville is responsive and flexible when a local business have well-defined request. This also shows a strong commitment to “win-win” partnerships between city leaders and property owners. And it Reinforces Centerville’s role in the regional conversation about outdoor recreation, mobility, and quality of life, in line with statewide initiatives such as HB90.

For all these reasons, I respectfully urge you to approve the proposed zoning text amendment to add - Vehicle Rental or Sale, New, Limited as a permitted use in the Shorelands Commercial Park and related zones, thereby allowing Salto Moto to operate fully and responsibly in service of our community.

Thank you for your thoughtful consideration and for your continued work on behalf of Centerville's residents and businesses.

Sincerely,
Tom Allred
Co-Founder
Salto Moto LLC/ Moto Plex
801-361-3010

12/29/25

To Whom It May Concern,

We are neighbors and local stakeholders near 1231 W 1300 N Centerville, UT 84014.

We are writing in support of Salto Moto and their operation of a motorcycle dealership and performing repairs at 1231 W 1300 N Centerville, UT 84014.

Based on our knowledge of the area and our relationship as a neighboring business, we believe this use will be a positive addition to the neighborhood. In particular, we expect it will:

- Contribute to the safety and vitality of the Shorelands Commerce Park.
- Provide useful services to residents and local businesses.
- Support the overall health and stability of the local business community.

We understand that Salto Moto and its management will operate in a responsible, compliant, and neighborly manner and to remain responsive to any concerns that may arise.

For these reasons, we support approval of the requested zoning amendment for Salto Moto at 1231 W 1300 N Centerville, UT 84014.

Sincerely,

Business Name: Deco Depot

Address: 12650 1275 N #2

Contact Person: Randy Damborn

Title: Owner

Phone / Email: 801-631-6300

Signature: 

[12/29/25]

To Whom It May Concern,

As a nearby business located at 1231 N. 1300 W. Ste B, we are writing in support of Salto Moto and the proposed zoning amendment for Salto Moto at 1231 W 1300 N Centerville, UT 84014.

From a business perspective, we believe this use will:

- Increase positive foot traffic in the area.
- Strengthen the local customer base for existing businesses.
- Help fill a current gap in services available to residents and workers nearby.

We expect this project to complement, not conflict with, surrounding businesses and to contribute to the long-term stability of the commercial corridor. Based on our understanding from conversations with management, Salto Moto and its management staff are committed to operating in compliance with applicable regulations and to maintaining good communication with neighbors.

We therefore support the City's approval of the requested zoning amendment for Salto Moto at 1231 W 1300 N Centerville, UT 84014.

Sincerely,

Business Name: Service Master by Smith
Address: 1231 N. 1300 W. Ste B Centerville, UT. 84014
Contact Person: Jenna Nickel
Title: Office Manager
Phone / Email: 801-972-4444
Signature: Jenna Nickel

[12/29/25]

To Whom It May Concern,

As a nearby business located at 1265w 1275w # 17 Centerville, UT, we are writing in support of Salto Moto and the proposed zoning amendment for Salto Moto at 1231 W 1300 N Centerville, UT 84014.

From a business perspective, we believe this use will:

- Increase positive foot traffic in the area.
- Strengthen the local customer base for existing businesses.
- Help fill a current gap in services available to residents and workers nearby.

We expect this project to complement, not conflict with, surrounding businesses and to contribute to the long-term stability of the commercial corridor. Based on our understanding from conversations with management, Salto Moto and its management staff are committed to operating in compliance with applicable regulations and to maintaining good communication with neighbors.

We therefore support the City's approval of the requested zoning amendment for Salto Moto at 1231 W 1300 N Centerville, UT 84014.

Sincerely,

Business Name: Salmon HVAC

Address: 1265w 1275w # 17 Centerville

Contact Person: Wade Marriott

Title: Owner/Manager

Phone / Email: 801-660-8227 wmarrio@salmonhvac.com

Signature: [Handwritten Signature]

12/29/25

To Whom It May Concern,

We are neighbors and local stakeholders near 1231 W 1300 N Centerville, UT 84014.

We are writing in support of Salto Moto and their operation of a motorcycle dealership and performing repairs at 1231 W 1300 N Centerville, UT 84014.

Based on our knowledge of the area and our relationship as a neighboring business, we believe this use will be a positive addition to the neighborhood. In particular, we expect it will:

- Contribute to the safety and vitality of the Shorelands Commerce Park.
- Provide useful services to residents and local businesses.
- Support the overall health and stability of the local business community.

We understand that Salto Moto and its management will operate in a responsible, compliant, and neighborly manner and to remain responsive to any concerns that may arise.

For these reasons, we support approval of the requested zoning amendment for Salto Moto at 1231 W 1300 N Centerville, UT 84014.

Sincerely,

Business Name: Salmon Mech.

Address: 1230 N. 1300 W Suite 3

Contact Person: JERIS

Title: V.P. Construction

Phone / Email: 801.815.3040 jgoff@salmonmechanical.com

Signature: [Handwritten Signature]

NATHAN COOK
517 HOLLYBROOK WAY
FARMINGTON UT 84025
nate@cookbuilder.com

January 24, 2025

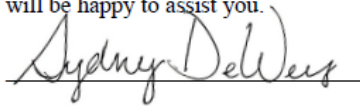
Re: Planning Commission Action

Dear Mr. Cook :

On January 22nd, 2025, the Centerville City Planning Commission APPROVED of the Conditional Use Permit for the property located at 1231 NORTH 1300 WEST, known as parcel number 06-416-0001, for the business of Salto Moto to conduct *Vehicle and Equipment Rental or Sale*. The following conditions will apply to the business:

1. This Conditional Use Permit approval shall not be transferred to another user unless approved by the city;
2. This Conditional Use Permit is only for the parcel 06-416-001;
3. The business operator shall schedule and pass a fire inspection conducted by the South Davis Metro Fire Department;
4. No mechanical repair shall occur on the property, until such time that the Zoning Text Amendment to the Shorelands Commerce Park Zone is applied for by the applicant(or other property interest) and thereafter potentially approved by the City to include mechanical repairs within this zoning designation;
5. Any trial or testing of motor vehicles occur during the business hours, may not be utilized during the hours from 9:00 PM to 6:00 AM, and shall only occur on parcel 06-416-0001
6. No mandatory parking stall shall be permitted to store, show, or park vehicles for sale;
7. Thirty-eight (38) parking stalls shall be available for the staff and general public to use;
8. The business operator shall obey all applicable local, state, and federal rules and regulations concerning conditional use permits and noise ordinances; and
9. Any deviation from these conditions will initiate the Conditional User Permit revocation process per City Zoning Code 12.21.100 (i)

If you have questions, please contact the Community Development Department at 801-292-3232 and we will be happy to assist you.



Sydney DeWees
City Planner

Vehicle: A properly licensed automobile, truck, trailer, boat or other device in which a person or thing is or can be transported from one place to another.

Vehicle and Equipment Rental or Sale: An establishment engaged in the retail or wholesale sale or rental, from the premises, of equipment or motorized vehicles, except motorcycles, automobiles, and light trucks, along with incidental service or maintenance. Typical uses include new and used truck sales and rental, boat sales, construction equipment rental yards, moving truck and trailer rental, and farm equipment and machinery sales and rental.

Vehicle Rental or Sale, New, Limited: An establishment engaged in the retail sale or rental, from the premises, of new motorcycles, automobiles, and/or light trucks, along with incidental service or maintenance. Typical uses include major dealers of new motorcycles, automobiles, and light trucks.

Vehicle Rental or Sale, Used, Limited: An establishment engaged in the retail sale or rental, from the premises, of used motorcycles, automobiles, and/or light trucks, along with incidental service or maintenance. Typical uses are small independent dealers of used motorcycles, automobiles, and light trucks.

Vehicle and Equipment Repair, General: An establishment primarily engaged in the major repair or painting of motor vehicles or heavy equipment, including auto body repairs, installation of major accessories and transmission and engine rebuilding services. Typical uses include major automobile repair garages, farm equipment repair and paint and body shops.

Vehicle Repair, Limited: An establishment providing motor vehicle repair or maintenance services within completely enclosed buildings, but not including paint and body shops or other general vehicle repair services. Typical uses include businesses engaged in the following activities: electronic tune-ups, brake repairs (including drum turning), air conditioning repairs, generator and starter repairs, tire repairs, front-end alignments, battery recharging, lubrication, and sales, repair and installation of minor parts and accessories such as tires, batteries, windshield wipers, hoses, windows, etc.

PART 12-430

COMMERCIAL AND INDUSTRIAL DEVELOPMENT

12-430-1. NEED FOR COMMERCIAL AND INDUSTRIAL DEVELOPMENT.

Communities are composed primarily of the residents who live in them. These residents need a variety of services to provide the things common to residential lifestyles. Such local services as grocery shopping, medical, banking, automotive, and a host of other needs can be serviced by local commercial developments.

Residents of communities also need a variety of municipal and government services: schools, water, sewers, road construction and maintenance, and police and fire protection are the most common. These services are generally paid for through local taxes such as property and sales taxes. Many studies have shown that residential properties alone generally do not generate the amount of revenue needed to sustain these necessary municipal services. Much of the needed revenue for high quality services comes from commercial and industrial property assessments. Sales tax from local commercial establishments is also an important component in local revenues.

To assist in the provision of revenues for high quality local services, and to provide needed personal and business services, Centerville City should provide for the establishment and viability of commercial and industrial services in designated areas of the community.

12-430-2. COMMERCIAL DEVELOPMENT POLICIES.¹

Several general commercial areas exist or are feasible in Centerville City. These areas should be protected from encroachment of other uses to preserve local commercial service capability and to enhance the City employment and tax base. These areas are generally identified as follows:

1. Pages Lane commercial area - The commercial area located on Pages Lane is a major retail business center of Centerville City and north Bountiful. This

¹ Amended Oct. 1, 1996, Ord. No. 96-24

area should be encouraged to continue as a major contributor to the economic base of Centerville City. Future growth and change in the area should be as attractive and functional as possible.

2. Main Street commercial area - The area on Main Street between 400 South (Porter Lane) and 400 North (Parrish Lane) has been regarded as the traditional commercial center of Centerville, though in reality it never became a strong focal point. The Main Street commercial area is old now and somewhat deteriorating, though a few new buildings have been constructed here in recent years. Restoration or revitalization should be encouraged.
3. Parrish Lane Commercial Corridor.² As access to and from the Interstate 15 interchange, Parrish Lane (400 North) is the major gateway to Centerville City. Commercial development on Parrish Lane from Main Street west to Interstate 15 has been strong and the area will continue to be the dominant commercial center of Centerville. Freeway and retail commercial development is intended along Parrish Lane west of Interstate 15.

As a major gateway to the city, the appearance of the Parrish Lane Commercial Area should be of utmost importance to the City. City officials and commercial developers should create a "gateway" impression of Parrish Lane. Such features as landscaping, bermed frontage areas, street lights, City identification monuments, and framing views of the city and the Wasatch Mountains should be used in development of properties along the commercial area of Parrish Lane, which is hereby designated as the Parrish Lane Commercial Gateway Corridor.

Specifically, elements of strip commercial development should be avoided along Parrish Lane, such as frequent curb cuts, lack of landscaping, large unattractive signs, expansive parking areas and pavement, and generally unappealing streetscapes. A thirty-foot (30') wide bermed and landscaped buffer strip should be required along properties fronting the commercial area of Parrish Lane. While freestanding signs may be

2 Amended Oct. 6, 1998, Ord. No. 98-39

allowed in this area, monument signs are encouraged. Where allowed, freestanding signs should be limited to size, well designed and become gradually smaller in height and size the further away the sign is located from Interstate-15. All signs in this area should be tightly controlled and arranged to avoid clutter. Monument signs should be encouraged in bermed landscaped areas. Development of a few commercial centers is preferable to the subdividing of the Parrish Lane frontage into numerous individual commercial pads, each with its own sign and curb cuts. City monument signs and landscaped islands in Parrish Lane should be placed near the Interstate 15 interchange and any other future major traffic corridor interchange west of Interstate 15 to further create the gateway impression.

SECTION 12-430-3. COMMERCIAL/BUSINESS PARK POLICIES^{3, 4, 5}

In addition to the general commercial areas in Centerville City, there are areas that are suitable for up-scale planned highway commercial, office development, business and research parks and light industrial activities. Such developments not only add to the tax base of the community, they also provide significant sources of employment for area residents. Such areas are important to the overall well-being of Centerville City and should be carefully planned to provide attractive business, office, commercial and light industrial uses within the City.

1. South Frontage Road. A number of commercial and light industrial businesses have located over the years in the area between Porter Lane and Pages Lane along the Frontage Road. The development of commercial and light industrial districts west of Interstate 15 provide sufficient and more appropriate areas for such commercial and light industrial uses. Additional heavy commercial and industrial development east of Interstate 15 is no longer appropriate or needed. As existing heavy commercial and industrial uses in the

³ Amended April 5, 1988, Ord. No. 88-4

⁴ Amended March 19, 1996, Ord. No. 96-1

⁵ Amended Oct. 1, 1996, Ord. No. 96-24

South Frontage Road area are discontinued or moved, such should be replaced with more attractive, commercial and retail-oriented businesses. Any development should give appropriate consideration to the existing businesses and uses and should be carefully planned to minimize the impact on existing and future residential uses in the area. Access to businesses should be allowed only from the Frontage Road, and, under very limited circumstances, from Porter Lane, to avoid impacting the residential areas on 400 West and Porter Lane with commercial traffic. Future development in this area should also be carefully considered for its appearance from Interstate 15, as this is an important entrance to Centerville City.

2. West Centerville. Essential to Centerville's economy will be the effective use of lands west of Interstate 15. Environmental and geographic factors suggest that the best use of the land west of Interstate 15 in Centerville is for well-planned highway commercial, office development, business and research parks, light manufacturing, light industrial uses and permanent open space in addition to the existing heavier industrial and manufacturing uses already existing in the area. This area should, therefore, be reserved for well-planned business park, office park, highway commercial and light industrial uses only. Additional heavy industrial and manufacturing uses are not appropriate in this area except in the designated Industrial Development (I-D) Zone. Existing heavy industrial and manufacturing uses located outside the Industrial Development (I-D) Zone may continue in accordance with the City's Non-Conforming Use Ordinance. Careful consideration should be given to the appearance of future development from Interstate 15 and any other future transportation corridors west of Interstate 15. Minimizing the impact of new businesses on existing uses in the area, and vice versa, is a priority. Careful design and planning should be used to make adjoining land uses as compatible as possible, especially where there is a significant difference in the intensity of use. Residential development is not appropriate for this area. Commercial and retail-oriented businesses should be developed in the area along Parrish Lane

west of Interstate 15 as part of the Parrish Lane Commercial Gateway Corridor.

The widening and improvement of Parrish Lane and 1250 West is critical to the development potential and aesthetic appeal for this area and in providing proper access to development projects. These streets should be developed with an overall streetscape plan and bermed perimeter landscaping. In order to provide proper access and the delivery of services to properties not adjacent to these streets, loop street access shall be provided along 1250 West.

A. Background

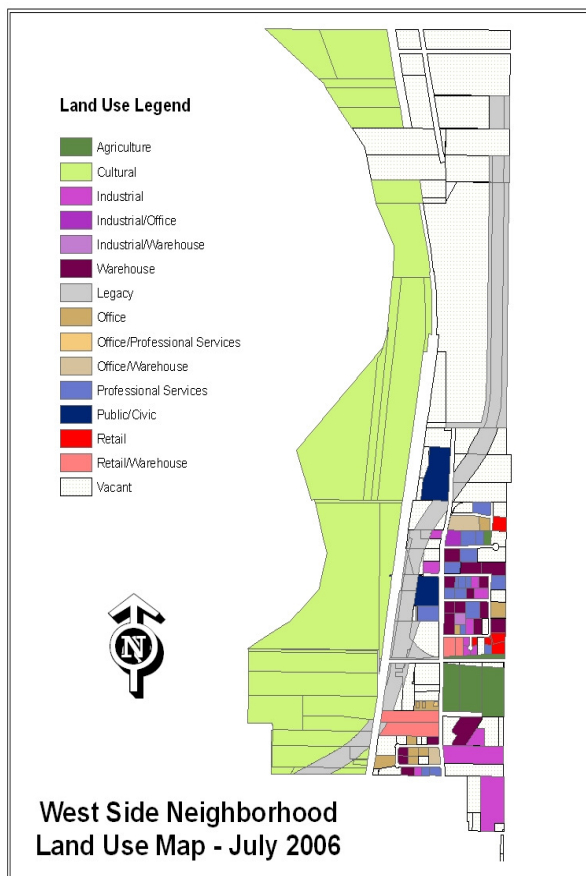
Located entirely west of Interstate 15, the West Centerville Neighborhood will be significantly influenced by the construction of the Legacy Parkway. Legacy Parkway is scheduled to be open in October of 2008. Essential to Centerville's economic health and its quality of life will be the effective use of land and development west of the freeway. The following information is a brief summary of the information that was utilized to form a basis for updating the neighborhood plan.

1. Summary of Existing Land Use Breakdown by Acreage and Percent

The City's Planning Staff performed a land use analysis using a windshield survey of the West Side neighborhood and entering

the data into the City's GIS software. The classification system was created using a slight variation of the standard land use planning categories set by the general planning profession. A summary of the resulting analysis is provided below.

<u>Type of Land Use</u>	<u>Acreage</u>	<u>Percent</u>
Agriculture	30 ac	3.8%
Cultural (Preserve)	543 ac	51.0%
Industrial	32 ac	3.0%
Office	19 ac	1.7%
Professional Services	20 ac	1.8%
Public/Civic	16 ac	1.5%
Retail	20 ac	1.8%
Vacant	384 ac	35.4%
Total	1,064 ac	100%



Land Use Types of the West Side Neighborhood

2. General Synopsis of the Business Real Estate Market and Davis County Job Growth Summary

According to a 2006 mid-year CRG Commercial Real Estate report, a strong residential construction market coupled with population and job growth is fueling the engine for continued growth. The report also states that "Good steady activity, centered around big box stores, is keeping the retail segment moving at a consistent rate" (*Davis County Clipper Article*). Additionally, CRG states, in a separate article, that "Davis County is very popular" and that they "wish there was more product for [them] to be involved in. This area could well offer come of the best return in the West, when compared with California, Denver, or Phoenix," (*Davis County Clipper Article*).

Recently, the Economic Department of Davis County promoted the need to "Preserve land for business so residents will

have jobs.” According to the County, there have been over 3,000 jobs added to the job market over the past year. However, Davis residents leave the County for about 26,000 jobs in other market areas (a net job export of 20%). The County indicates that “Growth needs to focus more on the manufacturing sector. For every 100 jobs created in manufacturing, 258 jobs are created in service, restaurants, and retail sectors” (*Deseret News Article*). In a separate article again quoting the County, it states that “it is important to diversify...it also includes high-tech jobs, pharmaceutical and medical jobs.” Also, it states that “Business parks in North Salt Lake and Clearfield have been successful...but housing developments are quickly swallowing up what prime business real estate remains” (*Standard-Examiner article*).

A third article quotes a warning from the Envision Utah Planning Director stating that “It will take courage for planning commissions and city councils to decline developers’ requests to fill all available land with residential neighborhoods and big-box retail stores and strip malls. The long-term financial health of [Davis] communities and the county will be sustained only if businesses with good jobs are added to the mix of residential and retail” (*Standard-Examiner article*).

The table below shows how much retail type development has recently been constructed or approved for development in the South Davis Area. This amount was compared to a previous 2004 Economic Analysis performed for Centerville City in 2004, which indicated at that time a potential demand of 467,668 square feet additional retail demand for the area.

<u>City</u>	<u>Sq Ft</u>
Bountiful	48,400
Farmington	0
West Bountiful	398,656
Woods Cross	5,433

Centerville	82,790
Total	535,279
2004 Est. Demand	467,668

3. General Environmental Issues Summary

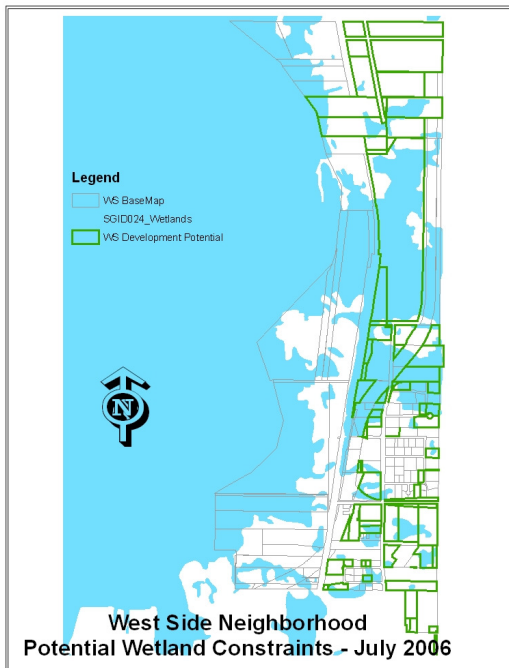
Generally, the West Side Neighborhood Plan update will need to consider three environmental issues. These issues consist of Wetlands, FEMA Mapped Floodplains, and the Great Salt Lake Shoreline. The general development constraints can be understood using existing data from federal, state, and county agencies. Each of these issues will be addressed below in this background section.

a. Wetlands

The City’s Planning Staff obtained data from the AGRC (state agency) and entered the data into the City’s GIS software. This data indicates that there may be substantial wetland concerns in the West Side Neighborhood, particularly with new development to the north and northwest of the new Legacy Parkway. In reviewing this information, it appears that there are two general processes that are contributing to the creation of these wetlands. The first is the natural water cycle involving stream and underground runoff. The second is the natural topographical or man-made berming or diking of these watercourses.

Natural Water Cycle – as water runoff occurs in our mountains to the east, water enters surface and sub-surface channels. These channels direct water to the west. As the natural terrain levels, water begins to either pool or re-surface over broad areas, which results in the creation of wetlands. Additionally, the Great Salt Lake’s elevation or shoreline fluctuates and over time these wetlands migrate east or west depending upon these fluctuating lake levels.

Berms/ Dikes – as the water flows down the natural water channels, it often encounters



Potential Wetland Constraints

barriers in the form of roadways and railroad beds. In the West Side Neighborhood the old DWRG railroad bed, Sheep Road, and the New Legacy Parkway have and/or will block the natural water flow. Therefore, the natural hydrology for the area is often interrupted, which results in the relocation and sometimes artificial creation of additional wetland areas.

To resolve this problem, culverts are installed to allow continued water flow out into the Great Salt Lake. However, these culverts have often become blocked and water is repeatedly redirected to other flat places, which have created and established some of these wetland areas of the West Side Neighborhood. Additionally in some cases, the natural flow channels to the far west have become overburdened with plant material (biomass) and water flow is re-directed to these other secondary locations.

b. FEMA Mapped Floodplains

The City has adopted a flood damage prevention ordinance (Chapter 9-5, Centerville City Municipal Code). This ordinance establishes “Areas of Special Flood

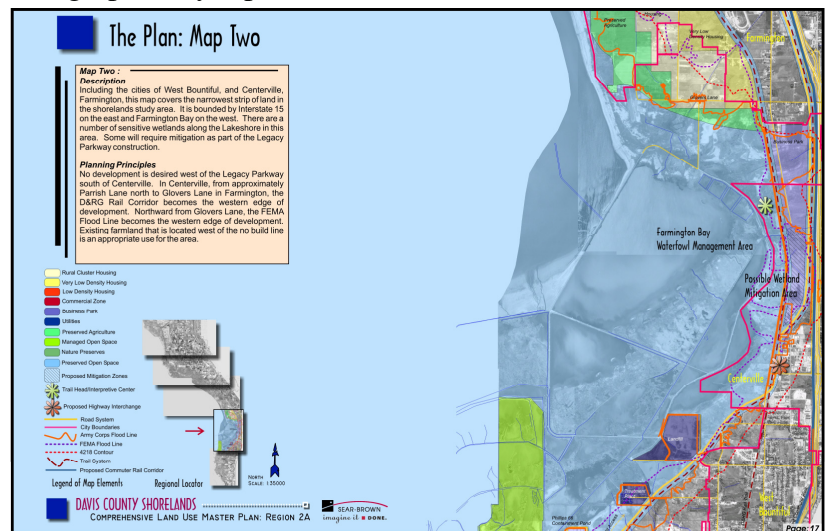
Hazards.” These areas are established using the Flood Insurance Rate Maps (FIRM) published by the Federal Emergency Management Agency. The purpose of the ordinance is to “minimize public and private losses due to flood conditions.” The West Side Neighborhood contains several of these flood hazards areas that may affect how property can be developed.

FIRM Map Updates – Currently FEMA is in the process of updating the FIRM documents. These updates are expected to be effective June 18, 2007. Preliminarily, staff believes that the area entirely west of Sheep Road will be placed in some type of flood hazard designation. Additionally, the existing designations in the area between I-15 and Sheep Road will likely be altered in some manner.

c. Davis County Shorelands Master Plan

Davis County has adopted a Shorelands Master Plan. The plan depicts the County desired uses along the shorelands of Davis County. The plan also encourages each city to adopt the plan as part of their general plan for their community.

The Shorelands Plan depicts five different areas. Each area is depicted by a map that graphically represents the desired land uses



Davis County Shorelands Plan – Centerville City Area

along these shoreland areas. Centerville City is depicted on Map 2 of the County's Shorelands Plan. Map 2 of the Plan depicts the following starting from the north and ending south in Centerville City:

- A community trail head/interpretive center west of Sheep Road in the Legacy Nature Preserve area.
- Business Park type development in the north area, west of Legacy Parkway.
- A possible wetland mitigation area located centrally between Legacy Parkway and the Preserve.
- The Parrish Lane/Legacy Parkway interchange.
- A continuation of the land uses in the existing industrial area south and east of the Legacy Parkway.

4. Summary of Other Existing Applicable General Plan Policies

Section 12-430-1 – Establish needed commercial and industrial service in designated areas of the City.

Section 12-430-3(2) – Land west of I-15 is suited best for well-planned highway commercial, office, business and research parks, light manufacturing, and permanent open space. Heavy industrial uses should be limited. The appearance of development west of I-15 is important. Residential uses are not appropriate. Commercial uses should be developed as an extension of the Parrish Lane Corridor. 1250 West Street should be looped to provide proper access.

Section 12-450-1 – Legacy Parkway classified as a major arterial street. 1250 West classified as a minor arterial street.

Section 12-450-2 – Parrish Lane/Legacy Parkway interchange and Parrish Lane/I-15 Interchange are major entrances (gateways). The visual qualities of these areas are important.

Section 12-450-3 – A Class I or II bikeway should be established connecting the east side of the City to the trail system of the proposed Legacy Parkway.

Section 12-450-5 – The route for Legacy Highway is the locally preferred alternative route (LPA) or modified “C” route (as currently being constructed at the present time).

Section 12-460-4(c) & 5 - The Bonneville Shoreline trail should be linked via other trails to the Legacy Parkway Trail. The land adjacent to the Great Salt Lake presents opportunities for studying nature and linking the area with hiking and biking pathways.

5. Legacy Parkway & Nature Preserve

Legacy Parkway & Nature Preserve will be a four-lane, limited-access, divided highway extending approximately 14 miles from Interstate 215 at 2100 North in North Salt Lake, northward to the junction of Interstate 15 and U.S. Highway 89 in Farmington. A multiple-use trail for pedestrians, bicyclists, and equestrians will parallel the highway. As mitigation for the Parkway's impact on 99 wetland acres, a 2,100-acre Legacy Nature Preserve has been established to protect precious wetlands and preserve wildlife habitat forever.

a. Legacy Parkway Alignment Through Centerville City

The Legacy Parkway generally parallels Interstate 15 west of the Union Pacific and commuter (i.e. Frontrunner) rail corridors along the northerly segment of the parkway. Upon reaching (southbound) approximately 1375 North Street, the parkway serpentine further to the west until it enters West Bountiful. As a result the parkway bisects the West Side neighborhood into two distinct north and south sections.

Upon completion of the parkway, these sections will be linked via a 1250 West overpass bridge with an additional future link tying in further west at Parrish Lane. The Legacy Parkway interchange will be constructed with the parkway being bridged over Parrish Lane, allowing for a future possible second access connection utilizing what is locally known as Sheep Road.



General Illustration of Legacy Parkway Corridor & Preserve

b. Legacy Parkway Design Concepts

The Legacy Parkway Design Team has established criteria to give the Parkway a unique look and feel by blending the project with the natural environment. The criteria established to describe the roadway design is as follows:

- Create a pastoral driving experience.
- Incorporate views of natural landscape and scenic resources.

- Improve environmental quality through restoration and enhancement.
- Utilize forms, patterns, textures and colors that reflect and compliment the local landscape.
- Offer opportunities for travelers to interact with nature.
- Create and connect recreational opportunities in the community.

The Parkway design includes gateways near the US 89 and the I-215 interchanges as a way of inviting motorists to the new driving experience. Gateway elements will include unique landscaping, signs and structures such as a cherry tree orchard in the Farmington area. In addition, the interchanges at Parrish Lane and 500 South will serve as gateways to surrounding communities along the corridor.

The Legacy Parkway will be landscaped with locally compatible or native plants. Landscaping will be consistent with the natural condition of the Legacy Nature Preserve, with some aesthetic enhancements. Fences will be designed to be functional and safe, yet they will also add to the overall visual experience. Trails and trailheads are integrated into the landscaping plan.

c. Legacy Parkway - A Western South Davis Inter-City Corridor Connection

With the development of the Legacy Corridor, new western north-south local roadway networks can now be developed. As mentioned earlier, the 1250 West Overpass will create an immediate connection to currently undeveloped land in the northwest area of the City. Additionally, Farmington City's Master Roadway Plan depicts a

potential inter-city connection between Farmington and Centerville City.

This inter-city (regional) connection could be established using 650 West in Farmington or Sheep Road. This inter-city connection also becomes important as the North Legacy Project is developed. Due to constraints created by the Union Pacific and commuter rail lines, this connectivity from the north to Parrish Lane is likely needed to create future capacity for creating accesses to the Legacy Parkway.

B. Neighborhood Planning Process and Comment

Fundamentally, the vision was created and developed through an extensive public participation process. The general public was invited to two general open house meetings held at City Hall on September 20, 2006 and on December 06, 2006. At the first open house, a background report about the West Neighborhood area was presented and its conclusions were discussed. At the second open house, the ideas and statements of an ad-hoc steering committee were presented to the general public to allow them to express their level of agreement.

In between these open houses a Steering Committee, comprised of about 12 participants, met on three occasions, October 18, 2006, November 01, 2006 and November 21, 2006. Each participant was invited to express their ideas and concerns regarding the subjects that were presented in the background report. Additional issues were discussed and recorded as statements to assist with the policy creation of the West Centerville Neighborhood Plan.

In addition to involving the general public, many of the local and state entities that would be affected were also invited to each of these meetings.

C. West Centerville Neighborhood Vision

The West Centerville Neighborhood Vision establishes a comprehensive guide to future physical land use patterns and desired attributes that have been expressed by the neighborhood. Additional planning principles and concepts have also been included to help establish the policies of the overall Neighborhood Vision.

In the case of the West Centerville Neighborhood Plan, the **vision is expressed using six (6) different topics. These topics are Future Land Use, Economic Development, Environmental Compatibility, Transportation Planning, Community Facilities and Services, and Annexation Issues.** Each topic is addressed using goals, objectives, and a graphical map to express the ideas that were developed to create a vision for the West Centerville Neighborhood Plan. **These goals and objectives are to be considered as statements of policy and are to be used in the decision-making process for land use ordinance amendments, applicable land use application reviews, and/or related capital improvement programs.**

Additionally, each goal may be accompanied by descriptive text that is intended to assist with understanding the purpose, intent, and interpretation of the goal.

In addition to the topics, the West Centerville Neighborhood is divided into five different districts. Each district plays a different and sometimes distinct role in how land uses patterns are to

develop in that particular area of the neighborhood. These districts are identified as follows:

- **Centerville City Business Park**
- **Parrish-Legacy Gateway Corridor**
- **Shorelands Commerce Park & Mixed Node**
- **Legacy Nature Preserve**
- **South Industrial District**

The Vision identifies Sixteen (16) overall Goals with a total Ninety-two (92) Objectives and at times graphical maps. These goals, objectives, and graphical maps for the West Centerville Neighborhood Vision are described on the remaining pages of this document.

FUTURE LAND USE***GOALS:*****1. Enhance the Centerville
City Business Park District**

The Business Park District consists of the existing developed area located mainly south and east of the Legacy Parkway Alignment.

The goal is primarily to maintain and eventually upgrade the conditions and appearance of the buildings and yard areas, while being sensitive to the needs of existing business and property owners.

Preserving the economic viability of a now aging development area is critical to the success of the neighborhood

OBJECTIVES:

- 1.A. Develop and maintain 1250 West as the primary focal corridor for the Business Park.
- 1.B. Maintain an architectural theme for all buildings along 1250 West. The theme is to be complimentary with regards to the use of materials, specifically utilizing the current predominance of split-face concrete masonry or tilt-up construction materials.
- 1.C. Establish and maintain a consistent landscaping theme along the street front of 1250 West.
- 1.D. Encourage property owners to maintain and eventually upgrade aging buildings and sites.
- 1.E. Ensure that all outside storage yards or areas are appropriately screened from view from a public street. Additionally, storage areas need to be screened along the Interstate corridors of I-15 and the Legacy Parkway.
- 1.F. Allow older buildings to be upgraded without making it economically unfeasible to a point that it would require a complete demolition of existing structures.

FUTURE LAND USE***GOALS:***

- 1. Enhance the Centerville
City Business Park District
Cont...***

OBJECTIVES:

- 1.G. Allow metal buildings to remain or be constructed in the interior of the Business Park, although require additional use of materials to enhance the appearance of such structures.
- 1.H. ¹Limit land uses of the Business Park to light manufacturing, office, professional service and specialty retail type uses.
- 1.I. Reconfigure the Industrial Very High Zoning District in extreme southeast area and amend Section 12-36 Table of Land Uses (Zoning Ordinance) to allow the existing heavy industry uses, subject to a conditional use permit review.

¹ Amended by Ord. No. 2009-02, March 3, 2009

FUTURE LAND USE***GOALS:*****2. Create and Develop the Parrish-Legacy Gateway Corridor District**

The gateway corridor district consists of the adjacent lands on either side of Parrish Lane, particularly at the four corners of the Parrish/1250 West intersection and along the south side of Parrish Lane from the Legacy Parkway Interchange to the Interstate 15 Interchange.

This area will function as a primary entryway into the City. The goal of this corridor is to create a positive visual experience or impression for arriving and leaving Centerville City. All street and streetscape improvements of this area are to serve as entry and gateway features. Special treatments such as lighting, landscaping, way-finding signing is to be designed into private and public improvements to the area.

The particular focus should also include the Interchanges, specifically the enhancement of the bridges, entrance/exit ramps, and related shoulder areas.

OBJECTIVES:

- 2.A. Ensure that zoning regulations encourage and support the proper development of this gateway corridor.
- 2.B. Ensure that this gateway falls under the review of the Parrish Lane Gateway Design Standards and/or establish a similar applicable development theme for future development inside this gateway corridor.
- 2.C. Consider limiting permitted land uses of the gateway corridor to small local area type commercial, mixed commercial/residential, and conditional uses for larger retail commercial serving the South Davis area. The residential component shall not exceed fifteen (15) units per acre when calculating the entire master planned area.
- 2.D. Consider setting a maximum permitted floor area ranging from of 50,000 to 100,000 square feet per single tenant space and/or 125,000 square feet per single use building.
- 2.E. Establish and maintain an entryway landscaping theme along Parrish Lane and at the four corners of Parrish Lane and 1250 West.

- 2.F. Focus on a landscaping theme that includes streetscape elements and public art that establishes a visual and recognizable identity for the corridor.

GOALS:

- 2. *Create and Develop the Parrish-Legacy Gateway Corridor Cont...***

FUTURE LAND USE***OBJECTIVES:***

- 2.G. Encourage UDOT and help support an entryway theme with design elements and landscaping to enhance the I-15 and Legacy Parkway and the Interchanges, including the bridges and ramp areas.
- 2.H. Establish appropriate business signing regulations to ensure they are compatible and make a visual contribution to gateway elements for the corridor.
- 2.I. Focus on signing regulations that are oriented to the gateway identification of businesses and not excessive heights that are focused towards freeway or pass-through traffic advertising.

FUTURE LAND USE***GOALS:*****3. Create and Develop the Shorelands Commerce Park District**

Located north and west of the Legacy Parkway, this area is largely undeveloped. Nonetheless, with the opening of the Legacy Parkway, access and placement of needed infrastructure will begin and there is great potential for continued growth and development for the City.

Due to a physical separation of this area by the construction of the parkway, the primary goal is to create a unique business park for continued economic growth for the city and to ensure compatibility of development with the purpose and intent of the Legacy Parkway & associated nature preserve.

Just as important as the parkway and preserve themes, this area should be preserved for the creation of a quality employment center for the South Davis Area.

OBJECTIVES:

- 3.A. Rezone or adopt a business park overlay zone to focus on establishing land uses such as manufacturing, high-technology industry, pharmaceutical and medical services, or other similar employment sectors.
- 3.B. Allow for the controlled establishment of secondary supportive land uses as a transition into Farmington City. This area is to compliment the job creation market, such as small service commercial, mixed-use, and residential type uses.
- 3.C. Develop an architectural theme for all buildings in the Commerce Park District. The theme is to be complimentary with regards to a shoreland type environment.
- 3.D. Develop an architectural theme that establishes a shoreland style and motif, creates variation to exterior wall or facade lengths, selects an appropriate color palate with textures, identifies proper roof shapes and materials, and sets forth window and door treatment styles.
- 3.E. Establish and maintain a consistent landscaping theme that is complimentary to the Legacy Parkway and...

FUTURE LAND USE***GOALS:******3. Create and Develop the
Shorelands Commerce
Park District Cont...******OBJECTIVES:***

(3.E. cont...) Legacy Nature Preserve features on either side of the Park.

- 3.F. Focus on a landscaping theme that establishes materials and plants that are native or complementary to the natural shoreland environment, creates informal transitions from the native or natural to the built environments, predominately uses shrubs, and low lying plant material, swales, and some berming for an appearance of openness, and trees for accenting formal or informal corridor features and buildings.
- 3.G. Create a sense of connectivity with the landscaped areas, wetlands, and floodways of differing developments.
- 3.H. Buildings and parking lots are to be aligned and/or clustered in manner to allow for connectivity of differing open spaces. Fencing should be minimal or non-existent.
- 3.I. Establish appropriate business signing regulations to ensure they are compatible and make a visual contribution to architectural and landscaping themes of the Commerce Park.

FUTURE LAND USE***GOALS:******3. Create and Develop the
Shorelands Commerce Park
District Cont...******OBJECTIVES:***

- 3.J. Focus signing regulations on requiring externally lighted wall and monument type signing, utilizes decorative forms and materials and artistic mounting platforms, and prohibits the use of excessive free-standing sign heights, electronic display messaging, and other distractive advertising elements.
- 3.K. Establish appropriate lighting regulations to control undesirable light splay or glare which would have detrimental effect on the visual appeal of the Shoreland Environment.
- 3.L. Focus lighting regulations on enhancement of architecture, pedestrian path and entryways, and for needed safety purposes and prohibit bright metal halide and flood type lighting, and prohibit open or undirected or unneeded light splay or other forms of light pollution.

FUTURE LAND USE***GOALS:*****4. Support and Enhance the Legacy Nature Preserve District**

As part of the construction of the Legacy Parkway, the area west of Sheep Road is permanently restricted from further development and has been placed in the Legacy Nature Preserve.

The goal of this District is to develop various public connections leading to and in some cases, where possible, access to the preserve for the enjoyment of this natural resource.

OBJECTIVES:

- 4.A. Develop a master trails and pathways plan to integrate the Legacy Parkway Trail, the UTA multiple-use corridor, and west side development as a primary enhancement to compliment and support the Preserve area.
- 4.B. Enhance the master trail and pathway plan by integrating the system with the Parrish/Legacy Trail Head Park and looping the system with east side frontage road trails between Glover's Lane and Parrish Lane.
- 4.C. Encourage and support the scenic by-way designation of the Legacy Parkway.
- 4.D. Enhance the by-way designation by integrating the master trail and pathway system through the use of interpretive programs and other activities that identify the natural or geologic processes, historical elements, Farmington Bay environment, and other related resources of the local area.
- 4.E. Support connection of the master trail and pathway system with the Preserve as future opportunities might allow.

*GOALS:****4. Support and Enhance the
Legacy Nature Preserve
District Cont...******FUTURE LAND USE****OBJECTIVES:*

- 4.F. Provide links connecting the Legacy Parkway trail with the Bonneville Shoreline via other city pathways and trails.
- 4.G. Establish a Class I or Class II bikeway that connects the east side area with the trail system of the Legacy Parkway.

FUTURE LAND USE***GOALS:*****5. Buffer Differing Land Use Intensities with Appropriate Standards**

Only uses in a same use intensity level or in an adjacent intensity level may be located next to each other. The goal of a hierarchy standard is to create at least 100 feet of separation before a use in another subsequent intensity level can be employed through zoning districts.

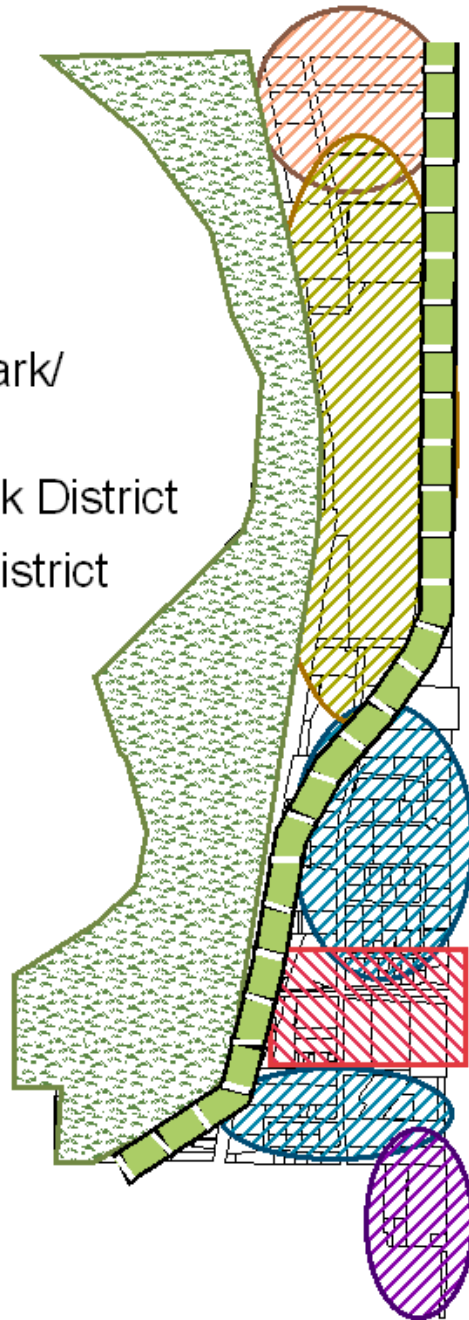
For example, a very-high intensity use cannot be located next to a medium intensity use unless there is a high intensity use that creates a minimum separation of 100 feet.

OBJECTIVES:

- 5.A. Make use of the Land Use Hierarchy Standards found in Section 12-480-5 of the City's General Plan.
- 5.B. Establish a landscaping buffering standard of at least 30 feet where two incompatible intensities are located next to one another.
- 5.C. Strategically locate accessory buildings and uses of a higher intensity to assist with spatially buffering a lower intensity.

Legend

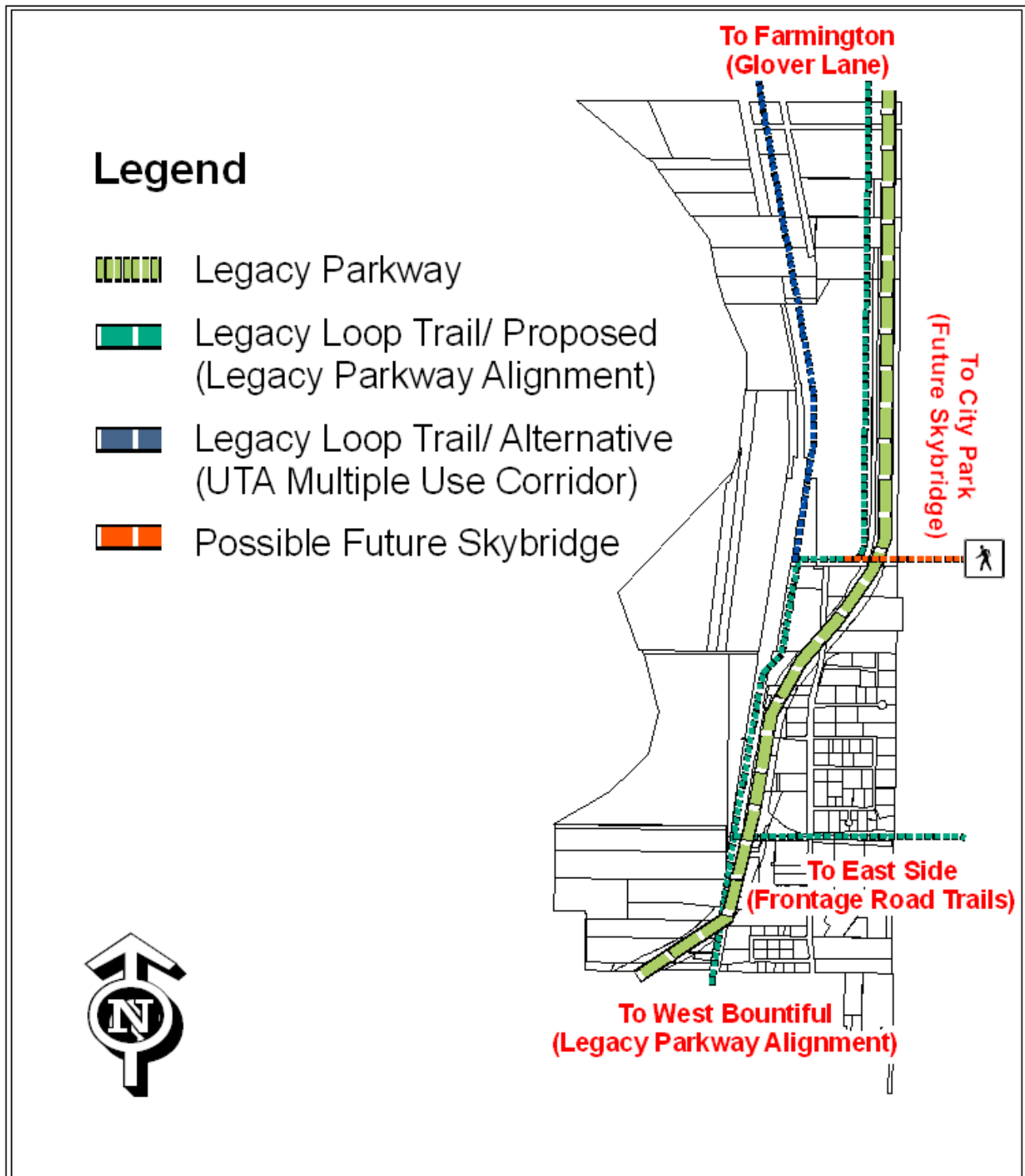
-  Legacy Parkway
-  Legacy Preserve District
-  Shoreland Commerce Park District
-  Shoreland Commerce Park/
Mixed Node
-  Centerville Business Park District
-  Parrish Lane Gateway District
-  South Industrial District



Future Land Use Map

Map 1 of 2

West Side Neighborhood



Future Land Use

Map 2 of 2

West Side Neighborhood

*GOALS:***6. Preserve and Develop the Area for Future Business and Job Growth**

Future development growth for the City needs to focus more on employment growth. The goal is to establish the long-term financial health of the City by preserving places for continued business growth with good jobs being added to the existing mix of residential and retail in other areas of the City.

ECONOMIC DEVELOPMENT*OBJECTIVES:*

- 6.A. Create and develop a strong and viable job creation and employment center in the West Centerville Neighborhood
- 6.B. Develop and/or support the construction of needed infrastructure with adequate capacities to attract businesses and companies to this area.
- 6.C. Limit big-box and other comparable retail development to the existing developed areas and to the east and west Parrish Lane Gateway Corridors.
- 6.D. Encourage and support Davis County, the local Chamber of Commerce, and State entities to actively market and pursue companies to locate here in the West Centerville Neighborhood.

**ENVIRONMENTAL
COMPATIBILITY****GOALS:****7. Properly Manage Wetland Resources**

Natural streams and drainage corridors need to be accommodated so that wetland resources can be managed and preserved.

The goal is to ensure that natural water courses are maintained to create needed flow to functional wetland areas and to prohibit the artificial creation of new wetlands through neglect or failure of the natural or human made drainage channels.

Additionally, there are several unnatural barriers that have or will change the hydrology of the West Side Neighborhood. These changes need to be managed in a manner to help prevent redirection or blocking water courses that result in water pooling in areas eligible for future development.

OBJECTIVES:

- 7.A. Support the preservation and, where possible, the enhancement of the Legacy Nature Preserve.
- 7.B. Encourage and support efforts to properly construct and maintain natural stream and drainage channels to preserve functional wetland areas and to prevent the artificial creation of wetland areas where development is to occur.
- 7.C. Encourage local, state, and federal agencies and entities to reclaim unnatural or non-functional wetland areas through wetland banking and other mitigation programs, particularly in the areas between Sheep Road and Legacy Highway.
- 7.D. Incorporate functional wetland areas into the design and layout of land development and ensure that needed water resources and flows are adequately supplied to these areas.
- 7.E. Integrate wetland areas to create a sense of connectivity from one site to another as part of the landscaping design of each development site.

**ENVIRONMENTAL
COMPATIBILITY****GOALS:****8. Minimize Public and Private Losses Due to Flood Conditions**

The City has adopted a flood damage prevention ordinance (Chapter 9-5, Centerville City Municipal Code). This ordinance establishes “Areas of Special Flood Hazards” through the use of FIRM (FEMA) Mapping program.

The West Side Neighborhood contains several of these flood hazard areas that may affect how property can be developed. The goal is to take needed precautionary steps to minimize public and private losses due to flood hazard conditions.

OBJECTIVES:

- 8.A. Require development to comply with all local, state, and federal regulations regarding flood hazard conditions.
- 8.B. Establish procedures and provide support for properly managing and enforcing the Municipal Code, or any other similar code or regulation, with regards to “Areas of Special Flood Hazards.”
- 8.C. Provide information technology resources to educate and employ tools to ensure compliance with applicable local, state, and federal regulations regarding flood hazard conditions.
- 8.D. Encourage and support efforts to properly construct and maintain natural stream and drainage channels to help minimize flooding conditions.
- 8.E. Minimize placement of flood channels, floodways and flood plains into underground structures. There should be an appearance of connectivity from one site to another as part of the landscaping design of surrounding developments.

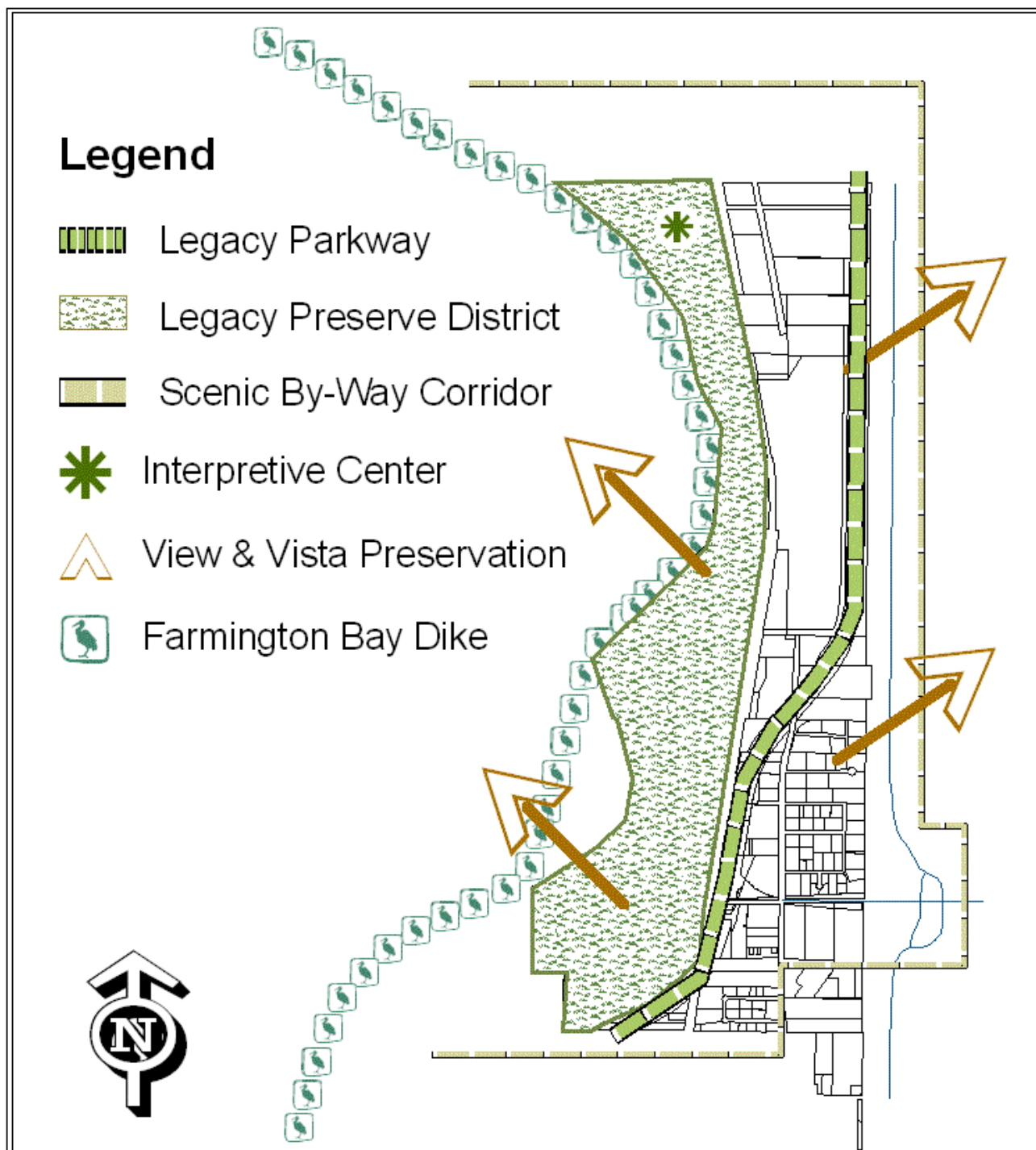
**ENVIRONMENTAL
COMPATIBILITY***GOALS:***9. Provide Support for the
Davis County Shorelands
Plan**

Davis County has adopted a Shorelands Master Plan. The plan depicts the County's desired uses along the shorelands of Davis County. The plan also encourages each city to adopt the plan as part of their general plan for their community.

The goal is to provide general support for the Davis County Shorelands Plan, however to adopt and/or modify particular items within the Plan to be more in line with the City's desired results for West Centerville Neighborhood.

OBJECTIVES:

- 9.A. Encourage and support the development of a community trail head/interpretive center west of Sheep Road as part of or adjacent to the Legacy Nature Preserve area.
- 9.B. Develop a business park type development in the northwest area, west of Legacy Parkway.
- 9.C. Encourage a context sensitive continuation of the land uses in the existing area south and east of the Legacy Parkway, particularly along the 1250 West corridor.
- 9.D. Integrate shoreland related features or art and utilize interpretive opportunities as part of the Parrish Lane/Legacy Parkway interchange area.
- 9.E. Protect and preserve view and vistas of the shoreland and mountain interface of this area by controlling visual pollution due to signing, lighting, outdoor storage, and other types of obstructions or appearances.



Environmental Compatibility Map

West Side Neighborhood

**TRANSPORTATION
PLANNING***GOALS:***10. Support Enhancement of
the Interstate 15 and
Legacy Parkway
Roadways**

The goal is to ensure that construction and reconstruction of these roadways, particularly with interchange areas, provide needed capacity to service the City.

Additionally, these interchange areas function as the identity or “first impression” for the City. Each interchange area ought to visually function as a “welcome mat” to the City.

OBJECTIVES:

- 10.A. Encourage and support the reconstruction of the interchange at Interstate 15 to provide capacity for existing and future needs of the City.
- 10.B. Encourage and support the enhancement of the interchange bridge, ramps, and shoulder areas, similar to what has been done in Utah and Washington Counties.
- 10.C. Support UDOT’s plan for Legacy Parkway Interchange with Legacy bridging Parrish Lane.
- 10.D. Encourage and support UDOT’s current plan to construct, on Parrish Lane, three (3) traffic lanes with a capacity to accommodate five (5) traffic lanes along Parrish Lane and underneath the Legacy Parkway.
- 10.E. Ask and support UDOT to maintain the existing access over the UTA multiple-use Corridor, from the Legacy Interchange west to Sheep Road, to help preserve a future opportunity to develop a major inter-city arterial connection via Sheep Road.

**TRANSPORTATION
PLANNING***GOALS:***11. Develop and Support
Public Transit/Alternative
Transportation Systems**

The UTA Commuter Rail system stations are located north and south of the West Centerville Neighborhood. Another future public transit system is being considered connecting Salt Lake City with Farmington on the east side of the City.

The goal is to create a supportive or local transit system that will connect the West Centerville Neighborhood with these other public transit systems, thereby allowing workers to have alternative means of traveling to and from the existing and future business park districts.

OBJECTIVES:

- 11.A. Develop a future transit node as part of the Legacy Parkway Community Trail Head located just east of the Legacy Parkway northbound on ramp.
- 11.B. Encourage development of a local roadway access from 1250 West to the transit node/community trailhead area.
- 11.C. Develop and support a public transit system loop connecting the transit node with the future BRT/Light Rail system on the east side of the City, over to the Farmington Commuter Rail Station, and then back to the West Side Neighborhood.
- 11.D. Encourage UTA, Davis County, Wasatch Front Regional Council and other entities to adopt plans and assist with funding a localized public transit loop connecting the west side with the east side of the City.

TRANSPORTATION PLANNING

GOALS:

12. Develop 1250 West as a Major Boulevard Street for the Business Park

1250 West Street functions as the primary collector road for Centerville City Business Park District. Additionally upon completion of the Legacy Parkway, it will serve as the main entry access for the Shorelands Commerce District via the Bridge Overpass near 1275 North.

The goal is to maintain and enhance the appearance of its streetscape through the use of a boulevard roadway design or similar style. The desired outcome is to create a positive visual transition from one district to another district due to the separation of these areas by the Legacy Parkway.

OBJECTIVES:

- 12.A. Reconfigure the alignment of the intersection at 1250 West and Parrish Lane. Ensure that lanes are properly aligned and spaced.
- 12.B. Plan for and when appropriate install a traffic signal at the 1250 West and Parrish Lane intersection.
- 12.C. Enhance the visual appeal of the 1250 West corridor through use of landscaping and features to create a thematic boulevard appearance.
- 12.D. Enhancement should focus on use of a low-water design that utilizes rock beds, drought tolerant plants along the shoulders of the roadway. Features such as decorative monuments, street lamps, or metal banner pennants ought to be regularly spaced along the corridor.
- 12.E. Construct a visual barrier, where appropriate, such as fencing to be used as a backdrop for the 1250 West streetscape theme to screen the interior areas of the business park. Small kiosk marker signs could be used at the intersection corners for identifying businesses interior to the business park.

***TRANSPORTATION
PLANNING***

GOALS:

- 12. Develop 1250 West as a
Major Boulevard Street for
the Business Park Cont...***

OBJECTIVES:

- 12.F. Develop a west Legacy
Parkway frontage road from
1275 North Street to 650
West Street in Farmington
City.

**TRANSPORTATION
PLANNING***GOALS:***13. Develop Sheep Road as a
Inter-city Arterial
Roadway***OBJECTIVES:*

- 13.A. Work with local and state agencies to construct Sheep Road as a major inter-city arterial connecting Centerville City (at Parrish Lane) north to Farmington City.
- 13.B. Encourage a context sensitive design standard to be employed in the construction of the roadway, specifically along the Shorelands Commerce Park District and the Legacy Preserve.
- 13.C. Integrate this roadway with future amenities of the Legacy Nature Preserve and provide secondary means of public access from the Shorelands Commerce Park District and the Nature Preserve area.
- 13.D. Encourage and develop a secondary access loop to improve emergency access by connecting 1250 West to 1275 North, crossing the UTA Corridor to Sheep Road, then connecting to Parrish Lane and back to 1250 West.

**TRANSPORTATION
PLANNING***GOALS:***14. Develop a context sensitive roadway design standard and network for the Shorelands Commerce Park District**

In conjunction with the criteria established for designing the Legacy Parkway, the local area network ought to also reflect this same look and feel, particularly with the Shorelands Commerce Park District.

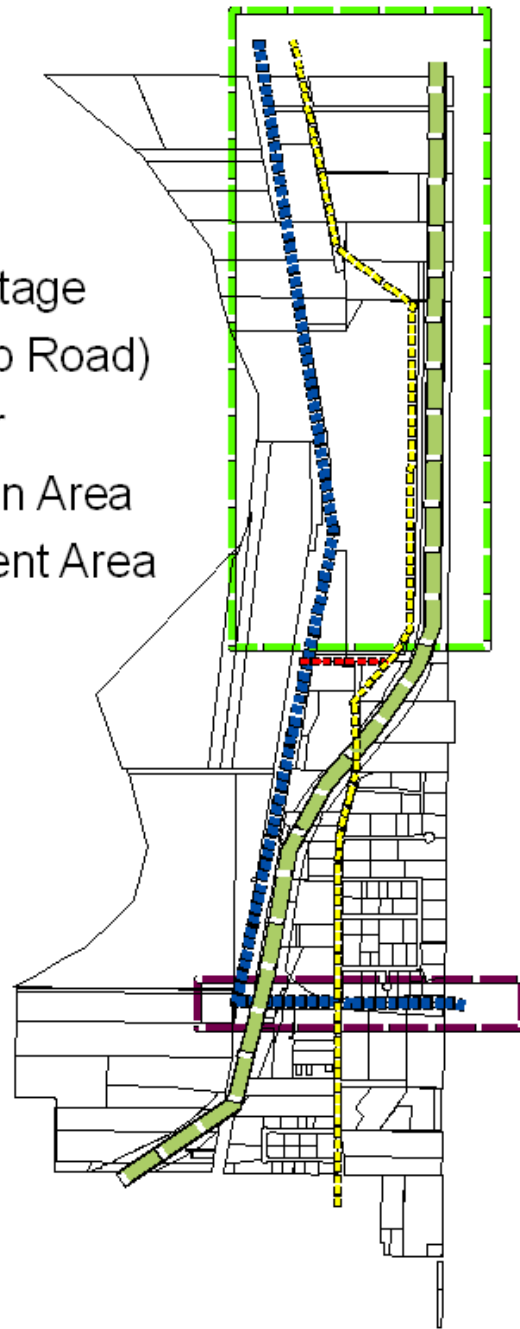
The goal is to blend the roadway network with the natural environment by creating a pastoral driving experience, incorporating views of the natural landscape, utilize forms, patterns, and textures that reflect or compliment the local landscape, and offer opportunities for the users of the area to visually interact with nature.

OBJECTIVES:

- 14.A. Utilize a less urban form of street cross section by adopting a low-impact roadway design standard to be employed specifically in the Shorelands Commerce Park District.
- 14.B. Focus of the low-impact design is to minimize the amount of roadway surface, eliminate or identify an alternate form to replace high-back curbing, utilizing the terrain and swales for storm water run-off, minimizing access points or curb-cuts, and blending sidewalk systems into the environment.
- 14.C. Employ the low-impact design standard beginning at 1275 North Street and ending at the City's north boundary.

Legend

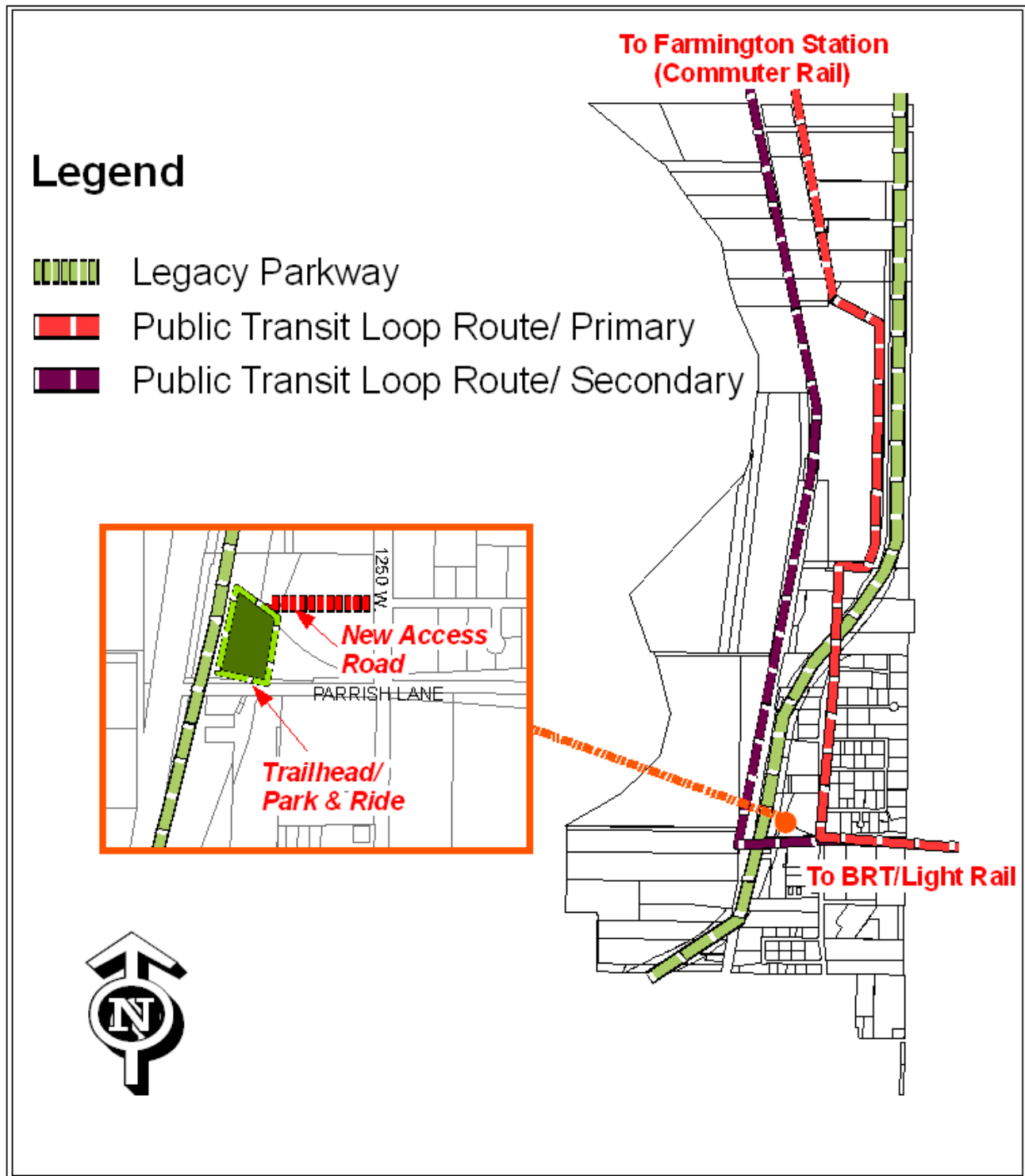
-  Legacy Parkway
-  1250 West/Legacy Frontage
-  Inter-City Arterial (Sheep Road)
-  Minor Arterial Connector
-  Low-Impact Road Design Area
-  Interchange Enhancement Area



Transportation Planning

Map 1 of 2

West Side Neighborhood



Transportation Planning

West Side Neighborhood

*GOALS:***15. Furnish the needed utility and service infrastructure to support proper development of the Neighborhood**

There are significant areas of the neighborhood that lack the necessary infrastructure to properly service development. This is particularly a concern in the Shorelands Commerce Park District.

The goal is to provide and/or upgrade supportive infrastructure from a master system perspective rather than through piecemeal efforts of an individual by individual development basis.

***COMMUNITY FACILITIES
AND SERVICES****OBJECTIVES:*

- 15.A. Consider the use of special improvement districts, and local, state or federal funding sources, as appropriate, and where necessary impact fees to build needed roadway and utility services for proper development of the West Side Neighborhood.
- 15.B. Provide an adequate, quality water supply to all West Centerville properties that is also in compliance with the City Master Water Conservation Plan.
- 15.C. Encourage and support the development of an adequate, well-maintained, sanitary sewer system for all West Centerville properties.
- 15.D. Establish a Master Storm Water Management Plan and manage storm water runoff in a manner to protect personal and public property of the West Centerville area.
- 15.E. Establish an appropriate irrigation system that has the capacity to serve and maintain the landscaping of the West Centerville area.
- 15.F. Encourage the development technology infrastructure to serve the business needs of the West Centerville area.

ANNEXATION ISSUES*GOALS:*

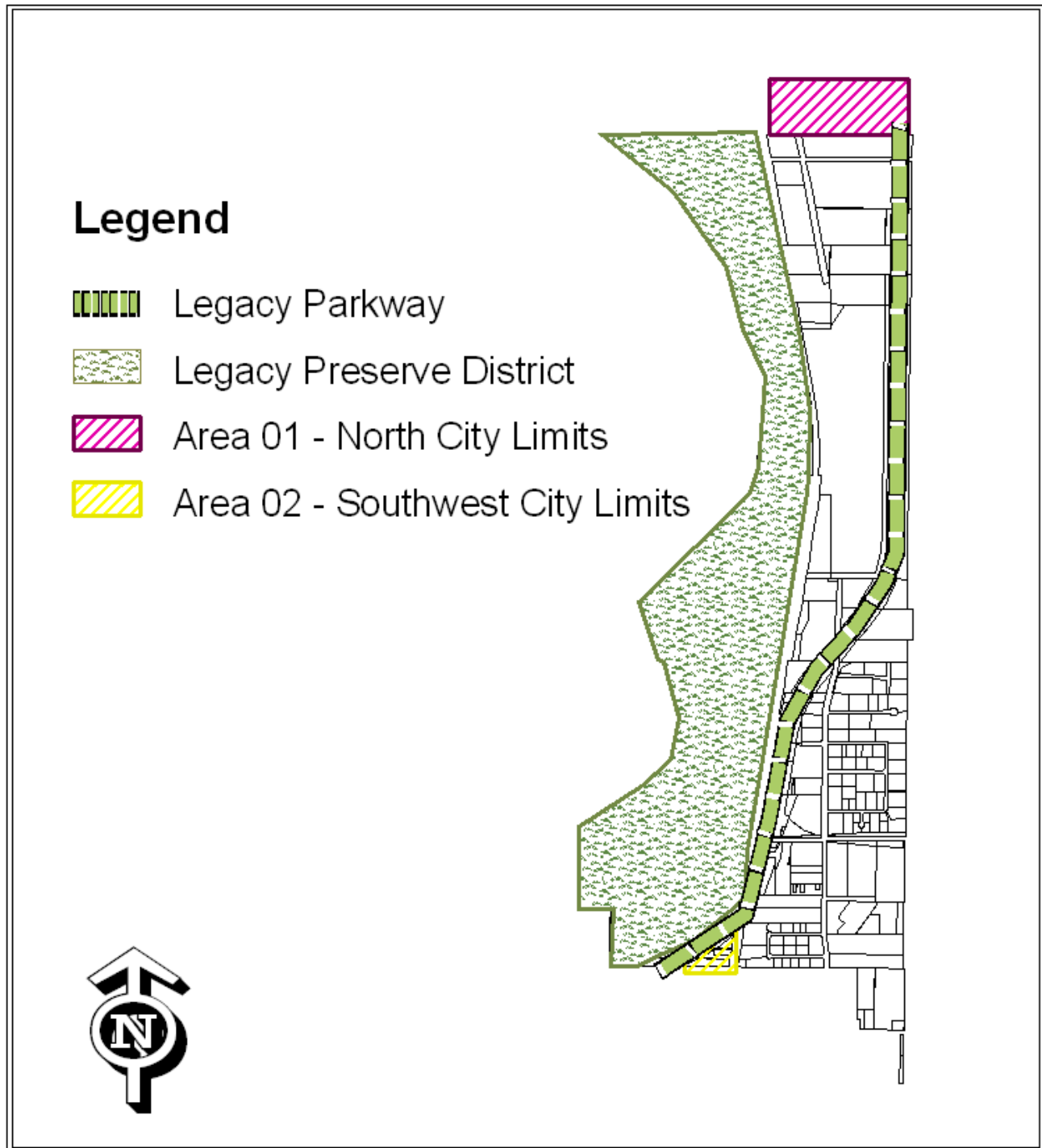
16. Create an Annexation Plan to address annexation and/or Boundary Adjustments for Select Properties of the West Centerville Neighborhood.

Annexation for the West Side Neighborhood will play a minor role in the future development of the City. However, there are a couple of issues that need to be addressed. The two issues addressed in the West Centerville Plan have very distinct and separate concerns or impacts to the City.

The goal is to identify the opportunities or constraints and set forth possible solutions or resolutions that are hopefully agreeable and advantageous to both the private property owners and the City.

OBJECTIVES:

- 16.A. Consider in the plan whether to annex property at the north end of the neighborhood, identified as Area 01 on the Annexation Issues Map.
- 16.B. Include Area 01 as part of the zoning for the Shorelands Commerce Park upon annexation into the City.
- 16.C. Integrate Area 01 wetlands and stream areas as public open space for the Commerce Park and the Legacy Parkway Trail after annexation into the City.
- 16.D. Consider in the Plan whether a boundary adjustment with West Bountiful is needed for Area 02, due to the limited ability to provide services and access to these properties.
- 16.E. Consider rezoning to residential or possible property acquisition for public open space, if Area 02 is to remain in Centerville City.



Annexation Issues Map

West Side Neighborhood



April 3rd, 2026

Please see the following public hearing notice for April 7th, 2026

**CENTERVILLE CITY
NOTICE OF PUBLIC HEARING – ZONING CODE TEXT AMENDMENT**

Notice is hereby given that the Centerville **City Council** will hold a public hearing on **Tuesday, April 7th, 2026, at 7:00pm**, or as soon thereafter as the matter can be heard, at the Centerville City Hall, 250 North Main Street, Centerville, Utah, regarding proposed **Zone Code Text Amendments to CZC 12.47 Shorelands Commerce Park And Mixed Node Zones, specifically section 12.47.090**. If you have questions regarding this matter or would like further information, please contact Centerville City Community Development, at 801.292.8232 or visit the City's website at <https://centervilleutah.gov>.

Community Development Department



February 13th, 2026

Please see the following public hearing notices for February 25th, 2026

**CENTERVILLE CITY
NOTICE OF PUBLIC HEARING – ZONING CODE TEXT AMENDMENT**

Notice is hereby given that the Centerville City **Planning Commission** will hold a public hearing on **Wednesday, February 25th, 2026, at 7:00pm**, or as soon thereafter as the matter can be heard, at the Centerville City Hall, 250 North Main Street, Centerville, Utah, regarding a proposed **Zone Code Text Amendment to CZC 12.47 Shorelands Commerce Park And Mixed Node Zones, specifically section 12.47.090**. If you have questions regarding this matter or would like further information, please contact Centerville City Community Development, at 801.292.8232 or visit the City's website at <https://centervilleutah.gov>.

Community Development Department

CENTERVILLE
CITY COUNCIL

Staff Report
4/7/2026

Item No. 2.

Title: Public Hearing - Subdivision Final Plat Amendment - Tumbleweed Condominiums Second Amended Subdivision - 1360 West Legacy Lane - Commercial Subdivision Amendment - Great Basin Engineering/Ryan Carter

Initiated By: Ken Hawkes-Great Basin Engineering, applicant

Staff Representative: Sydney DeWees, Assistant Planner

SUBJECT:

Consideration of Final Plat Amendment for Tumbleweed Condominiums Second Amended Subdivision as located at approximately 1360 West Legacy Lane altering internal property boundary lines within Buildings 3 and 4.

RECOMMENDATION:

Recommend approval of the proposed second amendment to the Tumbleweed Condominiums Amended Subdivision Plat.

BACKGROUND:

The applicant, Ken Hawkes (with Great Basin Engineering), is seeking approval of a Condominium Subdivision Plat Amendment for the commercial properties located at approximately 1270 West to 1360 West Legacy Lane, known as parcel numbers 06-377-0203, 06-255-0001, 06-255-0002, 06-377-0100, 06-377-0101, 06-377-0102, 06-377-0200, 06-377-0201, 06-377-0202, 06-255-0004, 06-255-0003. This subdivision is located in an existing Industrial High (I-H) zoning district. The applicant seeks to alter the boundary lines in building 4 (between parcel 06-377-0202, 06-377-0201, 06-377-0200, 06-377-0102, 06-377-0101, 06-377-0100) and building 3 (between parcels 06-255-0004 and 06-255-0003) for internal layout alterations. The original subdivision plat was recorded with the county on September 15, 2005 and the first amendment thereafter on December 10, 2014.

The Tumbleweed Condominium Subdivision Second Amendment application has been submitted and deemed complete in meeting all application requirements per CMC 15.09.020. Further, City staff have granted the project completeness approvals per CMC 15.09.030, and City staff have completed and posted proper notice for the application and associated public hearing per CMC 15.09.070 & 15.09.080. Additionally, a public hearing notice was posted on site, in accordance with State and City Code requirements. No comments were received prior to the completion of the Council packet. Any follow-up comments will be shared with the Council during the meeting.

ATTACHMENTS:

1. Staff Findings CC - Tumbleweed Condos 2nd Amd Sub [Final]
2. Exhibit A - Record #SUB-A- COM-25-0001 - Application [March 17, 2026]
3. Exhibit B - 3.17.26 - Staff Checklist - Tumbleweed Condo Subdivision Amendment

4. Exhibit C1 - Affidavit
5. Exhibit C2 - Affidavit 2
6. Exhibit E - 2.5.26 Plat
7. Exhibit F - Cross_Access_agreement
8. Exhibit G - Legal Approval for Tumbleweed Cross-Access Easement
9. Exhibit H1 - 9.11.2005 Original Approved Plat
10. Exhibit H2 - 2005 Plat- county
11. Exhibit I1 - 04.13.15 Signed Plat Amended
12. Exhibit I2 - 2015 Plat- county
13. Exhibit I3 - 2014 - Condo Agreements - DECLARATION OF CONDOMINIUM
14. Exhibit J1 - Pub Hear - Tumbleweed Plat 2nd Amd Notice
15. Exhibit J2- On Site Notice



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

STAFF REPORT – CITY COUNCIL
TUMBLEWEED CONDOMINIUMS - SECOND AMENDED SUBDIVISION PLAT

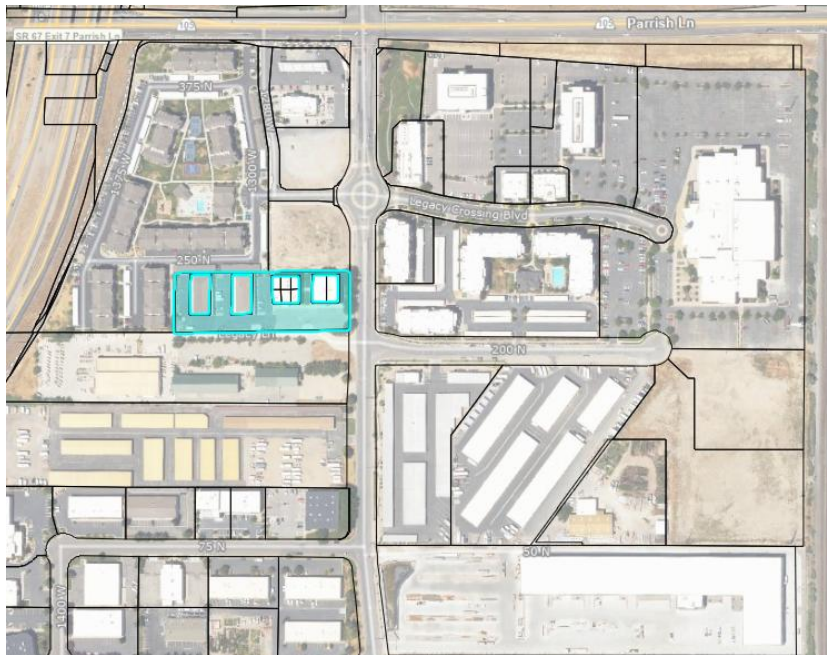
PROPERTY OWNER:	Tumbleweed A1 LLC 1169 East 1050 South Cir St. George, Utah 84790 Tumbleweed Office Parks Condominiums Owners Association 670 West Shephard Lane, Suite 101 Farmington, Utah 84025
APPLICANT:	Great Basin Engineering Ken Hawkes 801-397-0316 kenh@greatbasineng.com
PROPERTY LOCATION:	Approximately 1270 West to 1360 West Legacy Lane, Centerville, Utah 84014
PARCEL NUMBERS:	06-377-0203, 06-255-0001, 06-255-0002, 06- 377-0100, 06-377-0101, 06-377-0102, 06- 377-0200, 06-377-0201, 06-377-0202, 06- 255-0004, 06-255-0003, 06-377-0203
PARCEL SIZE:	Total 1.34 acres
ZONING DISTRICT:	INDUSTRIAL-HIGH (I-H)
APPLICATION:	CONDOMINIUM SUBDIVISION PLAT AMENDMENT
RECOMMENDATIONS:	CONSIDER APPROVAL OF THE PROPOSED SECOND PLAT AMENDMENT FOR TUMBLEWEED CONDOMINIUMS SUBDIVISION

BACKGROUND

The applicant, Ken Hawkes (with Great Basin Engineering), is seeking approval of a Condominium Subdivision Plat Amendment for the commercial properties located at approximately 1270 West to 1360 West Legacy Lane, known as parcel numbers 06-377-0203, 06-255-0001, 06-255-0002, 06-377-0100, 06-377-0101, 06-377-0102, 06-377-0200, 06-377-0201, 06-377-0202, 06-255-0004, 06-255-0003. This subdivision is located in an existing Industrial High (I-H) zoning district. The applicant seeks to alter the boundary lines in building 4 (between parcel 06-377-0202, 06-377-0201, 06-377-0200, 06-377-0102, 06-377-0101, 06-377-0100) and building 3 (between parcels 06-255-0004 and 06-255-0003) for internal layout alterations. The original subdivision plat was recorded with the county on September 15, 2005 and the first amendment thereafter on December 10, 2014.

The Tumbleweed Condominium Subdivision Second Amendment application has been submitted and deemed complete in meeting all application requirements per CMC 15.09.020. Further, City staff have granted the project completeness approvals per CMC 15.09.030, and City staff have completed and posted proper notice for the application and associated public hearing per CMC 15.09.070 & 15.09.080. Additionally, a public hearing notice was posted on site, in accordance with State and City Code requirements. No comments were received prior to the completion of the Council packet. Any follow-up comments will be shared with the Council during the meeting.





CODE REQUIREMENTS REVIEW & ANALYSIS

Centerville Municipal Code 15.09.090 states the City Council may approve the amendment of plats, or portions of plats, along with a proposed easement vacation, on the following grounds:

1. *There is good cause for the vacation or amendment; and*
2. *Neither the public interest nor any person will be materially injured by the vacation (or amendment)*

Staff Response: The applicant provided an adequate explanation of provisions that would be followed if the proposed subdivision plat amendment was approved by the City. The applicant has also addressed the care and maintenance responsibilities for the common area, which will remain under the stewardship of the Tumbleweed Office Park Condominiums Owners Association. The property owner is seeking to make internal alterations to Building 3 & 4. No exterior alterations are planned for the development in the future; the only alteration is the internal configuration of Buildings 3 & 4.

Due to the property not having street access, there is a cross-access agreement for the Tumbleweed Condominium and South Davis Metro Fire to access Legacy Lane. The original Tumbleweed Condominium site plan had an entrance established from 1250 West, but the entrance was offset from 200 North across the street. While the city does not state outright that offset roads are not permitted, proper planning and development practices suggest that aligned intersections are safer than offset/jogged intersections. Due to this, Legacy Lane, the private road on parcel 06-008-0119, is how users of the Tumbleweed Condominiums building obtain access to this property area. Up to current time, there has been no recorded cross-access agreement established between the parcel owner of parcel 06-008-0119 and the Tumbleweed Condominium Owners. However, a separate

agreement exists between South Davis Metro Fire and the owners of parcel 06-008-0119, GE Estate, LLC, established through the Legacy Granite Final Site Plan approval back in 2003; this agreement allows South Davis Metro Fire access to Legacy Lane.

Staff has agreed under the circumstances to accept a temporary cross-access easement between the parcel owner of parcel 06-008-0119 (property owner GE Estate, LLC) and Tumbleweed A1, LLC, Eiger Properties, LLC, and Tumbleweed Office Park Condominium Owners Association (all registered owners of property in the Tumbleweed Condominium Subdivision) for three years, knowing that potential future access risk is on the owners within the Tumbleweed project. This cross-access easement agreement is provided in the packet for review. It will be up to the two entities to reevaluate the easement once the three years have passed. This temporary cross-access easement applies only to the Tumbleweed Condominium Subdivision and does not affect South Davis Metro Fire's separate access agreement.

Based on information proved in the application, City staff believe that the proposed subdivision plat amendment meets the reasonings of good cause and that NEITHER the public interest nor any person will be materially injured by the project. The subdivision plat amendment request complies with all City standards and zoning codes.

POTENTIAL MOTIONS

Based on the information provided by the Planning Staff and following discussion among City Council, the Council may make a motion to approve this request, approve with modifications per the discussion, table the matter to a later date, or deny the plat amendment request. The Council should provide appropriate findings of facts for any presented decision. Sample motions for the Council's convenience are located below.

#1 - APPROVE

"I hereby make a motion to APPROVE the Tumbleweed Condominiums 2nd Amended Subdivision Plat for the commercial property located at approximately 1270 West to 1360 West Legacy Lane, known as parcel numbers 06-377-0203, 06-255-0001, 06-255-0002, 06-377-0100, 06-377-0101, 06-377-0102, 06-377-0200, 06-377-0201, 06-377-0202, 06-255-0004, and 06-255-0003, with the following conditions:

- 1. Grant approval of the adjusted boundary lines in Building 4 (between parcel 06-377-0202, 06-377-0201, 06-377-0200, 06-377-0102, 06-377-0101, 06-377-0100) and Building 3 (between parcels 06-255-0004 and 06-255-0003) for internal layout alterations, as shown on the submitted plat amendment.*
- 2. The existing public utility easements shall be protected and adhered to as established in the originally approved Tumbleweed Condominiums Subdivision plat and the previously amended subdivision plat for the Tumbleweed Condominiums Subdivision.*

3. *A final amended linen plat shall be prepared and submitted to the City Recorder and shall be reviewed and deemed acceptable by the City Engineer and City Attorney, prior to recording the amended plat.*
4. *The final linen plat shall be re-submitted to the City Recorder and subsequently recorded at the Davis County Recorder's Office to solidify this amended plat approval within one year of receiving the approval.*
5. *The property owner shall enter into a cross-access easement (as provided with this proposal) between the owner of parcel 06-008-0119 (property owner GE Estate, LLC), and Tumbleweed A1, LLC, Eiger Properties, LLC, and Tumbleweed Office Park Condominium Owners Association.*

With the following findings:

- a. *The City Council finds that there is good cause for the proposed Tumbleweed Condominiums Second Plat Amendment, specifically for requested alterations to Building 4 (between parcel 06-377-0202, 06-377-0201, 06-377-0200, 06-377-0102, 06-377-0101, 06-377-0100) and Building 3 (between parcels 06-255-0004 and 06-255-0003) of the Tumbleweed Condominium, in accordance with applicable ordinance requirements;*
- b. *The amendment of the plat will not injure the intended use of the property, the residents of Centerville, the neighboring properties, or the public infrastructure serving the area; and*
- c. *The amendment will allow for the continuation of current commercial related uses and not prohibit development and use of the property as otherwise permitted by Centerville City codes."*

#2 – APPROVE WITH CITY COUNCIL MODIFICATION

"I hereby make a motion to APPROVE the Tumbleweed Condominiums 2nd Amended Subdivision Plat for the commercial property located at approximately 1270 West to 1360 West Legacy Lane, known as parcel numbers 06-377-0203, 06-255-0001, 06-255-0002, 06-377-0100, 06-377-0101, 06-377-0102, 06-377-0200, 06-377-0201, 06-377-0202, 06-255-0004, and 06-255-0003, with the following conditions of approval: _____."

(Council to provide additional conditions and findings as deemed appropriate)

#3 - TABLE

"I hereby make a motion to TABLE the consideration of the Tumbleweed Condominiums 2nd Amended Subdivision Plat for the commercial property located at approximately 1270 West to 1360 West Legacy Lane, known as parcel numbers 06-377-0203, 06-255-0001, 06-255-0002, 06-377-0100, 06-377-0101, 06-377-0102, 06-377-0200, 06-377-0201, 06-377-0202, 06-255-0004, and 06-255-0003, until such a time as: _____."

#4 – DENY

“I hereby make a motion to DENY the Tumbleweed Condominiums 2nd Amended Subdivision Plat for the commercial property located at approximately 1270 West to 1360 West Legacy Lane, known as parcel numbers 06-377-0203, 06-255-0001, 06-255-0002, 06-377-0100, 06-377-0101, 06-377-0102, 06-377-0200, 06-377-0201, 06-377-0202, 06-255-0004, and 06-255-0003, with the following findings for action:

- a. The City Council finds that there is NOT good cause to approve the proposed Tumbleweed Condominiums Second Plat Amendment, specifically for requested alterations to Building 4 (between parcel 06-377-0202, 06-377-0201, 06-377-0200, 06-377-0102, 06-377-0101, 06-377-0100) and Building 3 (between parcels 06-255-0004 and 06-255-0003) of the Tumbleweed Condominium, in accordance with applicable ordinance requirements;*
- b. The amendment of the plat may cause injury or detrimental impacts to the intended use of the property, the residents of Centerville, the neighboring properties, or the public infrastructure serving the area; and*
- c. The amendment will NOT allow for the continuation of current commercial related uses and may negatively impact the development and use of the property as otherwise permitted by Centerville City codes.”*

(Any additional findings discussed and agreed upon by the City Council for this request)



Record Report for Subdivision – Amendment Final Commercial/ Multifamily #SUB-A- COM-25-0001

Record Overview

Record Number: SUB-A- COM-25-0001

Record Type: Subdivision – Amendment Final Commercial/Multifamily

Record Status: In Progress

Record Submitted At: Monday October 27, 2025

Record Address: 1360 WEST LEGACY LN

Record Owner: Sydney Dewees

Record Applicant User: Ken Hawkes

Record Applicant Company: TUMBLEWEED OFFICE PARK CONDOMINIUMS OWNERS ASSOCIATION

Form Submission

Applicant:

Ken Hawkes

kenh@greatbasineng.com, (801) 397-0316

Preferred form of contact: Phone

Property Owner:

Ryan Carter

rcarter@dutsonbuilders.com, (385) 630-0885

Preferred form of contact: Email

Additional Property Owner:

Eiger Properties, LLC

dan@hammon.md, (801) 718-0475

Preferred form of contact: Email

Engineer:

Surveyor:

Project Manager:

Any agreements with adjacent property owners?: No

Project 1360 WEST LEGACY LN

Address: 1340 WEST LEGACY LN

1310 W Legacy Ln

1270 W LEGACY LN

Parcel Number(s):

06-377-0203, 06-255-0001, 06-255-0002, 06-377-0100, 06-377-0101, 06-377-0102, 06-377-0200, 06-377-0201,
06-377-0202, 06-255-0004, 06-255-0003

Acreage: 1.492

Zoning: Industrial-Very High (I-VH)

Is the project located in the Hillside Overlay Zone? : No

Is the project located in the Historic District? : No

Is the project part of a Community Development Authority?: Yes

If yes, please provide the name and year.: Legacy Crossing

Is the approved subdivision a planned center?: No

Is the amended subdivision a planned center?: No

Is the proposed subdivision amendment containing lands which are reserved in private ownership for community use, including common areas?: Yes

Is the subdivision amendment proposing to vacate some or all of a public street, right-of-way, or easement?: No

Does the project involve zoning changes? : No

Are there water rights associated with the parcel(s) being amended?: No

Is the grading and drainage plan part of the plan set?: No

Is the project a townhome, multifamily development, commercial development, or industrial development? : Yes

Is the landscaping plan part of plan set?: No

Is the utility plan part of the plan set? : No

Are the flood insurance rate map designations represented in the plan set?: No

Will the development be in phases?: No

Are you adjacent to a UDOT right of way?: No

By signing below, the applicant attests that the information contained in this application is true and correct.: Yes

Signature:



Signed in GovWell: Monday October 27, 2025, 2:29pm

Generated Documents

No documents generated

Activity History

Email March 4, 2026, 4:26pm	Subject: #SUB-A- COM-25-0001 New Task - Add to Meeting (TUMBLEWEED OFFICE PARK CONDOMINIUMS OWNERS ASSOCIATION) (1360 WEST LEGACY LN) To: Sydney Dewees
Email February 24, 2026, 8:54am	Subject: #SUB-A- COM-25-0001 (1360 WEST LEGACY LN) To: Lisa Romney
Email February 23, 2026, 11:38am	Subject: #SUB-A- COM-25-0001 Application Progress (TUMBLEWEED OFFICE PARK CONDOMINIUMS OWNERS ASSOCIATION) (1360 WEST LEGACY LN) To: shane@snshold.com and Ken Hawkes
Email February 23, 2026, 11:38am	Subject: #SUB-A- COM-25-0001 New Task - Add to Meeting (TUMBLEWEED OFFICE PARK CONDOMINIUMS OWNERS ASSOCIATION) (1360 WEST LEGACY LN) To: Sydney Dewees
Plan Review Completed February 23, 2026, 11:38am	Michael Eggett approved the plans and left no comments.

Email February 13, 2026, 3:30pm	Subject: #SUB-A- COM-25-0001 New Plan Set For Review (TUMBLEWEED OFFICE PARK CONDOMINIUMS OWNERS ASSOCIATION) (1360 WEST LEGACY LN) To: Michael Eggett
Plan Review Completed February 13, 2026, 3:30pm	Brock Butler approved the plans and left no comments.
Email February 10, 2026, 10:06am	Subject: #SUB-A- COM-25-0001 New Plan Set For Review (TUMBLEWEED OFFICE PARK CONDOMINIUMS OWNERS ASSOCIATION) (1360 WEST LEGACY LN) To: Brock Butler
Plan Review Routed February 10, 2026, 10:06am	Sydney Dewees routed the plan set for review to Brock Butler and Michael Eggett.
Email February 9, 2026, 11:51am	Subject: #SUB-A- COM-25-0001 New Task - Route for Plan Review (TUMBLEWEED OFFICE PARK CONDOMINIUMS OWNERS ASSOCIATION) (1360 WEST LEGACY LN) To: Sydney Dewees
Plan Review Updated February 9, 2026, 11:51am	Ken Hawkes updated the plan set.
Email February 5, 2026, 11:42am	Subject: #SUB-A- COM-25-0001 Invitation to Collaborate (TUMBLEWEED OFFICE PARK CONDOMINIUMS OWNERS ASSOCIATION) (1360 WEST LEGACY LN) To: shane@snshold.com
Record Shared February 5, 2026, 11:42am	Sydney Dewees shared the application with shane@snshold.com.
Email February 5, 2026, 11:38am	Subject: #SUB-A- COM-25-0001 Corrections Report Is Available - Your Action Is Required (TUMBLEWEED OFFICE PARK CONDOMINIUMS OWNERS ASSOCIATION) (1360 WEST LEGACY LN) To: Ken Hawkes
Plan Review Removed February 5, 2026, 11:38am	Sydney Dewees removed the plan review task for Lisa Romney.
Plan Review Removed February 5, 2026, 11:37am	Sydney Dewees removed the plan review task for Sydney Dewees.
Plan Review Completed February 3, 2026, 8:57pm	Brock Butler requested updates to the plans and left no comments.
Email February 3, 2026, 11:03am	Subject: #SUB-A- COM-25-0001 New Plan Set For Review (TUMBLEWEED OFFICE PARK CONDOMINIUMS OWNERS ASSOCIATION) (1360 WEST LEGACY LN) To: Brock Butler, Lisa Romney, and Sydney Dewees
Plan Review Routed February 3, 2026, 11:03am	Sydney Dewees routed the plan set for review to Brock Butler, Lisa Romney, and Sydney Dewees.
Email February 2, 2026, 10:28am	Subject: #SUB-A- COM-25-0001 New Task - Route for Plan Review (TUMBLEWEED OFFICE PARK CONDOMINIUMS OWNERS ASSOCIATION) (1360 WEST LEGACY LN) To: Sydney Dewees
Plan Review Updated February 2, 2026, 10:28am	Ken Hawkes updated the plan set.

Email
January 31, 2026, 4:19pm

Plan Review Completed
January 31, 2026, 4:19pm

Subject: #SUB-A- COM-25-0001 | Corrections Report Is Available - Your Action Is Required (TUMBLEWEED OFFICE PARK CONDOMINIUMS OWNERS ASSOCIATION) (1360 WEST LEGACY LN)
To: Ken Hawkes

Brock Butler requested updates to the plans and left no comments.

Comment
January 30, 2026, 2:19pm

Michael Eggett added a comment "\$325 of this attached invoice fee dated Jan 12, 2026, is covered by professional services deposit for this project request. Invoice #121442. \$0 is left as credited to this account. Please bill remaining \$550 to applicant and bill as normal going forward."

Email
January 27, 2026, 1:52pm

Subject: #SUB-A- COM-25-0001 | New Plan Set For Review (TUMBLEWEED OFFICE PARK CONDOMINIUMS OWNERS ASSOCIATION) (1360 WEST LEGACY LN)
To: Brock Butler

Plan Review Routed
January 27, 2026, 1:52pm

Sydney Dewees routed the plan set for review to Brock Butler.

Email
January 27, 2026, 12:55pm

Subject: #SUB-A- COM-25-0001 | New Task - Route for Plan Review (TUMBLEWEED OFFICE PARK CONDOMINIUMS OWNERS ASSOCIATION) (1360 WEST LEGACY LN)
To: Sydney Dewees

Plan Review Updated
January 27, 2026, 12:55pm

Ken Hawkes updated the plan set.

Email
January 15, 2026, 9:30am

Subject: #SUB-A- COM-25-0001 (1360 WEST LEGACY LN) |
To: Ken Hawkes

Email
January 13, 2026, 10:29am

Subject: #SUB-A- COM-25-0001 | Corrections Report Is Available - Your Action Is Required (TUMBLEWEED OFFICE PARK CONDOMINIUMS OWNERS ASSOCIATION) (1360 WEST LEGACY LN)
To: Ken Hawkes

Email
January 13, 2026, 10:28am

Subject: #SUB-A- COM-25-0001 | Plan Review Rejected by Sydney Dewees (TUMBLEWEED OFFICE PARK CONDOMINIUMS OWNERS ASSOCIATION) (1360 WEST LEGACY LN)
To: Sydney Dewees

Plan Review Completed
January 13, 2026, 10:28am

Sydney Dewees declined to review the plans on behalf of Michael Eggett.

Plan Review Completed
January 11, 2026, 11:59am

Brock Butler requested updates to the plans and left no comments.

Comment
January 5, 2026, 4:29pm

Michael Eggett added a comment "ESI billing for \$175 was submitted as Invoice number 121333 for engineering expenses. This payment is covered by Professional Services Deposit of \$500. After paying this bill on Jan 5, 2026, with this deposit money, there are now \$325 left for future Professional Services Deposit expenses."

Comment

January 5, 2026, 4:25pm

Sydney Dewees added a comment "Lisa emailed the applicant on January 5th, 2026 " I have reviewed the Cross-Access Easement for the Tumbleweed Second Amended. Attached is a redline and clean version of my suggested changes. I also uploaded these documents to GovWell (under the file containing your original draft Easement). The changes mainly address the addition of Grantees associated with the Tumbleweed Second Amended plat application. The Cross-Access Easement will need to be printed single-sided for recording purposes and submitted to the City Recorder for recording with the amended plat. The Easement will need original signatures and each signature must be notarized as shown in the redlines. Please submit the Exhibits to me for review prior to finalizing the Easement. Feel free to contact me directly if you have any questions." "

Plan Review Completed

December 29, 2025, 9:03pm

Mike Carlson approved the plans and left 1 comment.

Plan Review Completed

December 29, 2025, 5:14pm

Lisa Romney requested updates to the plans and left 1 comment.

Plan Review Completed

December 29, 2025, 4:53pm

Kevin Campbell approved the plans and left 2 comments.

Plan Review Completed

December 29, 2025, 3:48pm

Sydney Dewees approved the plans and left no comments.

Email

December 29, 2025, 3:36pm

Subject: #SUB-A- COM-25-0001 | New Plan Set For Review (TUMBLEWEED OFFICE PARK CONDOMINIUMS OWNERS ASSOCIATION) (1360 WEST LEGACY LN)
To: Brock Butler, Kevin Campbell, Lisa Romney, Michael Eggett, Mike Carlson, and Sydney Dewees

Plan Review Routed

December 29, 2025, 3:35pm

Sydney Dewees routed the plan set for review to Brock Butler, Kevin Campbell, Lisa Romney, Michael Eggett, Mike Carlson, and Sydney Dewees.

Email

December 29, 2025, 12:09pm

Subject: #SUB-A- COM-25-0001 | New Task - Route for Plan Review (TUMBLEWEED OFFICE PARK CONDOMINIUMS OWNERS ASSOCIATION) (1360 WEST LEGACY LN)
To: Sydney Dewees

Plan Review Updated

December 29, 2025, 12:09pm

Ken Hawkes updated the plan set.

Email

December 22, 2025, 3:24pm

Subject: #SUB-A- COM-25-0001 | Corrections Report Is Available - Your Action Is Required (TUMBLEWEED OFFICE PARK CONDOMINIUMS OWNERS ASSOCIATION) (1360 WEST LEGACY LN)
To: Ken Hawkes

Plan Review Removed

December 22, 2025, 3:24pm

Sydney Dewees removed the plan review task for Steve Hunt.

Plan Review Removed

December 22, 2025, 3:24pm

Sydney Dewees removed the plan review task for Cameron Woodbury.

Plan Review Completed

December 22, 2025, 10:40am

Marc Marchant approved the plans and left no comments.

Plan Review Completed

December 22, 2025, 10:27am

Dave Walker approved the plans and left no comments.

Plan Review Completed

December 19, 2025, 4:06pm

Lisa Romney requested updates to the plans and left 7 comments.

Plan Review Completed
December 17, 2025, 5:43am

Kevin Campbell requested updates to the plans and left 1 comment.

Email
December 16, 2025, 11:37am

Subject: #SUB-A- COM-25-0001 (1360 WEST LEGACY LN) |
To: Kevin Campbell

Email
December 16, 2025, 11:36am

Subject: #SUB-A- COM-25-0001 (1360 WEST LEGACY LN) |
To: Lisa Romney, Dave Walker, Marc Marchant, Cameron Woodbury, and Steve Hunt

Plan Review Completed
December 15, 2025, 9:43am

Brock Butler requested updates to the plans and left no comments.

Email
December 11, 2025, 9:30am

Subject: #SUB-A- COM-25-0001 (1360 WEST LEGACY LN) |
To: Ken Hawkes

Email
December 11, 2025, 9:30am

Subject: #SUB-A- COM-25-0001 | New Plan Set For Review (TUMBLEWEED OFFICE PARK CONDOMINIUMS OWNERS ASSOCIATION) (1360 WEST LEGACY LN)
To: Brock Butler, Cameron Woodbury, Dave Walker, Kevin Campbell, Lisa Romney, Marc Marchant, and Steve Hunt

Plan Review Routed
December 11, 2025, 9:30am

Sydney Dewees routed the plan set for review to Brock Butler, Cameron Woodbury, Dave Walker, Kevin Campbell, Lisa Romney, Marc Marchant, and Steve Hunt.

Email
December 11, 2025, 9:28am

Subject: #SUB-A- COM-25-0001 | New Task - Route for Plan Review (TUMBLEWEED OFFICE PARK CONDOMINIUMS OWNERS ASSOCIATION) (1360 WEST LEGACY LN)
To: Sydney Dewees

Custom Task Completed
December 11, 2025, 9:28am

Sydney Dewees completed the task "DRC Prep ".

Email
December 11, 2025, 9:26am

Subject: #SUB-A- COM-25-0001 (1360 WEST LEGACY LN) |
To: Ken Hawkes

Email
December 11, 2025, 9:26am

Subject: #SUB-A- COM-25-0001 | Application Progress (TUMBLEWEED OFFICE PARK CONDOMINIUMS OWNERS ASSOCIATION) (1360 WEST LEGACY LN)
To: Ken Hawkes

Email
December 11, 2025, 9:26am

Subject: #SUB-A- COM-25-0001 | New Task - DRC Prep (TUMBLEWEED OFFICE PARK CONDOMINIUMS OWNERS ASSOCIATION) (1360 WEST LEGACY LN)
To: Sydney Dewees

Plan Review Removed
December 11, 2025, 9:26am

Sydney Dewees removed the plan review task for Michael Eggett.

Email
December 11, 2025, 9:26am

Subject: #SUB-A- COM-25-0001 | New Plan Set For Review (TUMBLEWEED OFFICE PARK CONDOMINIUMS OWNERS ASSOCIATION) (1360 WEST LEGACY LN)
To: Michael Eggett

Plan Review Completed
December 11, 2025, 9:26am

Sydney Dewees approved the plans and left no comments.

Email
December 11, 2025, 9:21am

Subject: #SUB-A- COM-25-0001 | New Plan Set For Review (TUMBLEWEED OFFICE PARK CONDOMINIUMS OWNERS ASSOCIATION) (1360 WEST LEGACY LN)
To: Sydney Dewees

Plan Review Routed December 11, 2025, 9:21am	Sydney Dewees routed the plan set for review to Sydney Dewees and Michael Eggett.
Email December 11, 2025, 9:21am	Subject: #SUB-A- COM-25-0001 New Task - Route for Plan Review (TUMBLEWEED OFFICE PARK CONDOMINIUMS OWNERS ASSOCIATION) (1360 WEST LEGACY LN) To: Sydney Dewees
Plan Review Updated December 11, 2025, 9:21am	Sydney Dewees updated the plan set.
Email December 10, 2025, 2:49pm	Subject: #SUB-A- COM-25-0001 Corrections Report Is Available - Your Action Is Required (TUMBLEWEED OFFICE PARK CONDOMINIUMS OWNERS ASSOCIATION) (1360 WEST LEGACY LN) To: Ken Hawkes
Plan Review Removed December 10, 2025, 2:48pm	Sydney Dewees removed the plan review task for Michael Eggett.
Plan Review Completed December 10, 2025, 2:15pm	Kevin Campbell approved the plans and left no comments.
Plan Review Completed December 10, 2025, 12:39pm	Mike Carlson approved the plans and left no comments.
Plan Review Completed December 10, 2025, 12:03pm	Sydney Dewees requested updates to the plans and left 1 comment.
Email December 10, 2025, 11:26am	Subject: #SUB-A- COM-25-0001 New Plan Set For Review (TUMBLEWEED OFFICE PARK CONDOMINIUMS OWNERS ASSOCIATION) (1360 WEST LEGACY LN) To: Kevin Campbell, Michael Eggett, Mike Carlson, and Sydney Dewees
Plan Review Routed December 10, 2025, 11:26am	Sydney Dewees routed the plan set for review to Kevin Campbell, Michael Eggett, Mike Carlson, and Sydney Dewees.
Email December 10, 2025, 8:52am	Subject: #SUB-A- COM-25-0001 New Task - Route for Plan Review (TUMBLEWEED OFFICE PARK CONDOMINIUMS OWNERS ASSOCIATION) (1360 WEST LEGACY LN) To: Sydney Dewees
Plan Review Updated December 10, 2025, 8:52am	Ken Hawkes updated the plan set.
Email December 9, 2025, 3:17pm	Subject: #SUB-A- COM-25-0001 Corrections Report Is Available - Your Action Is Required (TUMBLEWEED OFFICE PARK CONDOMINIUMS OWNERS ASSOCIATION) (1360 WEST LEGACY LN) To: Ken Hawkes
Email December 9, 2025, 3:16pm	Subject: #SUB-A- COM-25-0001 Plan Review Rejected by Sydney Dewees (TUMBLEWEED OFFICE PARK CONDOMINIUMS OWNERS ASSOCIATION) (1360 WEST LEGACY LN) To: Sydney Dewees
Plan Review Completed December 9, 2025, 3:16pm	Sydney Dewees declined to review the plans on behalf of Brock Butler.
Task Reassigned December 1, 2025, 2:33pm	Sydney Dewees reassigned Plan Review from Kevin Campbell to Brock Butler.

Email
November 19, 2025, 3:07pm

Subject: #SUB-A- COM-25-0001 | Task Due Date Changed (TUMBLEWEED OFFICE PARK CONDOMINIUMS OWNERS ASSOCIATION) (1360 WEST LEGACY LN)
To: Kevin Campbell

Task Due Date Changed
November 19, 2025, 3:07pm

Sydney Dewees updated the due date of Kevin Campbell's Plan Review from 11-17-2025 to 11-17-2025.

Plan Review Completed
November 18, 2025, 1:48pm

Michael Eggett requested updates to the plans and left 2 comments.

Plan Review Completed
November 17, 2025, 12:17pm

Mike Carlson requested updates to the plans and left 4 comments.

Email
November 3, 2025, 2:19pm

Subject: #SUB-A- COM-25-0001 | Thank You For Your Payment (TUMBLEWEED OFFICE PARK CONDOMINIUMS OWNERS ASSOCIATION) (1360 WEST LEGACY LN)
To: Ken Hawkes

Payment
November 3, 2025, 2:19pm

Sydney Dewees recorded fees paid in the amount of \$800.00.

Plan Review Completed
November 3, 2025, 2:15pm

Sydney Dewees requested updates to the plans and left 3 comments.

Email
November 3, 2025, 2:03pm

Subject: #SUB-A- COM-25-0001 | New Plan Set For Review (TUMBLEWEED OFFICE PARK CONDOMINIUMS OWNERS ASSOCIATION) (1360 WEST LEGACY LN)
To: Kevin Campbell, Michael Eggett, Mike Carlson, and Sydney Dewees

Plan Review Routed
November 3, 2025, 2:03pm

Sydney Dewees routed the plan set for review to Brock Butler, Michael Eggett, Mike Carlson, and Sydney Dewees.

Email
November 3, 2025, 1:26pm

Subject: #SUB-A- COM-25-0001 | Payment is Required (TUMBLEWEED OFFICE PARK CONDOMINIUMS OWNERS ASSOCIATION) (1360 WEST LEGACY LN)
To: Ken Hawkes

Payment
November 3, 2025, 1:26pm

Sydney Dewees requested fees in the amount of \$800.00.

Email
November 3, 2025, 1:24pm

Subject: #SUB-A- COM-25-0001 | New Task - Route for Plan Review (TUMBLEWEED OFFICE PARK CONDOMINIUMS OWNERS ASSOCIATION) (1360 WEST LEGACY LN)
To: Sydney Dewees

Payment
November 3, 2025, 1:24pm

Sydney Dewees voided fees in the amount of \$800.00.

Email
October 27, 2025, 3:28pm

Subject: Tumbleweed Condo Plat Amendment (1360 WEST LEGACY LN) |
To: Michael Eggett, Lisa Romney, Kevin Campbell, and Mike Carlson

Email
October 27, 2025, 2:42pm

Subject: #SUB-A- COM-25-0001 (1360 WEST LEGACY LN) |
To: Ken Hawkes

Comment

October 27, 2025, 2:35pm

Sydney Dewees added a comment "Per DRC 10.27.25 the following needs to be addressed: 1. Lisa will need to verify if a Title Report vs a Title Commitment is needed 2. There needs to be an access easement established. Once the applicant 3. There needs to be engineering plans (plan set) submitted that have been approved. Kevin said that updates were okay to waive as long as we had the previously approved. 4. There needs to be addressing adjustments (changing the addresses) . Mike Carlson and Cole Fesser will discuss the addressing. ".

Email

October 27, 2025, 2:29pm

Subject: #SUB-A- COM-25-0001 | Update On Your Submission (TUMBLEWEED OFFICE PARK CONDOMINIUMS OWNERS ASSOCIATION) (1360 WEST LEGACY LN)

To: Ken Hawkes

Payment

October 27, 2025, 2:29pm

System requested fees in the amount of \$800.00 on behalf of Sydney Dewees.

Status Changed

October 27, 2025, 2:29pm

From: Submitted

To: In Progress

Application Review Completed

October 27, 2025, 2:29pm

Sydney Dewees reviewed the application and marked it as complete.

Email

October 27, 2025, 2:29pm

Subject: #SUB-A- COM-25-0001 | Centerville: Submission Received and Status Tracker (TUMBLEWEED OFFICE PARK CONDOMINIUMS OWNERS ASSOCIATION) (1360 WEST LEGACY LN)

To: Ken Hawkes

Email

October 27, 2025, 2:29pm

Subject: #SUB-A- COM-25-0001 | New Task - Review Application (TUMBLEWEED OFFICE PARK CONDOMINIUMS OWNERS ASSOCIATION) (1360 WEST LEGACY LN)

To: Sydney Dewees

Applicant

October 27, 2025, 2:29pm

Sydney Dewees set the applicant user to Ken Hawkes and company to TUMBLEWEED OFFICE PARK CONDOMINIUMS OWNERS ASSOCIATION.

Email

October 23, 2025, 12:15pm

Subject: #1024 | Reminder: Unsubmitted Draft Application (Subdivision – Amendment Final Commercial/Multifamily) (TUMBLEWEED OFFICE PARK CONDOMINIUMS OWNERS ASSOCIATION) (1360 WEST LEGACY LN)

To: Ken Hawkes

SUBDIVISION – PLAT AMENDMENT COMPLETENESS REVIEW

Project Name: Tumbleweed Condo

Date: 3.17.26

TRACKING HISTORY:

Application Submitted: 10.24.25

- Completeness Checklist DRC Meeting (1): 10.27.25
- Completeness Checklist DRC Meeting (2): 11.3.25
- Compliance Check: 3.17.26



Application Requirement	Code Reference	Department	Comments	
Complete Online Application Form		Planning		✓
Approved Preliminary Subdivision	15.04.010	Planning		✓
Owner of Affidavit signed by Owner OR Application Signed by Owner's Agent with Authorization Form	15.04.030	Planning/ Legal	No comments from legal	✓
Application Fees	15.04.020 & Fee Schedule 18.080	Planning		✓
Professional Services Deposit	15.04.025 & Fee Schedule 18.080	Planning		✓
Legal Description, meets and bounds description, of entire property		Engineering	No comments from legal or Engineering	✓
Proposed changes to existing zoning district boundaries or zoning classifications or conditional use permits		Planning	N/A	✓
Title Report for all property within the subdivision (current within 30 days of submittal)	15.04.030	Legal	No comments from legal	✓

Any agreements with adjacent property owners	15.03.030	Legal	Approved by Lisa on 3.4.26	✓
ALTA Survey (containing information from Table A as required by the City Engineer)	15.03.030	Engineering/ Legal	Waived but provided	✓
The Contractors cost estimate for the project. This is needed for bonding purposes.		Engineering	Wived 11.3.25	✓
Plat Amendment Requirements:				
The name and address of each owner of record of the land contained in the entire plat or on that portion of the plat described in the petition	15.09.020	Legal	No comments from legal	✓
The signature of each owner identified in Subsection (a) who consents to the petition	15.09.020	Legal	No comments from legal	✓
An amended plat that complies with all the provisions and requirement for final plat as set forth in CMC 15.04.030 and the provisions of Utah Code § 10-9a-603, regarding plat requirements	15.09.020	Planning		✓
If the petition proposes to vacate some or all of a public street, right-of-way, or easement, the petition shall also include: The name and address of each owner of record of land that is: 1. Adjacent to the public street, right-of-way, or easement; or 2. Accessed exclusively by or within 300 feet of the public street, right-of-way, or easement; and The signature of each owner under Subsection (1) who consents to the vacation.	15.09.020	Legal	Approved by Lisa on 3.4.26	✓
An owner of land may not submit for recording an amended plat that gives the subdivision described in the amended plat the same name as a subdivision in a plat already recorded in the Davis County Recorder's Office.	15.09.130	Planning		—

The name of a recorded subdivision may be changed by recording an amended plat making that change in accordance with the procedures set forth in Utah Code § 10-9a-608, and the provisions set forth in this Chapter regarding plat amendments.	15.09.130	Planning	"Second Amended"	✓
Plan Set:				
Plan Set will include the following: ☐ Plat ☐ Cover sheet ☐ Existing Conditions Inventory Sheet (Survey) ☐ Site Plan ☐ Utility Plan Sheet	ECI 12.50 Grading and Drainage Sheet, Utility Sheet, site plan 15.05		Plan Set waived, only plat needed	✓
Plans shall be drawn at a scale no smaller than one inch equals 100 feet on 24" x 36" sheets One electronic copy shall be submitted 3 paper copies shall be submitted at the time of compliance review Each Sheet should include the following: ☐ Engineer Contact information ☐ Name ☐ Phone number ☐ Firm ☐ Address ☐ Page number ☐ Revision block ☐ Date of latest draft or revision. ☐ North arrow ☐ Scale not smaller than 1"=100' ☐ Top of the drawing faces either north or west	15.04.030 & 15.07.030(d)	Planning	Will request at the time of compliance: 3 paper copies shall be submitted at the time of compliance review	—
Plat:				
Printed on tracing linen with the outside or trim line dimensions of 19" by 30" and the border line of the plat shall be drawn in heavy lines leaving a space of at least 1.5" on the left side and at least 0.5" margin on the other	15.004.030	City Recorder	Will request at the time of compliance	—

sides				
Markings shall be made on the tracing linen, mylar, or comparable material, with approved waterproof black ink	15.04.030	City Recorder	Will request at the time of compliance	
Proposed name of subdivision in bold	15.04.030	Planning	Tumbleweed Condominium 2nd Amended	
Signature block for: ☐ authorized parties ☐ property owners ☐ lienholders	15.04.030	Planning/Legal	No comments from legal	
Blocks for signature: ☐ Planning Commission ☒ City Engineer ☒ City Attorney ☒ City Council (a signature line for the Mayor and an attestation by the City Recorder) ☒ Davis County Recorder in the lower right corner	15.04.030	Planning/Legal	Does not need the planning commission approval	
Owners dedication certificate and signature line for each property owner of record and significant lienholders	15.04.030	Legal	No comments from legal	
Notary public's acknowledgment for each signature on the plat	15.04.030	Legal	No comments from legal	
Certification of the accuracy of the plat of the subdivision and any traverse to permanent survey monuments by a land surveyor registered to practice in the State of Utah. (Registered land surveyor's "Certificate of Survey")	15.04.030	Planning/ Engineering		
The location and dimensions to the nearest existing bench mark or monument, and section line.	15.04.030	Engineering	Approved by Brock Butler on 3.9.26	
A correct metes and bounds description of all property included within the subdivision	15.04.030	Engineering	Approved by Brock Butler on 3.9.26	
An accurate and complete survey to second order accuracy	15.04.030	Engineering	Approved by Brock Butler on 3.9.26	
A traverse of the exterior boundaries of the tract, and of each block, when computed from field measurements on the ground shall close within a tolerance of one foot to 20,000 feet.	15.04.030	Engineering	Approved by Brock Butler on 3.9.26	
The boundary lines of all lots tied to public survey monuments in the	15.04.030	Engineering	Approved by Brock Butler on 3.9.26	

project showing: ☐ Bearings ☐ Distances ☐ Dimensions ☐ Square footage ☐ Orientation ☐ Topography (lines shall be slightly heavier than street and lot lines)				
Depiction of the survey mathematical information(bearing and distances), and data necessary to locate all monuments and to locate and retrace all interior and exterior boundary lines: ☐ straight lines ☐ central angle ☐ radius and arc length of curves	15.04.030	Engineering	Approved by Brock Butler on 3.9.26	✓
Depiction of the calculated Davis County coordinates for all property corners and monuments within the subdivision	15.04.030	Engineering	Approved by Brock Butler on 3.9.26	✓
Lot and boundary closure calculated to the nearest 100th of a foot.	15.04.030	Engineering	Approved by Brock Butler on 3.9.26	✓
Public dedicated lots, blocks, and parcels are delineated and designated with dimensions, boundaries and courses clearly shown and defined. A plat note describing the ownership and maintenance responsibilities.	15.04.030	Engineering	Approved by Brock Butler on 3.9.26	✓
Parcels offered for dedication other than for streets or easements shall be clearly designated on the plat with dedication and ownership designation. A plat note describing the ownership and maintenance responsibilities.	15.04.030	Engineering/ Planning	Approved by Brock Butler on 3.9.26	✓
Square footage of each lot and parcel	15.04.030	Planning		✓
Sufficient linear, angular and curved data shall be shown to determine readily the bearing and length of the boundary lines of every block, lot and parcel which is a part thereof. No ditto marks shall be used for lot dimensions.	15.04.030	Engineering	Approved by Brock Butler on 3.9.26	✓
Depicted right of way lines of each street: ☐ Existing	15.04.030	Engineering/ Public Works	Approved by Brock Butler on 3.9.26	✓

☐ Proposed				
All lots and blocks are to be numbered consecutively under a definite system approved by the Planning Commission. Numbering is consecutively throughout the subdivision with no omissions or duplications.	15.04.030	Planning		✓
Depiction of all the side lines proposed easements of record by fine dashed lines, clearly labeled, have widths depicted, and sufficient ties thereto to definitely locate the same with respect to the subdivision as shown on the title report	15.04.030	Engineering	Approved by Brock Butler on 3.9.26	✓
Depiction of all the side lines of all existing easements of record by fine dashed lines, clearly labeled, have widths depicted, and sufficient ties thereto to definitely locate the same with respect to the subdivision as shown on the title report	15.04.030	Engineering	Approved by Brock Butler on 3.9.26	✓
Depiction of all stakes, monuments and other evidence indicating the boundaries of the subdivision as found on the site (Any monument or bench mark that is disturbed or destroyed before acceptance of all improvements, shall be replaced)	15.04.030	Engineering	Approved by Brock Butler on 3.9.26	✓
Depiction of all monuments placed in making the survey, including a statement as to what, if any, points were reset by ties	15.04.030	Engineering	Approved by Brock Butler on 3.9.26	✓
All right of way monuments at angle points and intersections as approved by the City Engineer	15.04.030	Engineering	Approved by Brock Butler on 3.9.26	✓
Cover sheet:				
Cover Page including the following: ☐ Engineer Contact information ☐ Name ☐ Phone number ☐ Firm ☐ Address ☐ Page number ☐ Development Use ☐ Engineer Stamp ☐ General Notes ☐ Civil Drawings Index ☐ Vicinity Map	15.05.060	Planning	N/A Waived by Engineer on 10.27.25	—

Site Plan will include:				
The widths and locations of adjacent streets and other public properties within 50 feet of the subdivision via dotted line	15.04.030	Engineering/ Planning	N/A Waived by Engineer on 10.27.25	—
Street in the subdivision as a continuation or an approximate continuation of an existing street, the conformity or the amount of nonconformity of such existing streets shall be accurately shown	15.04.030	Engineering/ Planning	N/A Waived by Engineer on 10.27.25	—
Each lot shows the street addresses assigned thereto, and shall be according to the standard addressing system as set forth in CMC 11.01.170.	15.04.030	Public Works		✓
Corner lots are assigned two addresses for each part of the lot having street frontage	15.04.030	Public Works		—
All streets within the subdivision are numbered (named streets shall also be numbered) in accordance with and in conformity with the adopted street numbering system as set forth in CMC 11.01.160.	15.04.030	Public Works		✓
Depiction of block length measurement (1200 block maximum length)	15.05.010	Planning/ Engineering	N/A Waived by Engineer on 10.27.25	—
In blocks over 800 feet in length, a dedicated public walkway through the block, at approximately the center of the block, may be required (walkways shall not be less than 10 feet in width)	15.05.010	Planning/ Engineering	N/A Waived by Engineer on 10.27.25	—
The minimum area and dimensions of all lots shall conform to the requirements of the Zoning Code for the district in which the subdivision is located:	15.05.020 & 12.55.080	Planning	N/A Depiction of all lots front, side, and rear yard setback lines from the buildable area. N/A Depiction of all lots frontage. ✓ Depiction of all lots buildable area N/A Depiction of all lots width from the front setback.	✓
Gross density for entire subdivision, if residential use is requested		Planning	N/A	✓
Construction Plans will include the following:				
Title block located in lower right corner of sheet to include: □ Project title (subdivision, etc.)	15.07.030(d)	Planning	N/A Waived by Engineer on 10.27.25	—

☐ Specific type and location of work ☐ Name of engineer or firm preparing drawings with license number ☐ Utah Engineers stamp shall be required on all construction plans ☐ Date of Plans				
Size of drawings shall be 24" x 36" (trim line) with 2" border on top, bottom, and right sides, and 1.5" border on the left side.	15.07.030	Engineer	N/A Waived by Engineer on 10.27.25	—
Elevations referenced to U.S.G.S. datum	15.07.030	Engineering	N/A Waived by Engineer on 10.27.25	—
Stationing and elevations for profiles	15.07.030	Engineering	N/A Waived by Engineer on 10.27.25	—
All structures designed in accordance with minimum requirements established by the City Standards and Specifications, see below.	15.07.030	Public Works/ Engineering	N/A Waived by Engineer on 10.27.25	—
Each set of plans shall be accompanied by a separate sheet of details for structures which are to be constructed	15.07.030	Planning/Public Works	N/A Waived by Engineer on 10.27.25	—
Geotechnical and Soils Report (GEOTECH)	9.06.050 &10.04.100	Public Works	N/A Waived by Engineer on 10.27.25	—
Utility Sheet Street/ Roadway Design Submittal Requirements:				
Plan view for curb and gutter plans shall be shown for each side of the street	15.07.030	Engineering/ Public Works	N/A Waived by Engineer on 10.27.25	—
Profiles for curb and gutter plans shall be shown for each side of the street	15.07.030	Engineering/ Public Works	N/A Waived by Engineer on 10.27.25	—
Local streets shall approach an arterial or collector street at an angle of at least 85 degrees. Grades for streets shall be a minimum of 0.5% and a maximum of 12% for all streets except major and minor arterials which shall be 10% maximum.	15.05.030	Engineering/ Public Works	N/A Waived by Engineer on 10.27.25	—
Cul de sacs shall: ☐ serve no more than 20 lots or units ☐ shall be no longer than 400 feet (measured from the center point of the turn around to the center line of	15.05.030	Planning/Public Works	N/A Waived by Engineer on 10.27.25	—

- the intersecting street) ☐ terminated with a turn around of not less than 100 feet in diameter				
Temporary dead end street: ☐ temporary turn-around area and recordable easement shall be provided ☐ require improvements to be installed in temporary turn-around areas	15.05.030	Legal/ Public Works	N/A Waived by Engineer on 10.27.25	—
Proof of payment for street signs to be installed by the city	15.05.030	Public Works	N/A Waived by Engineer on 10.27.25	—
Permanent monuments shall be furnished, accurately established, and set by the subdivider's surveyor at such points as are necessary to definitely establish all lines of the plat except those defining individual lots	15.05.030	Engineering/ Public Works	N/A Waived by Engineer on 10.27.25	—
City approved street lights shall be installed at all street intersections, school or pedestrian crossings, or at bends or curves in the street	15.05.030	Public Works	N/A Waived by Engineer on 10.27.25	—
Top of curb elevations with curve data must be shown for all curb returns	15.07.030	Engineering/ Public Works	N/A Waived by Engineer on 10.27.25	—
The street/roadway widths conform to the cross-section widths approved in the Preliminary Drawings and/or as required by the City Engineer.	City Standards and Details	Engineering/ Public Works	N/A Waived by Engineer on 10.27.25	—
The street/roadway cross-section shows the placement of sidewalk, park strip, and curb & gutter as approved on the Preliminary Drawings of as required by the City Engineer.	City Standards and Details	Engineering/ Public Works	N/A Waived by Engineer on 10.27.25	—
The pavement structure has the minimum thicknesses of asphalt and road base or as required by the City Engineer or Geotechnical/Soils Report.	City Standards and Details	Engineering/ Public Works	N/A Waived by Engineer on 10.27.25	—
The drawings of the curb & gutter show both the plan and profile design.	City Standards and Details	Engineering/ Public Works	N/A Waived by Engineer on 10.27.25	—
The placement of intersections conforms to the Centerville City Standards.	City Standards and Details	Engineering/ Public Works	N/A Waived by Engineer on 10.27.25	—
The street slopes do not exceed 8% or as approved by the City Engineer.	City Standards	Engineering/ Public Works	N/A Waived by Engineer on 10.27.25	—

	and Details			
Public Utility Easements shown on the plats.	15.04.030	Engineering/ Public Works	N/A Waived by Engineer on 10.27.25	—
The plan view drawings show lighting in the public right-of-way.	City Standards and Details	Engineering/ Public Works	N/A Waived by Engineer on 10.27.25	—
Street signs, traffic signs, and street/roadway striping shown on plans, including proper signing and striping for school zones.	City Standards and Details	Engineering/ Public Works	N/A Waived by Engineer on 10.27.25	—
Details for streets/roadways, pavement, sidewalk, and C&G shown on plans.	City Standards and Details	Engineering/ Public Works	N/A Waived by Engineer on 10.27.25	—
All lots or parcels created by the subdivision shall have frontages on a dedicated street, improved to standards equal to at least 50% of minimum required width.	15.05.020(b)	Planning/ Engineering	N/A Waived by Engineer on 10.27.25	—
Utility Sheet Storm Drain System Submittal Requirements:				
Depiction of storm water drainage system within the subdivision (shall be constructed of materials and according to the City Standards and Specifications and the requirements of the Storm Drainage Master Plan)	15.05.050	Public Works	N/A Waived by Engineer on 10.27.25	—
Depiction of a 15 ft width right of way within the lines of any natural watercourse or channel, stream, creek, irrigation ditch, or floodplain that enters or traverses the subdivision as determined by Davis County Flood Control and/or the City Engineer	15.05.050	Public Works	N/A Waived by Engineer on 10.27.25	—
Document that indicates dedicate rights of way for any pipe, conduit, channel, and retention or detention area as recommended by the City Engineer.	15.05.050	Public Works	N/A Waived by Engineer on 10.27.25	—
Depiction of the storm water drainage system that is connected to an approved off site storm drain or facility acceptable to the City	15.05.050	Public Works	N/A Waived by Engineer on 10.27.25	—
Depiction of all storm drain, cross gutters, dipstone inlets, and other appurtenant structures	15.05.050	Public Works	N/A Waived by Engineer on 10.27.25	—
The storm drain system is of the size and type approved by the City on the	City Standards and Details	Engineering	N/A Waived by Engineer on 10.27.25	—

Preliminary Drawings, and/or as required by the City Engineer.			N/A Waived by Engineer on 11.3.25	—
The storm drain system has clean-out boxes and inlet boxes placed as approved on the preliminary drawings, at all dead-end points, and as required by the City Engineer.	City Standards and Details	Engineering	N/A Waived by Engineer on 10.27.25	—
The storm drain lines are shown on both the plan and profile drawings showing the type, depth, and slope.	City Standards and Details	Engineering	N/A Waived by Engineer on 10.27.25	—
The storm drain plan and profile drawings have a benchmark referenced to a physical feature and a found Davis County section corner.	City Standards and Details	Engineering	N/A Waived by Engineer on 10.27.25	—
The storm drain lines have the minimum cover as required in the specifications and the proper offset from the curb line.	City Standards and Details	Engineering	N/A Waived by Engineer on 10.27.25	—
Double inlet storm drain boxes are placed at all invert and isolated low street areas.	City Standards and Details	Engineering	N/A Waived by Engineer on 10.27.25	—
Bicycle-safe storm drain inlet grate covers are shown where needed.	City Standards and Details	Engineering	N/A Waived by Engineer on 10.27.25	—
Where minimum cover questionable top elevation must be shown.	City Standards and Details	Engineering	N/A Waived by Engineer on 10.27.25	—
Top of grate elevation and invert elevations at all: Boxes Grates Direction channels	City Standards and Details	Engineering	N/A Waived by Engineer on 10.27.25	—
Storm Water Maintenance Plan Submitted A tentative plan by which the subdivider proposes to handle storm water drainage for an event with a 10 year return interval, as determined by the City Engineer.	15.03.030 16.04.130 Title 16	Public Works	Will be required at the time of plat recording. Contact Cameron Woodbury for assistance	—
Storm Water Maintenance Plan Agreement Signed	Title 16	Public Works	Will be required at the time of plat recording.	—
Storm Water Pollution Prevention Plan (SWPPP), at time of	Title 16 16.03.040	Public Works		

Best Management Practices (BMPs)	16.04.100		N/A Waived by Engineer on 10.27.25	—
Utility Sheet Culinary Water Requirements:				
Size and location of culinary water lateral mains, meters, valves and hydrants	15.07.030	Public Works/ Engineering	N/A Waived by Engineer on 10.27.25	—
Type of pipe	15.07.030	Public Works/ Engineering	N/A Waived by Engineer on 10.27.25	—
Size and location of: ☐ irrigation lateral mains ☐ valves ☐ fittings	15.07.030	Public Works/ Engineering	N/A Waived by Engineer on 10.27.25	—
Size and location of: ☐ sewer ☐ storm drains ☐ subdrains ☐ manhole cleanouts	15.07.030	Public Works/ Engineering	N/A Waived by Engineer on 10.27.25	—
The culinary water system design and construction are in accordance with Utah Administrative Code R309-550 Facility Design and Operation: Transmission and Distribution Pipelines.	City Standards and Details	Public Works/ Engineering	N/A Waived by Engineer on 10.27.25	—
The culinary water system is of the size and type approved by the City on the Preliminary Drawings.	City Standards and Details	Public Works/ Engineering	N/A Waived by Engineer on 10.27.25	—
The culinary water system has fire hydrants placed as approved on the Preliminary Drawings and at all dead-end points. Flushing hydrants are placed at all temporary dead-end points.	City Standards and Details	Public Works/ Engineering	N/A Waived by Engineer on 10.27.25	—
Blow-offs size, type, and locations.	City Standards and Details	Public Works/ Engineering	N/A Waived by Engineer on 10.27.25	—
The culinary water system has isolation valves installed at intersections, cul-de-sacs, and other locations required by the City Engineer.	City Standards and Details	Public Works/ Engineering	N/A Waived by Engineer on 10.27.25	—
The culinary water system is installed at the appropriate location in the street, typically 4 feet north and east of the centerline.	City Standards and Details	Public Works/ Engineering	N/A Waived by Engineer on 10.27.25	—
The water service line size, material, and meter sizes are shown.	City Standards and Details	Public Works/ Engineering	N/A Waived by Engineer on 10.27.25	—

The lot numbers that are required to have a Fire Suppression System are shown, with the size and type of system shown.	City Standards and Details	Public Works/ Engineering	N/A Waived by Engineer on 10.27.25	—
Separation of water and sewer lines maintained.	City Standards and Details	Public Works/ Engineering	N/A Waived by Engineer on 10.27.25	—
Utility Sheet Sanitary Sewer Submittals Requirements:				
The sanitary sewer system is of the size and type approved by the City on the Preliminary Drawings, and/or as required by the City Engineer		Sewer District/ Engineering	N/A Waived by Engineer on 10.27.25	—
The sanitary sewer lines are shown on both the plan and profile drawings showing the pipe type, depth, and slope.		Sewer District/ Engineering	N/A Waived by Engineer on 10.27.25	—
The sanitary sewer plan and profile drawings have a benchmark referenced to a physical feature and a found Davis County section corner.		Sewer District/ Engineering	N/A Waived by Engineer on 10.27.25	—
The sanitary sewer system has manholes placed as approved on the Preliminary Drawings, at all dead-end points with lateral connections, and as required by the City Engineer.		Sewer District/ Engineering	N/A Waived by Engineer on 10.27.25	—
The sanitary sewer system is installed at the appropriate location in the street, typically 9 feet south and west of the centerline.		Sewer District/ Engineering	N/A Waived by Engineer on 10.27.25	—
The sanitary sewer system indicates a separate lateral from the main line to 10 feet inside the property line for each building lot.		Sewer District/ Engineering	N/A Waived by Engineer on 10.27.25	—
Utility Sheet Irrigation System Submittals Requirements:				
The pressure irrigation system is installed at an appropriate location in the street, typically in the park strip area or at the lip of the curb.		Public Works/ Engineering	N/A Waived by Engineer on 10.27.25	—
A copy of the receipt for payment for secondary water service from the applicable secondary water provider must be submitted.		Public Works/ Engineering	N/A Waived by Engineer on 10.27.25	—
Pipe type, depth, slope, and plan & profiles shown on plans.		Public Works/ Engineering	N/A Waived by Engineer on 10.27.25	—
Boxes, manholes, locations & spacing shown on plans.		Public Works/ Engineering	N/A Waived by Engineer on 10.27.25	—
Utility Sheet Power for Subdivision				

Submittal Requirements:				
On-site Easements and off-site easements shown on plans.	15.04.030	Engineering	N/A Waived by Engineer on 10.27.25	—
Street lights shown with proper spacing.	15.05.030	Public Works	N/A Waived by Engineer on 10.27.25	—
Conflicts with any other utilities or with sight triangle addressed.	12.55.230	Planning	N/A Waived by Engineer on 10.27.25	—
Compliance with power company requirements met. (Will Serve letter)	15.03.030	Planning	N/A Waived by Engineer on 10.27.25	—
Utility Sheet Fire Marshal and Public Safety Requirements:				
Connection sizes meet fire flow requirements.	IFC 2021 10.03.120	Fire		
Temporary turnaround agreement/easement met.	IFC 2021 10.03.120	Fire		
Emergency access circulation/turnarounds shown	IFC 2021 10.03.120	Fire		
Parking lot turning radii requirements met.	IFC 2021 10.03.120	Fire		
Additional City Code Requirements:				
Existing Conditions Inventory (separate sheet)	12.50.040		N/A Waived by Engineer on 10.27.25	—
Analysis completed to determine whether adequate public facilities are available to service a development and whether such development will change existing levels of service or will create a demand which exceeds acceptable levels of service for: ☐ Roadways ☐ Intersections ☐ Bridges ☐ Storm drainage facilities ☐ Water lines ☐ Water pressure ☐ Sewer lines ☐ Fire and emergency response times	12.55.050	Engineering/ Public Works	N/A Waived by Engineer on 10.27.25	—
Evidence that all utilities and services will be available for the subdivision and providers have been notified	15.03.030	Planning	N/A Waived by Engineer on 10.27.25	—
Explanation of RDA Request (if applicable)	Requested-not required	Community Development Director	N/A	—
"As built" shall be provided by the developer and submitted to the City prior to final inspection.	15.05.060 (e)			—

Planned Community Parks/ Common Space Requirements:				
Parking landscaping plan shown with zero-scape requirements met.			N/A	—
Detention basin landscape requirements met.	15.51.060	Planning/ Engineering	N/A	—
Submit a Land Scaping Plan designed by a Utah Certified Landscape Architect	15.05.070	Planning	N/A	—
Submit a Parking Plan designed by a Utah Certified Transportation Engineer	12.52.100	Planning/ Engineering	N/A	—

Additional Staff Comments for Completeness:

Comment History:

Completeness Checklist DRC Meeting (1):

Please address the following items:

- ~~○ Review the City Details and Drawings [1701822707_Centerville City Standard Details \(2023\)-adopted.pdf](#)~~
- ~~○ Lisa will need to verify if a Title Report vs a Title Commitment is needed (Lisa action needs to be taken)~~
- ~~○ There needs to be an access easement established between Tumbleweed and GE ESTATE LLC. Once the applicant gets this, then the city attorney might have comments to edit(Applicant action needs to be taken)~~
- ~~○ There needs to be engineering plans (plan set) submitted that have been approved. Kevin said that updates were okay to waive as long as we had the previously approved. (Applicant action is needed [will look]. City action needed [will look]): Resolved 11.3.25~~
- ~~○ There needs to be addressing adjustments (changing the addresses). (Applicant action needed [Applicant should reach out to Mike Carlson and Cole Fesser. City will discuss the addressing])~~

Completeness Checklist DRC Meeting (2):

- ~~○ Lisa will need to verify if a Title Report vs a Title Commitment is needed (Lisa action needs to be taken)~~
- ~~○ There needs to be an access easement established between Tumbleweed and GE ESTATE LLC. Once the applicant gets this, then the city attorney might have comments to edit(Applicant action needs to be taken)~~
- ~~○ There needs to be addressing adjustments (changing the addresses). Mike provided addressing. Mike C will need to reach out to Cole and Post Master(Mike action needed) The provided addressing needs to~~

~~be updated on the plat(Applicant action needed)~~

- ~~○ Applicant needs to apply for site plan review with Fire Department (Applicant action needs to be taken)~~
- ~~○ Need to take off the Planning Commission Approval Signature box on the Plat (Applicant action needs to be taken)~~
- ~~○ Need to change the building 1,2,3,4 to reflect the order. Currently reads 1,2,4,3 on the plat (Applicant action needs to be taken)~~

Compliance review for application- Approved.

AFFIDAVIT

PROPERTY OWNER

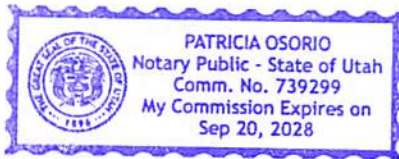
STATE OF Utah }
COUNTY OF Davis }ss

I (We), Daniel J. Hammer / Eiger Property LLC, 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.

Daniel J. Hammer
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 6th day of October, 2025.



[Signature]
(Notary Public)

Residing in DAVIS, Utah

My Commission Expires Sep 20th, 2028

AGENT AUTHORIZATION

I (we), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Kea Hawkes 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 _____, Utah

My Commission Expires _____

AFFIDAVIT

PROPERTY OWNER

STATE OF Utah }
COUNTY OF Davis }ss

I (We), Tumbleweed A1, LLC, 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.

Ryan Carter
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 22nd day of September, 2025.



Maureen Juli Wade
(Notary Public)

Residing in Magna, Utah

My Commission Expires April 27, 2029

AGENT AUTHORIZATION

I (we), Tumbleweed A1, LLC, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Ken Hawkes 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.

Ryan Carter
(Property Owner)

(Property Owner)

Dated this 22nd day of September, 2025, personally appeared before me Ryan Carter, the signer(s) of the above agent authorization who duly acknowledged to me that they executed the same.

Maureen Juli Wade
(Notary Public)

Residing in Magna, Utah

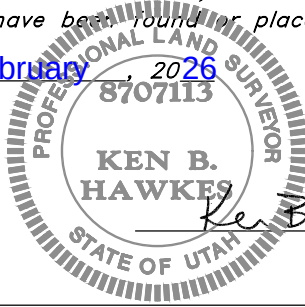
My Commission Expires April 27, 2029



SURVEYOR'S CERTIFICATE

I, Ken B. Hawkes, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 8707113 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described herein in accordance with Section 17-73-504, and that I have verified all measurements shown hereon this plat of Tumbleweed Condominiums 2nd Amended, Centerville City, Davis County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Davis County Recorder's Office. Monuments have been found and placed as represented on this plat.

Signed this 5th day of February, 2026



Ken B. Hawkes

NARRATIVE

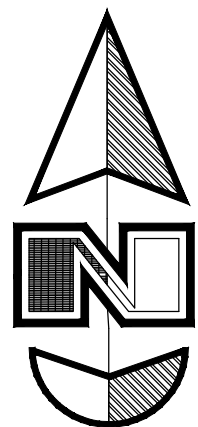
This Subdivision Plat was requested by Mr. Ryan Carter of Tumbleweed A1, LLC, to amend Units and common areas in Buildings 3 and 4. It is not the intent of the developer or the owners to vacate the existing condominium plat for Buildings 1 and 2. Center Line Monuments were found at the Intersection of 1250 West Street & 75 North Street and West along the center line of 75 North Street. A line bearing North 89°49'49" West between the two (2) Centerline Monuments was used as the Basis of Bearing. DCS bearings must be rotated 0°20'19" clockwise to match NAD83 bearings.

Lot 4
Legacy Trails Subdivision
Park at Legacy Trails UT Partners LLC
Parcel ID: 063800010

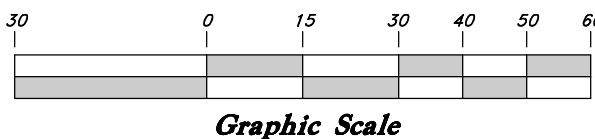
Lot 3
Legacy Trails Subdivision
H & S LLC
Parcel ID: 063800003

Legend

- ▲ Set Nail & Washer
- Set Rebar & Cap w/ Fencepost
- Set Hub & Tack
- Found Monument
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- Fence
- ◆ Section Corner Monument

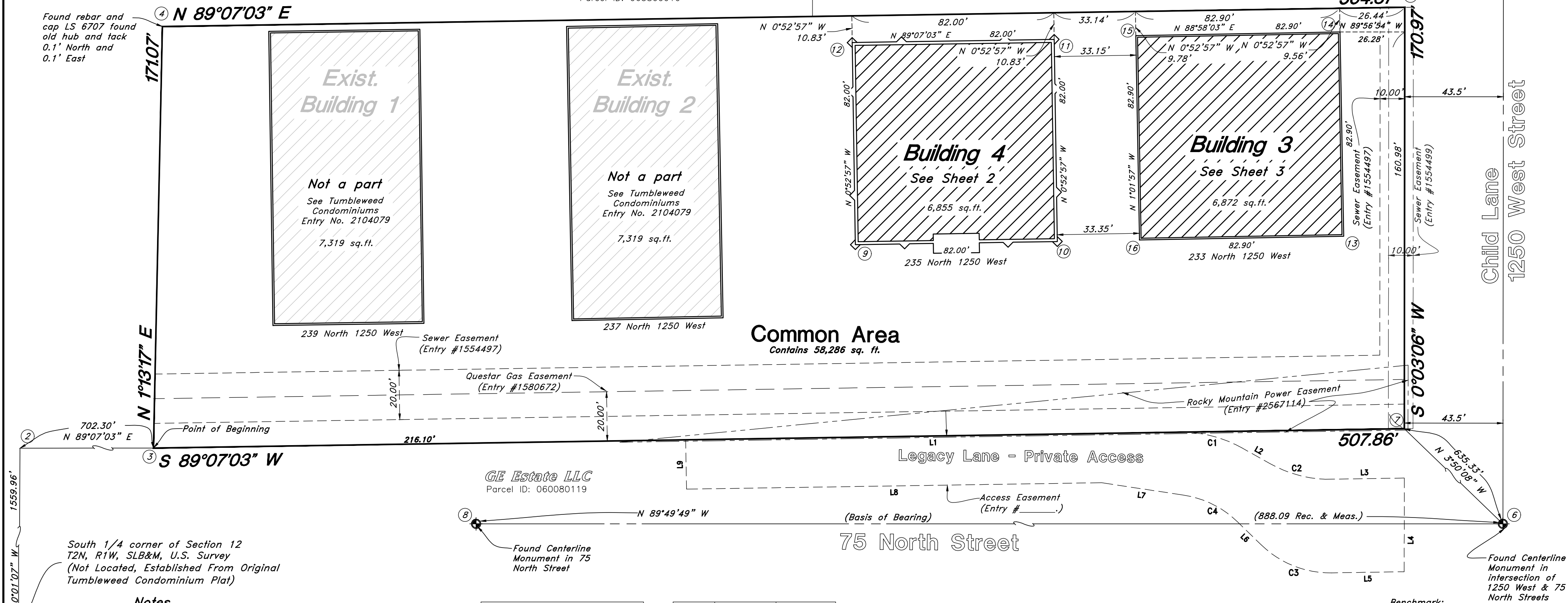


Scale: 1" = 30'



PROPERTY LINE CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	26.24'	50.00'	30°04'22"	25.94'	S75°50'46"E
C2	23.36'	50.00'	26°46'03"	23.15'	S74°11'37"E
C3	31.42'	40.00'	45°00'01"	30.62'	N68°22'57"W
C4	24.81'	40.00'	35°32'17"	24.41'	N63°39'05"W

Found rebar and cap LS 6707 found old hub and tack 0.1' North and 0.1' East



Notes

- Approval of this development plat by Centerville City does not constitute any representation as to the adequacy of subsurface soil conditions nor the location or depth of groundwater tables.
- All coordinates shown are based on Davis County Surveyor's Office Datum.
- Private Unit ownership areas represented by [hatched box symbol]
- Common ownership areas represented by [white box symbol]

- All area which are not designated as private areas are common areas. All common areas are covered by a public utility easement.
- Subject to easements, notes, and restrictions as set forth in the Tumbleweed Condominiums Amended subdivision plat recorded April 9, 2015, as Entry No. 2859376, in Book 6242, at Page 1054, the Amendment to Declaration of Condominium recorded September 13, 2005, as Entry No. 2104923, in Book 3869, at Page 472, and the Second Amendment to Declaration of Condominium for Tumbleweed Condominiums recorded December 19, 2014, as Entry No. 2838059, in Book 6161, at Page 328.

- Subject to covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within the Declaration of Condominium recorded September 9, 2005, as Entry No. 2104081, in Book 3867, at Page 574.
- Subject to easements, notes, and restrictions as shown on the Tumbleweed Condominiums subdivision plat recorded September 9, 2005, as Entry No. 2104079, in Book 3867, at Page 571.



CENTERVILLE CITY COUNCIL

PRESENTED TO THE CITY COUNCIL OF CENTERVILLE, UTAH THIS _____ DAY OF _____, 2026 AT WHICH TIME THIS PROJECT WAS APPROVED AND ACCEPTED.
CITY RECORDER ATTEST: _____
MAYOR: _____

RECOMMENDED FOR APPROVAL

ON THIS _____ DAY OF _____, 2026
CENTERVILLE CITY ENGINEER _____

RECOMMENDED FOR APPROVAL

ON THIS _____ DAY OF _____, 2026
CENTERVILLE CITY ATTORNEY _____

OWNER'S DEDICATION

Know all men by these presents that we the undersigned owners of the above described tract of land described hereon as Tumbleweed Condominiums 2nd Amended, a Utah condominium project located on said tract of land, have caused a survey to be made, a dedication of common areas, and this record of survey map to be prepared, and do hereby give our consent to the recordation of this record of survey map in accordance with the Utah Condominium Ownership Act. And we do hereby dedicate all common areas, as utility easements to Centerville City for perpetual use in the installation, operation, and maintenance of any and all utilities necessary to serve this area and adjoining area.

Signed this _____ day of _____, 2026.

Tumbleweed Office Park Condominiums Owners Association,

Ryan Carter, President

Tumbleweed A1, LLC

Eiger Properties LLC

Ryan Carter, Managing Member

Daniel J Hammon, Manager

ACKNOWLEDGMENTS

State of Utah } ss
County of _____

The foregoing instrument was acknowledged before me this _____ day of _____ 2026 by Ryan Carter, as authorized signator for Tumbleweed A1, LLC.

Residing At: _____ A Notary Public commissioned in Utah
Commission Number: _____
Commission Expires: _____ Print Name _____

ACKNOWLEDGMENTS

State of Utah } ss
County of _____

The foregoing instrument was acknowledged before me this _____ day of _____ 2026 by Daniel J Hammon, as authorized signator for Eiger Properties LLC.

Residing At: _____ A Notary Public commissioned in Utah
Commission Number: _____
Commission Expires: _____ Print Name _____

ACKNOWLEDGMENTS

State of Utah } ss
County of _____

The foregoing instrument was acknowledged before me this _____ day of _____ 2026 by Ryan Carter, as authorized signator for Tumbleweed Office Park Condominiums Owners Association.

Residing At: _____ A Notary Public commissioned in Utah
Commission Number: _____
Commission Expires: _____ Print Name _____

CONSENT TO RECORD

UMB Bank, as Beneficiary under that certain Deed of Trust recorded on September 17, 2025, as Entry No. 3634195 with the Davis County Recorder's Office, hereby consents to the recording of this Condominium Plat and subordinates the lien and interest of the Beneficiary, arising out of the Deed of Trust, to the Condominium Plat and to all areas dedicated to the public, or dedicated to the public, or dedicated for public use, all roads and streets (public and private), all utility easements, irrigation and water easements, and all other easements and common areas, as shown on the Condominium Plat.

UMB Bank
By: _____ Its: _____
Print Name: _____

ACKNOWLEDGMENTS

State of Utah } ss
County of _____

The foregoing Consent to Record was acknowledged before me this _____ day of _____ 2026 by _____, who being by me duly sworn did say that he/she is the _____ of UMB Bank, and that the foregoing instrument was signed on behalf of said entity.

PARCEL LINE DATA		
SEGMENT	LENGTH	BEARING
L1	200.61'	N89° 07' 03"E
L2	13.21'	S60° 48' 35"E
L3	32.16'	N89° 07' 03"E
L4	38.00'	S0° 03' 06"W
L5	29.51'	S89° 07' 03"W
L6	13.54'	N45° 52' 56"W
L7	33.64'	N81° 25' 13"W
L8	168.55'	S89° 07' 03"W
L9	20.00'	N0° 52' 57"W

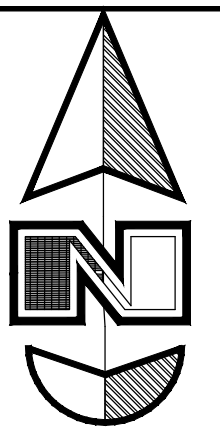
Notary Public

DAVIS COUNTY RECORDER

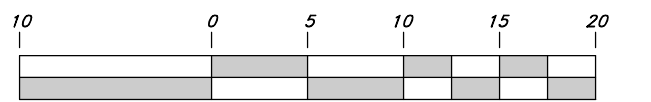
ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED THIS _____ DAY
OF _____ 20____ AT _____ M IN
BOOK _____ AT PAGE _____ OF OFFICIAL RECORDS.
COUNTY RECORDER _____
BY _____ DEPUTY

Sheet 1 of 3

*Amending Tumbleweed Condominiums Building 3 and Tumbleweed Condominiums Amended Building 4
A part of the Southeast Quarter of Section 12, T2N, R1W, Salt Lake Base and Meridian
Centerville City, Davis County, Utah*



Scale: 1" = 10'



Qwestar Gas Company, dba Enbridge Gas Utah, hereby approves this plat solely for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easements grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s). Enbridge Gas Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Enbridge Gas Utah's Right-of-Way Department at 800-366-8532

Approved on this ____ day of _____, 2026. Enbridge Energy Questar Corp.

By: _____.

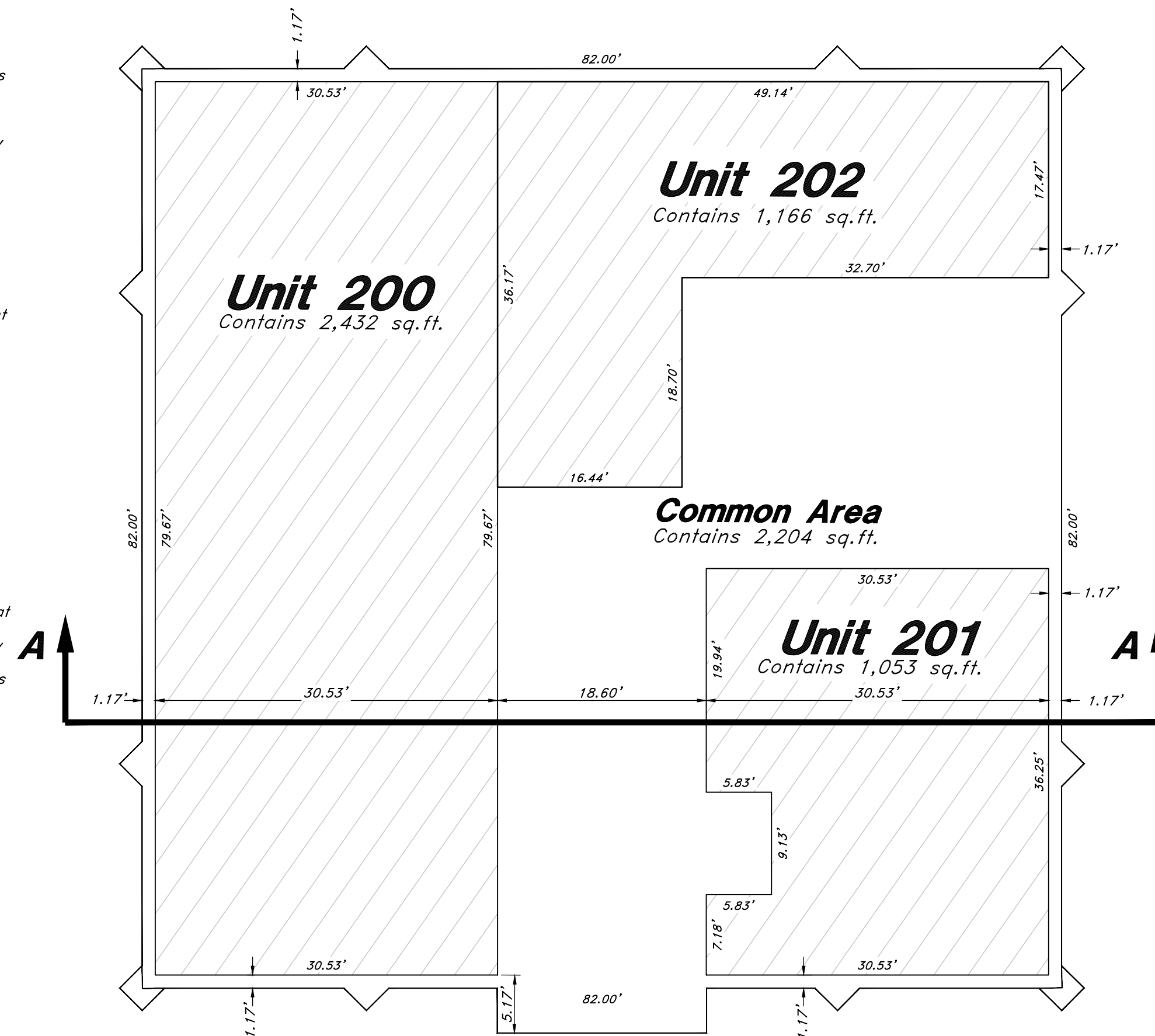
Title: _____.

1. Pursuant to Utah Code Ann. 54-3-27 This Plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code 10-20-803 Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not effect any right that Rocky Mountain Power has under:
 - a. A recorded easement or right-of-way
 - b. The law applicable to prescriptive rights
 - c. Title 54, chapter 8A, damage to underground utility facilities or
 - d. Any other provision of law.

Rocky Mountain Power Date

Approved by Century Link on the
day of _____, 2026.

Signature



Unit 101
Contains 2,432 sq.ft.

Unit 100
Contains 1,166 sq.ft.

Common Area
Contains 2,150 sq.ft.

Unit 102
Contains 1,107 sq.ft.

Graphic Scale

Dimensions (feet):

- Unit 101: 30.53' (width), 79.67' (height)
- Unit 100: 49.14' (width), 17.47' (height)
- Unit 102: 30.53' (width), 36.25' (height)
- Common Area: 18.60' (width), 36.17' (height)
- Overall dimensions: 117' (width), 117' (height)

1st FLOOR

Unit 200
Ceiling=4268.09
Ceiling=4267.25
14.53'
30.53'
FF = 4253.56
13.69'

Common Area
Ceiling=4267.25
18.60'
FF = 4253.56

Unit 201
Ceiling=4268.09
Ceiling=4267.25
14.53'
30.53'
FF = 4253.56
13.69'

Unit 101
1.17'
13.33'
30.53'
FF = 4240.23

Common Area
11.91'
18.60'
FF = 4240.23

Unit 102
30.53'
FF = 4240.23

Top Of Ceiling = 127.86
Top Of Finished Floor = 113.33
Top Of FF Elev = 100.00
82.00'

SECTION A-A



Sheet 2 of 3

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED THIS _____ DAY

OF 30 AT 11 IN

OF _____ 20____ AT _____ M IN _____

BOOK _____ AT PAGE _____ OF OFFICIAL RECORDS.

COUNTY RECORDER

COUNTY RECORDER _____

BY _____

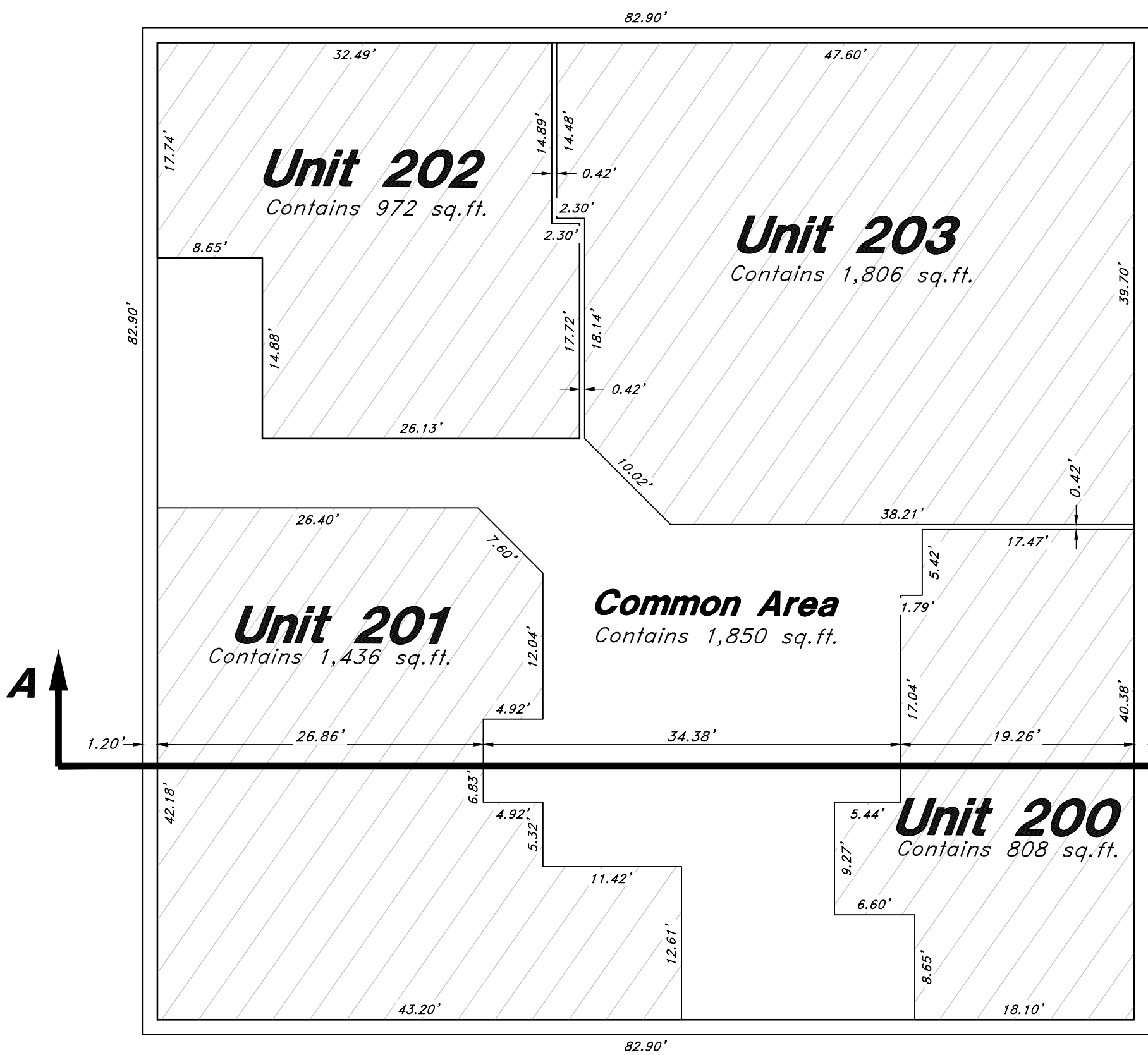
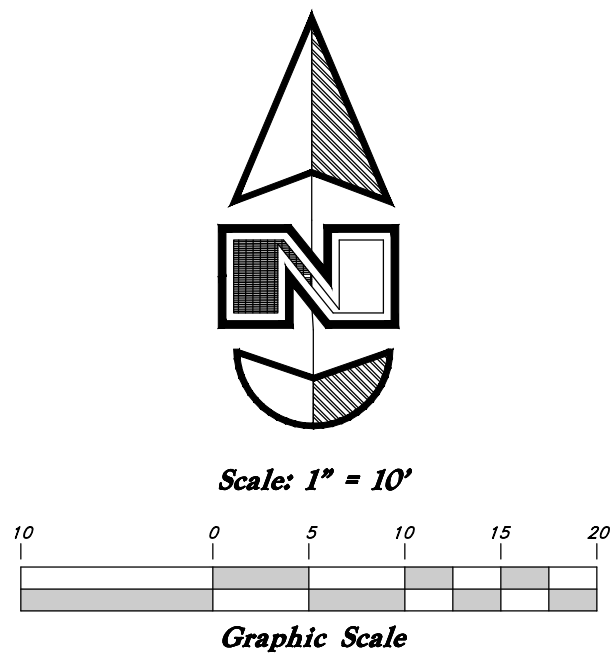
DEPUTY

14N002 - West Coast Office Building

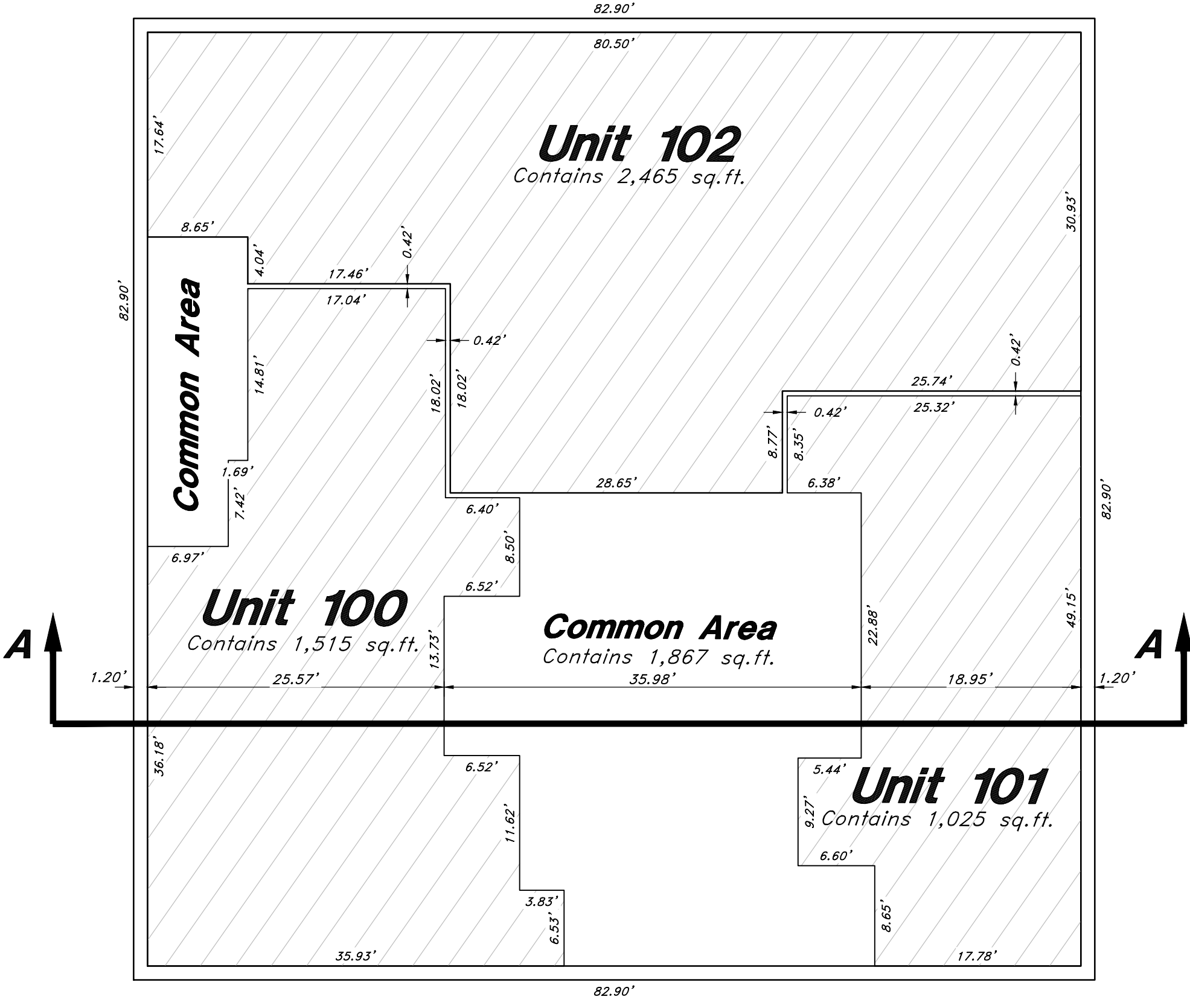
Tumbleweed Condominiums 2nd Amended

Amending Tumbleweed Condominiums Building 3 and Tumbleweed Condominiums Amended Building 4
A part of the Southeast Quarter of Section 12, T2N, R1W, Salt Lake Base and Meridian
Centerville City, Davis County, Utah

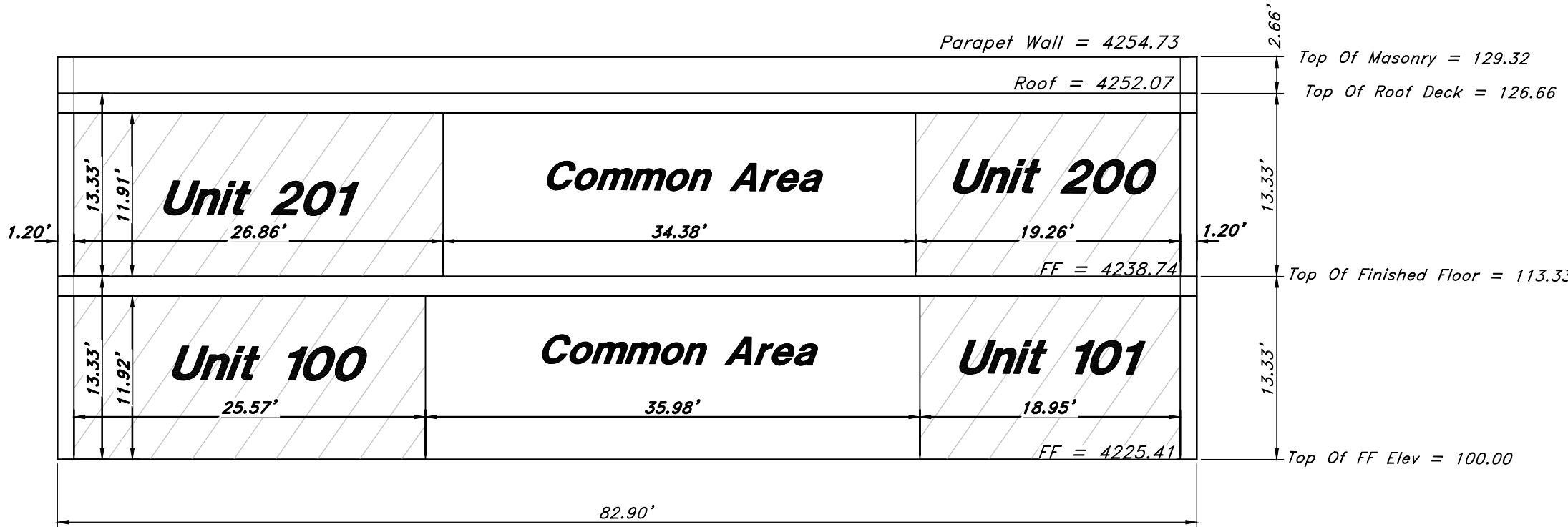
Legend
FF Finished Floor
Private Unit
Common Area



2nd FLOOR **Building 3**
233 North 1250 West



1st FLOOR



SECTION A-A



DAVIS COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED THIS _____ DAY
OF _____ 20____ AT _____ M IN
BOOK _____ AT PAGE _____ OF OFFICIAL RECORDS.
COUNTY RECORDER _____
BY _____ DEPUTY
14N002 - West Coast Office Building

Cross Access Easement Agreement

KNOW ALL MEN BY THE THESE PRESENT, that GE Estate, LLC, a Utah limited liability company (Grantor), for the benefit of the undersigned Grantees and in consideration of the mutual promises set forth herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby agrees with the undersigned Grantees as follows:

1. **Cross Access Easement**: Grantor for the benefit of the undersigned Grantees hereby grants a non-exclusive easement for ingress and egress of automobiles other motor vehicles, including firefighting vehicles, and pedestrians over, across and through that certain property located in Centerville City, Davis County, Utah, described more particularly described in Exhibit A, attached hereto.
2. **Easement Area**: The easement area includes the private road known as “Legacy Lane”, which runs east to west on the northern edge of the Grantors property, providing vehicle access to the Grantee’s property to the north with the exact easement area more particularly described and depicted in Exhibit B, attached hereto.
3. **Easement Term**: The easement shall run for three (3) years from the date this agreement is signed. The easement may be renewed for another three (3) year term upon written approval from the Grantor.
4. **Run with the Land**: This easement, and the rights and responsibilities set forth, are intended to bind the parties hereto, their heirs, successors and assigns, and their respective properties, to touch and concern said parcels, and to run with the land and the succeeding interests therein for the duration of the easement term set forth above.
5. **Further Agreement**: This agreement and the easement granted herein may not be expanded or modified except by a further written agreement and recorded by the parties hereto or their heirs, successors or assigns.
6. **No Third-Party Beneficiary**: No term or provision of this agreement, nor shall any term or provision be construed to be for the benefit of any person, firm, corporation or other entity not a party hereto, and no such other person, firm, corporation or other entity shall have any right or cause of action hereunder.
7. **Governing Law**: This agreement shall be governed by and construed and enforced in accordance with the laws of the state of Utah.

IN WITNESS WHEREOF, the parties hereto have executed this Cross-Access Easement Agreement as of the 26 day of February 2026.

GRANTOR:

GE Estate, LLC

DocuSigned by:

Jim Gurr

83AC20CEDA53499...

_____, Manager

GRANTEE:

Tumbleweed A1, LLC

Signed by:

Ryan Carter

3F4CB12445B6494...

_____, Manager

GRANTEE:

Eiger Properties, LLC

DocuSigned by:

Dan J. Hammond

B50269C350FC4AF...

_____, Manager

Exhibit B

Access Easement

A part of the Southeast Quarter of Section 12, Township 2 North Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Centerville City, Davis County, Utah:

Beginning at a point on the South line of Tumbleweed Condominiums Amended (Entry No. 2859376) located 216.11 feet North 89°07'03" East from the Southwest corner thereof; said point is 1559.96 feet North 0°01'07" West along the Quarter Section line and 918.41 feet North 89°07'03" East from the South Quarter Corner of said Section 12; and running thence North 89°07'03" East 200.61 feet along the South line of said Tumbleweed Condominiums Amended (Entry No. 2859376) to a point of curvature; thence Southeasterly along the arc of a 50.00 foot radius curve to the right a distance of 26.24 feet (Central Angle equals 30°04'22" and Long Chord bears South 75°50'46" East 25.94 feet) to a point of tangency; thence South 60°48'35" East 13.21 feet to a point of curvature; thence Southeasterly along the arc of a 50.00 foot radius curve to the left a distance 23.36 feet (Central Angle equals 26°46'03" and Long Chord bears South 74°11'37" East 23.15 feet) to a point of tangency; thence North 89°07'03" East 32.16 feet to the West Right-of-way line of 1250 West Street as it exists at 43.50 foot half-width; thence South 0°03'06" West 38.00 feet along said West line; thence South 89°07'03" West 29.51 feet to a point of curvature; thence Northwesterly along the arc of a 40.00 foot radius curve to the right a distance of 31.42 feet (Central Angle equals 45°00'01" and Long Chord bears North 68°22'57" West 30.62 feet) to a point of tangency; thence North 45°52'56" West 13.54 feet to a point of curvature; thence Northwesterly along the arc of a 40.00 foot radius curve to the left a distance of 24.81 feet (Central Angle equals 35°32'17" and Long Chord bears North 63°39'05" West 24.41 feet) to a point of tangency; thence North 81°25'13" West 33.64 feet; thence South 89°07'03" West 168.55 feet; thence North 0°52'37" West 20.00 feet to the South line of said Tumbleweed Condominiums Amended (Entry No. 2859376) and the point of beginning.

Contains: 7,237 Sq. ft.

From: [Lisa Romney](#)
To: [Shane Phippen](#); [Sydney DeWees](#)
Cc: [Ken Hawkes](#); [Ryan Carter](#); [Michael Eggett](#)
Subject: Tumbleweed Cross-Access Easement
Date: Wednesday, March 4, 2026 1:59:08 PM
Attachments: [Outlook-lm0w0uq3.png](#)

The signed private cross-access easement for the Tumbleweed plat amendment is acceptable. The developer just needs to provide a drawing or map to add to Exhibit A to the cross-access easement showing where the easement is located (in addition to the legal description for the easement). I have "resolved" this legal comment in GovWell and consider the application compliant from a legal standpoint. The signed easement with the additional drawing or map for Exhibit A should be submitted to the City Recorder along with the mylar.

Let me know if you have any other questions regarding this matter.

Thanks, Lisa

LISA G. ROMNEY
City Attorney

📞 801-335-8842
🏠 250 N Main St
Centerville, UT 84014
🌐 www.centervilleutah.gov
✉ lisa.romney@centervilleutah.gov



4304-1

4304-1

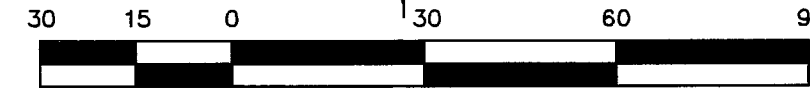
4304-1

TUMBLEWEED CONDOMINIUMS

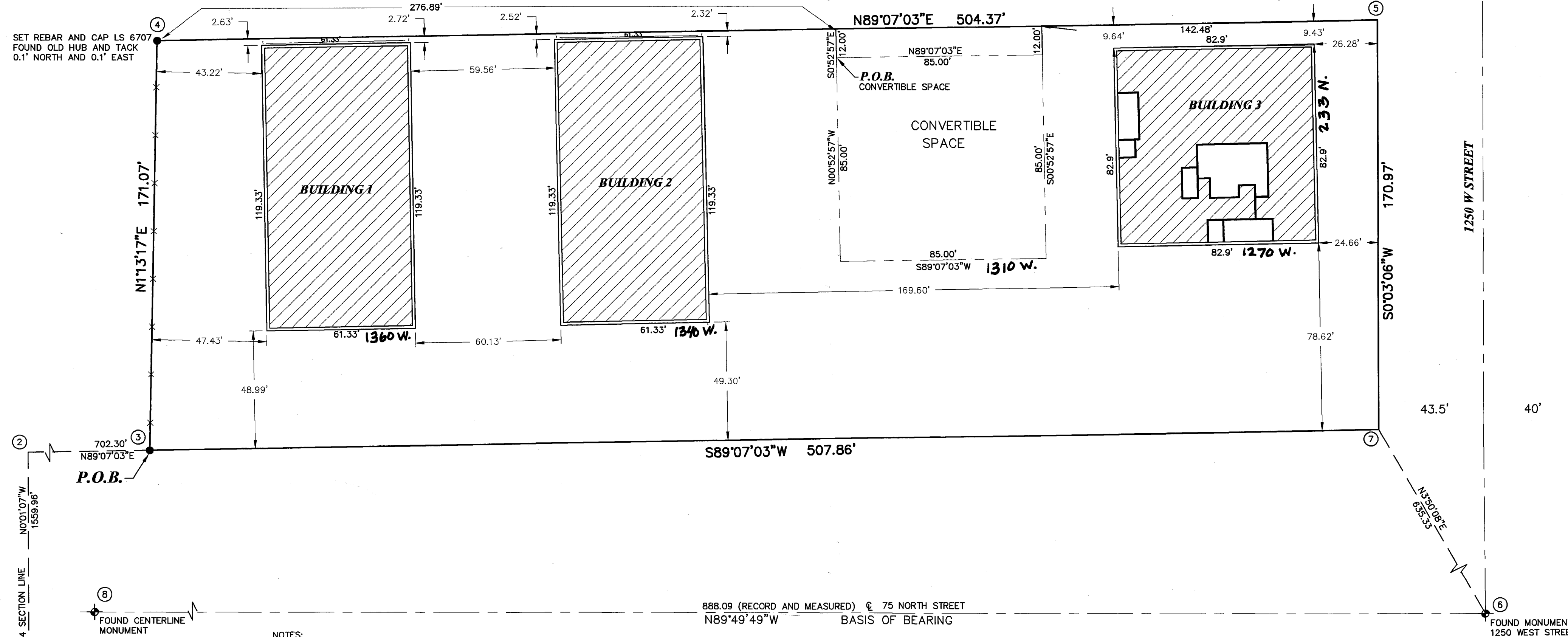
A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 12
TOWNSHIP 2 NORTH, RANGE 1 WEST, SLB&M
CENTERVILLE CITY, DAVIS COUNTY, UTAH

March 2005

SHEET 1 OF 2



SCALE: 1" = 30'



1/4 SECTION LINE
N0°01'07"W
1559.96'
702.30'
N89°07'03"E
P.O.B.
FOUND CENTERLINE MONUMENT
SOUTH 1/4 CORNER
SECTION 12, T2N, R1W, SLB&M
FOUND DAVIS COUNTY MONUMENT

- NOTES:
- APPROVAL OF THIS DEVELOPMENT PLAT BY CENTERVILLE CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUBSURFACE SOIL CONDITIONS NOR THE LOCATION OR DEPTH OF GROUNDWATER TABLES
 - ALL COORDINATES SHOWN ARE BASED ON DAVIS COUNTY SURVEYOR'S OFFICE DATUM.
 - PRIVATE OWNERSHIP AREAS REPRESENTED BY
 - COMMON OWNERSHIP AREAS REPRESENTED BY
 - ALL AREAS WHICH ARE NOT DESIGNATED AS PRIVATE AREAS ARE COMMON AREAS. ALL COMMON AREAS ARE COVERED BY A PUBLIC UTILITY EASEMENT.

NOTE:
PRIOR TO BUILDING IN THE CONVERTIBLE SPACE,
A LICENSED LAND SURVEYOR IS REQUIRED TO
SURVEY TO LOCATE THE BUILDING WITHIN THE
CONVERTIBLE SPACE.

POINTS	NORTHING	EASTING
1	129240.82	110389.57
2	130800.78	110389.06
3	130811.60	111091.28
4	130982.63	111094.93
5	130990.40	111599.24
6	130185.52	111641.58
7	130819.43	111599.08
8	130188.15	110743.49



OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND DESCRIBED HEREON AS TUMBLEWEED CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, HAVE CAUSED A SURVEY TO BE MADE, A DEDICATION OF COMMON AREAS, AND THIS RECORD OF SURVEY MAP TO BE PREPARED, AND DO HEREBY GIVE OUR CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT. AND WE DO HEREBY DEDICATE ALL COMMON AREAS, EXCEPT FOR THOSE AREAS SHOWN TO HAVE FUTURE CONSTRUCTION, AS UTILITY EASEMENTS TO CENTERVILLE CITY FOR PERPETUAL USE IN THE INSTALLATION, OPERATION, AND MAINTENANCE OF ANY AND ALL UTILITIES NECESSARY TO SERVE THIS AREA AND ADJOINING AREA. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS 2nd DAY OF March, 2005.

David R. Fjellstad
GENERAL PARTNER, MUTTON L.C.

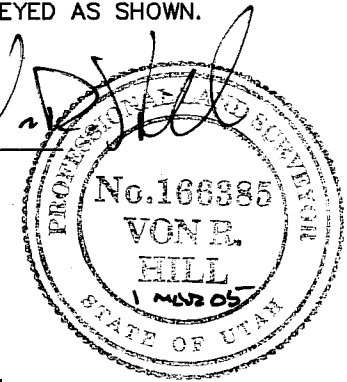
Bonnie R. Pott
COMPTON ENTERPRISES LIMITED PARTNERSHIP

SURVEYOR'S CERTIFICATE

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 166385 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND HEREAFTER TO BE KNOWN AS TUMBLEWEED CONDOMINIUMS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AS SHOWN.

1 March 2005

UTAH SURVEYOR NO. 166385
HILL & ARGYLE, INC.



BOUNDARY DESCRIPTION

PARCEL DESCRIPTION

BEGINNING AT A POINT ON AN EXISTING NORTH-SOUTH FENCE LINE AT A POINT NORTH 0°01'07" WEST 1559.96 FEET ALONG THE QUARTER SECTION LINE AND NORTH 89°07'03" EAST 702.30 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF CENTERVILLE AND RUNNING THENCE NORTH 0°11'31" EAST 171.07 FEET ALONG SAID FENCE, THENCE NORTH 89°07'03" EAST 504.37 FEET TO THE WEST LINE OF A STREET; THENCE SOUTH 0°03'06" WEST 170.97 FEET ALONG SAID STREET TO THE NORTH LINE OF A POWER RIGHT-OF-WAY; THENCE SOUTH 89°07'03" WEST 507.86 FEET TO THE POINT OF BEGINNING, CONTAINING 1.986 ACRES.

CONVERTIBLE SPACE DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 0°01'07" WEST 1559.96 FEET ALONG THE QUARTER SECTION LINE AND NORTH 89°07'03" EAST 702.30 FEET AND NORTH 0°11'31" EAST 171.07 FEET AND NORTH 89°07'03" EAST 276.89 FEET AND SOUTH 0°52'57" EAST 12.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH AND RUNNING THENCE NORTH 89°07'03" EAST 85.00 FEET; THENCE SOUTH 0°52'57" EAST 85.00 FEET; THENCE SOUTH 89°07'03" WEST 85.00 FEET; THENCE NORTH 0°52'57" WEST 85.00 FEET TO THE POINT OF BEGINNING, CONTAINING 7225 SQUARE FEET.

ACKNOWLEDGMENT

ON THIS 9th DAY OF March, 2005 THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, *David R. Fjellstad* WHO BEING BY ME DULY SWORN DID SAY THAT THEY ARE MEMBERS OF MUTTON L.C. AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.C. BY A RESOLUTION OF ITS MEMBERS AND *David R. Fjellstad* ACKNOWLEDGED TO ME THAT SAID L.C. EXECUTED THE SAME.

NOTARY PUBLIC: *David R. Fjellstad*

RESIDENCE: 15 W. South Temple #1150

MY COMMISSION EXPIRES: 6/12/07

ACKNOWLEDGMENT

ON THIS 9th DAY OF March, 2005 THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, *David R. Fjellstad* WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: *David R. Fjellstad*

RESIDENCE: 15 W. South Temple #1150

MY COMMISSION EXPIRES: 6/12/2007

SHEET 1 OF 2

H & A HILL & ARGYLE, Inc.
Engineering and Surveying
181 North 200 West, Suite #4, Bountiful, Utah 84010
(801) 298-2236 Phone, (801) 298-5993 Fax
PROJECT 04-215 PLAT
REVISED 12/16/04 1/19/05

CENTERVILLE CITY COUNCIL

PRESENTED TO THE CITY COUNCIL OF CENTERVILLE, UTAH THIS DAY OF March, 2005 AT WHICH TIME THIS PROJECT WAS APPROVED AND ACCEPTED
CITY RECORDER ATTNEY: *Marilyn Holje*
MAYOR: *William*

RECOMMENDED FOR APPROVAL

ON THIS 11th DAY OF March, 2005
CENTERVILLE CITY ENGINEER: *Jeffrey Campbell*

RECOMMENDED FOR APPROVAL

ON THIS 15th DAY OF March, 2005
CENTERVILLE CITY ATTORNEY: *David*

RECOMMENDED FOR APPROVAL

ON THIS 26th DAY OF January, 2005 BY THE PLANNING COMMISSION OF CENTERVILLE CITY.
CHAIRMAN: *David*

DAVIS COUNTY RECORDER

ENTRY NO. 2104079 FEE PAID \$64.00
FILED FOR RECORD AND RECORDED THIS 9th DAY OF SEPTEMBER 2005 AT 12:25 P.M. IN BOOK 3867 AT PAGE 571 OF OFFICIAL RECORDS.
COUNTY RECORDER: *Richard T. Maughan*
BY: DEPUTY

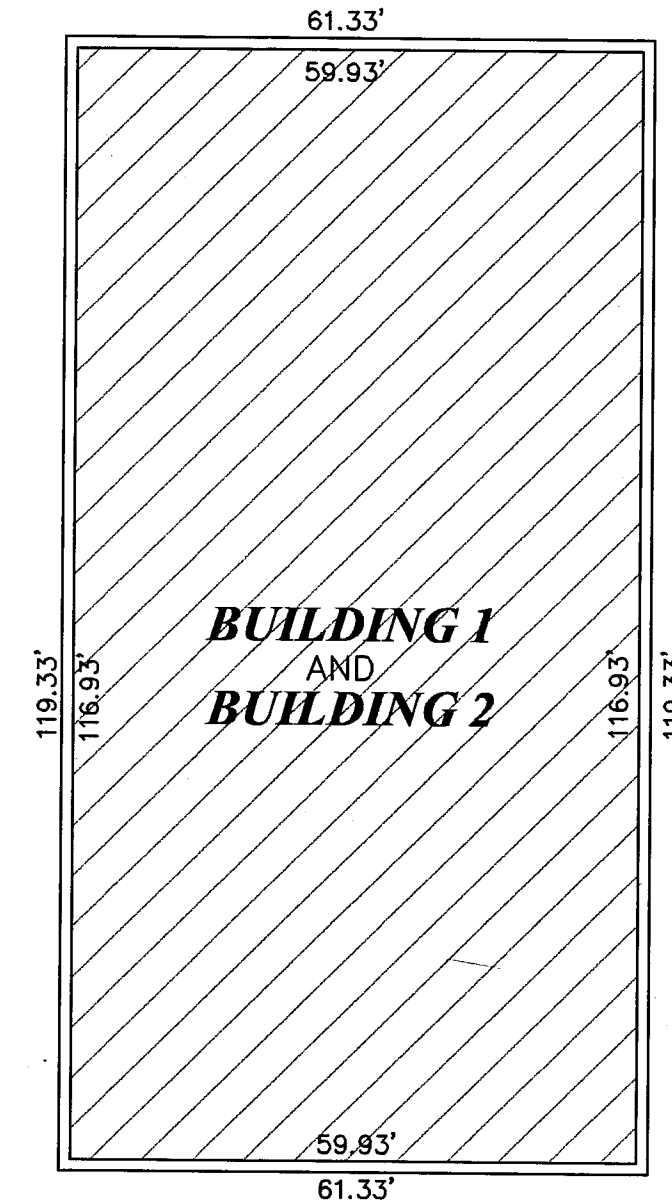
1-1034

1-1034

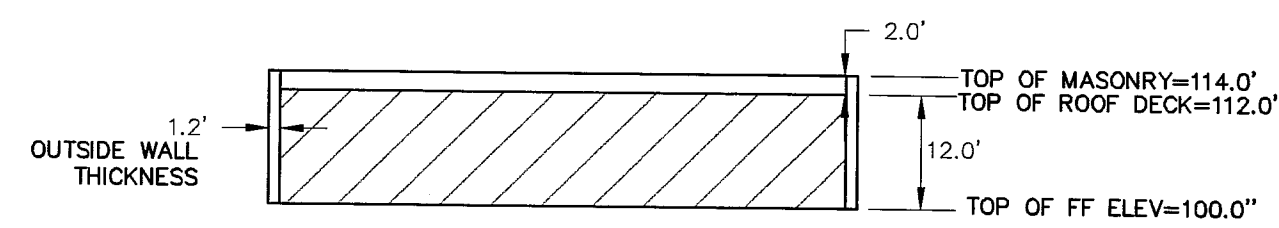
4304-2

TUMBLEWEED CONDOMINIUMS

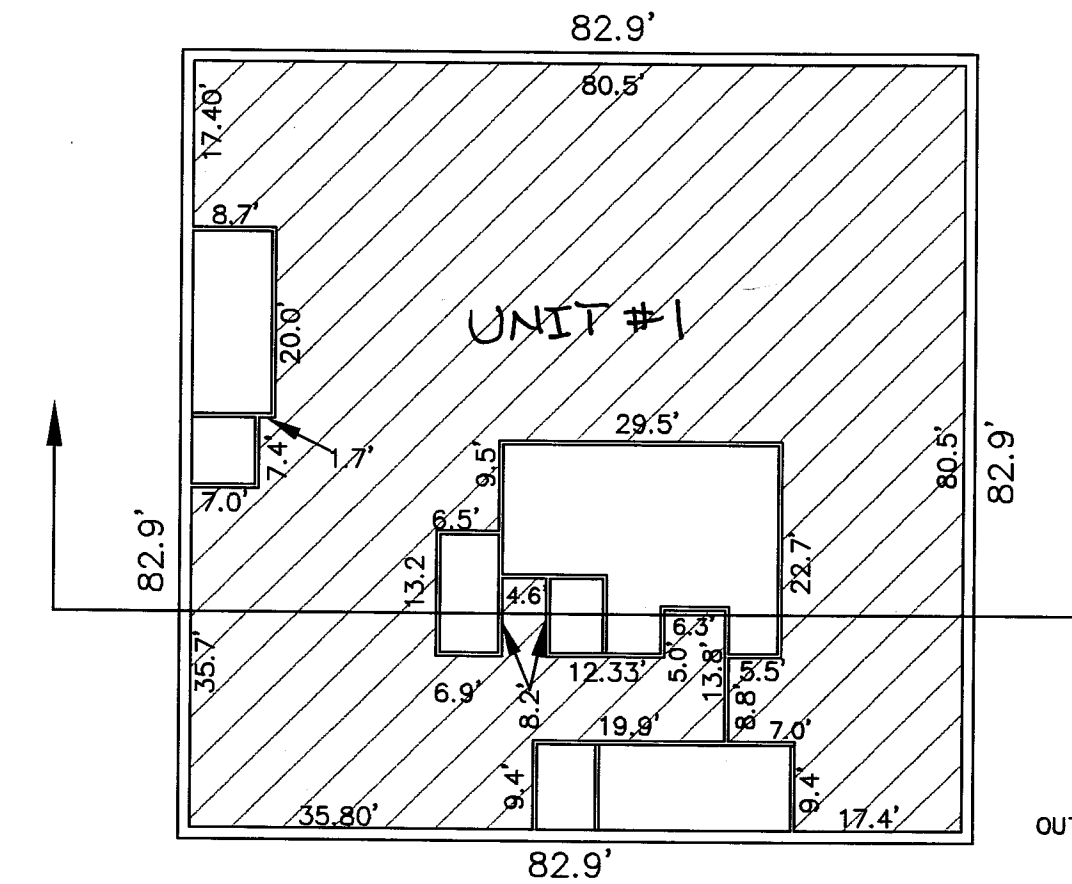
A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 12
TOWNSHIP 2 NORTH, RANGE 1 WEST, SLB&M
CENTERVILLE CITY, DAVIS COUNTY, UTAH



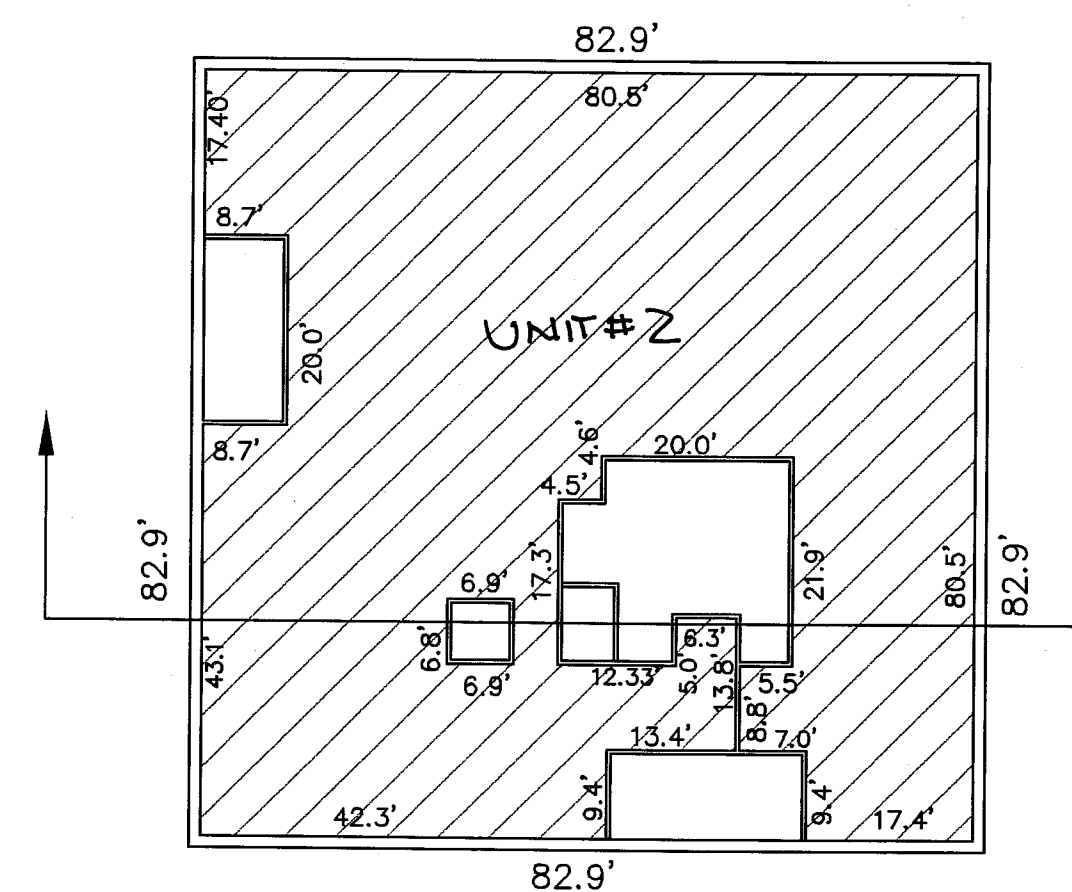
BUILDINGS 1 & 2



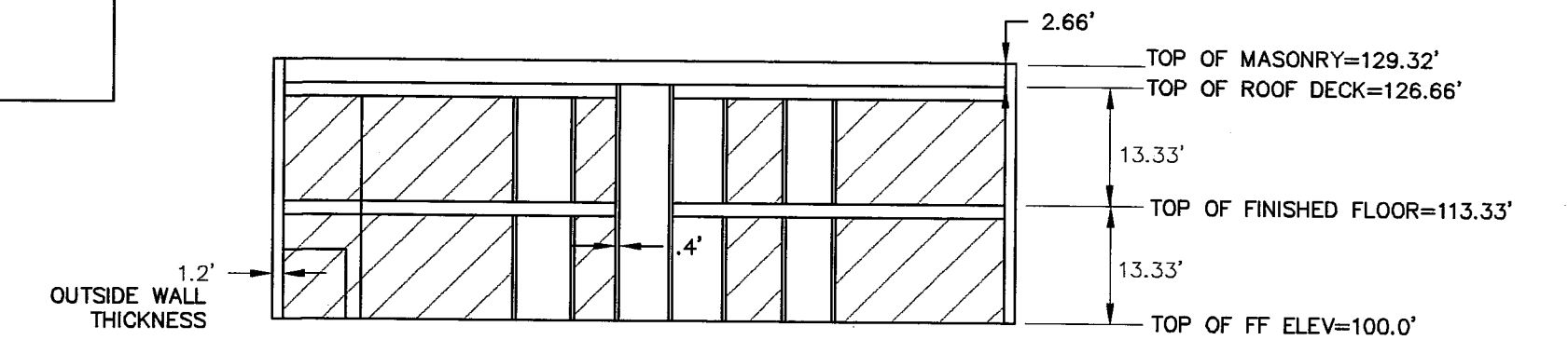
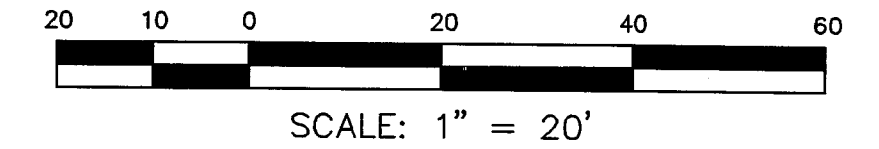
BUILDINGS 1 & 2



MAIN FLOOR
BUILDING 3

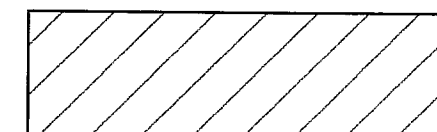


UPPER FLOOR
BUILDING 3



BUILDING 3

PRIVATE OWNERSHIP AREAS REPRESENTED BY



COMMON OWNERSHIP AREAS REPRESENTED BY



H & A HILL & ARGYLE, Inc.
Engineering and Surveying
181 North 200 West, Suite #4, Bountiful, Utah 84010
(801) 298-2236 Phone, (801) 298-5983 Fax
PROJECT 04-215 PLAT 1/18/05

SHEET 2 OF 2

DAVIS COUNTY RECORDER
ENTRY NO. 2104079 FEE PAID \$64.00
FILED FOR RECORD AND RECORDED THIS 9th DAY
OF SEPTEMBER 2005 AT 12:25 P.M. IN
BOOK 3867 AT PAGE 571 OF OFFICIAL RECORDS.
COUNTY RECORDER Richard T. Mangrum
BY DEPUTY

4304-2

4304-2

TUMBLEWEED CONDOMINIUMS
CENTERVILLE

Tax ID Prefix

06-255

Plat ID: 4304

Sheet 1 of 1

Year Recorded: 2005

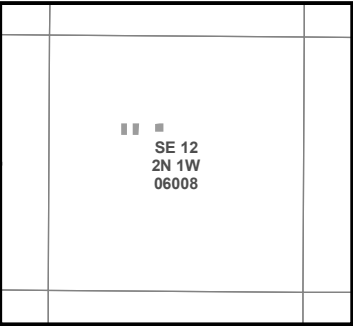


1250 West
Child Ln



1 inch = 40 feet

200
North



NOTE: Distance, bearings and radius values are approximate. User needs to refer to the recorded legal descriptions for exact bearing and distances. For cadastral or technical information, see the dedicated plat and or legal descriptions in recorded documents.



5504-1

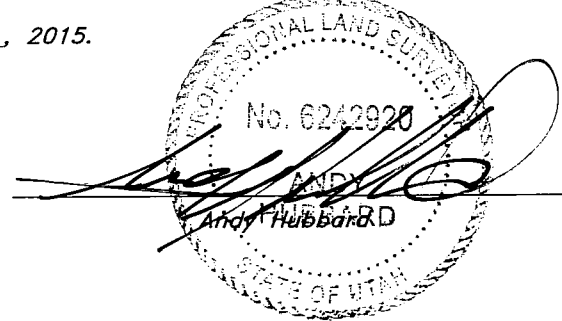
2204-1

2204-1

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with State Law, and that I have verified all measurements shown hereon this plat of Tumbleweed Condominiums Amended, Centerville City, Davis County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Davis County Recorder's Office. Monuments have been found or placed as represented on this plat.

Signed this 13th day of MARCH, 2015.



Tumbleweed Condominiums Amended

A part of the Southeast Quarter of Section 12,

T2N, R1W, SLB&M

Centerville City, Davis County, Utah

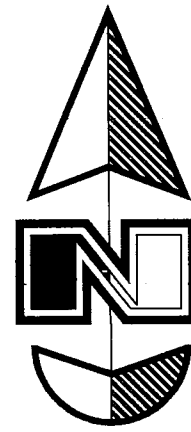
CONVERTIBLE SPACE AND COMMON AREA TUMBLEWEED CONDOMINIUMS

NARRATIVE

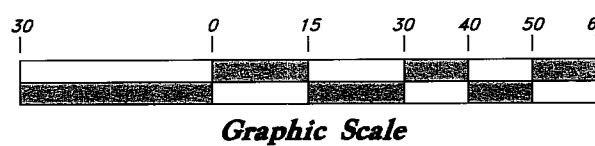
This Subdivision Plat was requested by Mr. William Gaston of West Coast Holdings, LLC., it is not the intent of the developer or the owners to vacate the existing condominium plat for Buildings 1-3, only to convert the "convertible space" and amend a portion of the Common Area shown on the original plat to create building 4. Center Line Monuments were found at the intersection of 1250 West Street & 75 North Street and West along the center line of 75 North Street. A line bearing N 89°49'49" W between the two (2) Centerline Monuments was used as the Basis of Bearing.

Legend

- ▲ Set Nail & Washer
- Set Rebar & Cap w/ Fencepost
- ✱ Set Hub & Tack
- ✱ Found Monument
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- ✱ Fence
- ✱ Section Corner Monument



Scale: 1" = 30'



BOUNDARY DESCRIPTION

Beginning at a point on an existing North-South fence line at a point North 0°01'07" West 1559.96 feet along the Quarter Section Line and North 89°07'03" East 702.30 feet from the South Quarter Corner of Section 12, T2N, R1W, SLB&M, in the city of Centerville and running thence North 01°13'17" East 171.07 feet along said fence; thence North 89°07'03" East 504.37 feet to the West Line of A Street; thence South 0°03'06" West 170.97 feet along said street to the North Line of a power right-of-way; thence South 89°07'03" West 507.86 feet to the point of beginning.

With standing but not with holding Building 1, 2, and 3

Containing 1.086 Acres
1.4%

OWNER'S DEDICATION

Know all men by these presents that we the undersigned owners of the above described tract of land described hereon as Tumbleweed Condominiums Amended, a Utah condominium project located on said tract of land, have caused a survey to be made, a dedication of common areas, and this record of survey map to be prepared, and do hereby give our consent to the recordation of this record of survey map in accordance with the Utah Condominium Ownership Act. And we do hereby dedicate all common areas, as utility easements to Centerville City for perpetual use in the installation, operation, and maintenance of any and all utilities necessary to serve this area and adjoining area.

Signed this 18 day of March, 2015.

Tumbleweed Office Park Condominiums Association, Inc.

William Gaston
William Gaston, President

West Coast Holding, LLC.

William Gaston
William Gaston, Managing Member

Landshark Holdings, LLC

William Gaston
William Gaston, Managing Member

American United Family of Credit Unions

David Frank, Vice President of Lending

Elger Properties, LLC

Debbie Hammon
Debbie Hammon, Manager

ACKNOWLEDGMENTS

State of Utah
County of } ss

The foregoing instrument was acknowledged before me this 18th day of March 2015 by William Gaston.

Residing At: Salt Lake

Commission Number: 1676809

Commission Expires: 7-3-18

State of Utah
County of } ss

The foregoing instrument was acknowledged before me this 18 day of March 2015 by David Frank.

Residing At: West Jordan, UT

Commission Number: 1673350

Commission Expires: 08/01/2016

State of Utah
County of } ss

The foregoing instrument was acknowledged before me this 19 day of March 2015 by Debbie Hammon.

Residing At: 2005 Bountiful, UT

Commission Number: 1680880

Commission Expires: December 30, 2018

Deneil Enlers
A Notary Public commissioned in Utah

Deneil Enlers
Print Name

Amy Daniels
A Notary Public commissioned in Utah

Amy Daniels
Print Name

Forrest Taylor Knowles
A Notary Public commissioned in Utah

Forrest Taylor Knowles
Print Name

DAVIS COUNTY RECORDER

ENTRY NO. 2359376 FEE PAID 67.00

FILED FOR RECORD AND RECORDED THIS 9th DAY

OF April 2015 AT 4:19 P.M. IN

BOOK 6242 AT PAGE 1054 OF OFFICIAL RECORDS.

COUNTY RECORDER: Robert T. Mangum

BY: _____

DEPUTY

1 of 2

ADDRESS AFFIDAVIT ENTRY 3046543 to 3046548

STREET AFFIDAVIT ENTRY 3083448

Found rebar and cap LS 6707 found old hub and tack 0.1" North and 0.1" East

N 89°07'03" E

Exist. Building 1

Not a part

1360 West

Exist. Building 2

Not a part

1340 West

Building 4
Finished Floor = 4640.23
6,296 sq. ft.

Exist. Building 3

Not a part

1270 West

Common Area
Contains 58154 sq. ft.

COORDINATES		
POINTS	NORTHING	EASTING
1	129240.82	110389.57
2	130800.78	110389.06
3	130811.60	111091.28
4	130982.63	111094.93
5	130990.40	111599.24
6	130185.52	111641.58
7	130819.43	111599.08
8	130188.12	110753.49
9	130894.11	111376.21
10	130895.37	111458.20
11	130977.36	111456.94
12	130976.10	111374.95

Questar Gas Easement
(Entry #1580672)

N 89°49'49" W

Found Centerline Monument in 75 North Street

QUESTAR GAS COMPANY

Questar approves this plat solely for the purpose of confirming that the plat contains Public Utility Easements. Questar may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgment of any terms contained in the Owners' Dedication, and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's Right of Way department at 1-800-366-8532. Approved this 30 day of March, 2015.

Questar Gas Company
3-30-2015

75 North Street

CENTURY LINK

Approved by Century Link on the 31 day of March, 2015.

Signature

ROCKY MOUNTAIN POWER

Approved by Rocky Mountain Power on the 30 day of March, 2015.

Signature

Notes

- Approval of this development plat by Centerville City does not constitute any representation as to the adequacy of subsurface soil conditions nor the location or depth of groundwater tables.
- All coordinates shown are based on Davis County Surveyor's Office Datum.
- Private ownership areas represented by _____
- Common ownership areas represented by _____
- All area which are not designated as private areas are common areas. All common areas are covered by a public utility easement.

Benchmark:
Top of Monument in the Intersection of 1250 West Street & 75 North Street.
Elevation: 4225.50

Found Centerline Monument in Intersection of 1250 West & 750 North Streets



GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

CENTERVILLE CITY COUNCIL

PRESENTED TO THE CITY COUNCIL OF CENTERVILLE, UTAH, THIS 10 DAY OF January, 2015 AT WHICH TIME THIS PROJECT WAS

APPROVED AND ACCEPTED: Maucha L. Meson

CITY RECORDER ATTEST: _____

MAYOR: _____

RECOMMENDED FOR APPROVAL

ON THIS 1 DAY OF April, 2015

Signature

Signature

Signature

Signature

Signature

RECOMMENDED FOR APPROVAL

ON THIS 2nd DAY OF April, 2015

Signature

Signature

Signature

Signature

Signature

RECOMMENDED FOR APPROVAL

ON THIS 31 DAY OF March, 2015 BY THE

PLANNING COMMISSION OF CENTERVILLE CITY.

Signature

Signature

Signature

Signature

5504-2

2204-S

2204-S

Tumbleweed Condominiums Amended

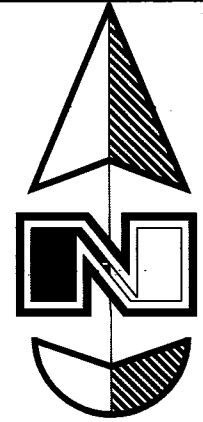
A ~~Subdivision~~ of part of the Southeast Quarter of Section 12,
T2N, R1W, SLB&M

Centerville City, Davis County, Utah

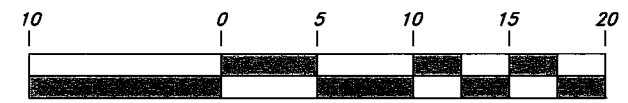
CONVEYANCE OF SPACE AND COMMON AREA TUMBLEWEED CONDOMINIUMS

Legend

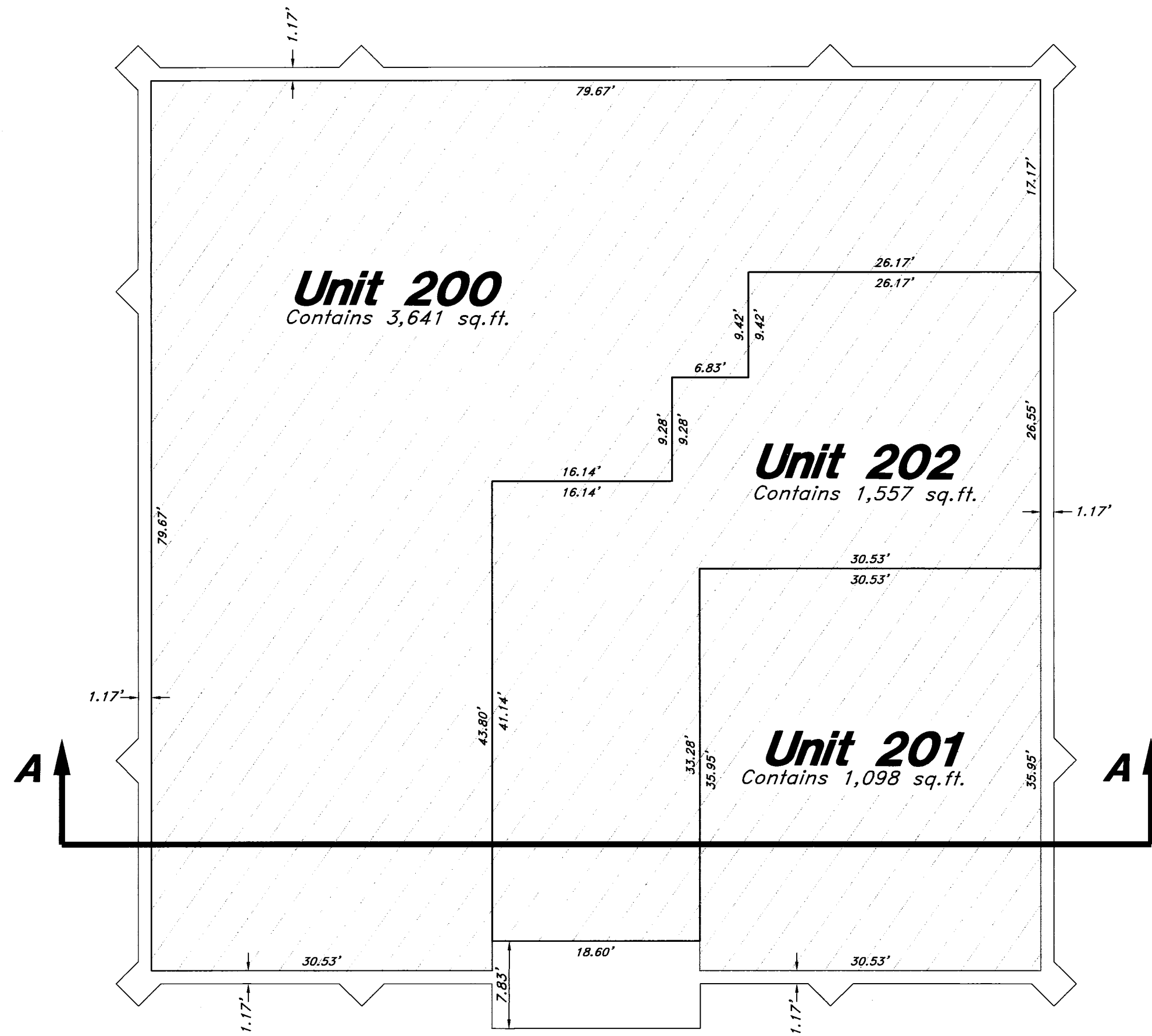
FF Finished Floor
Private Area
Common Area



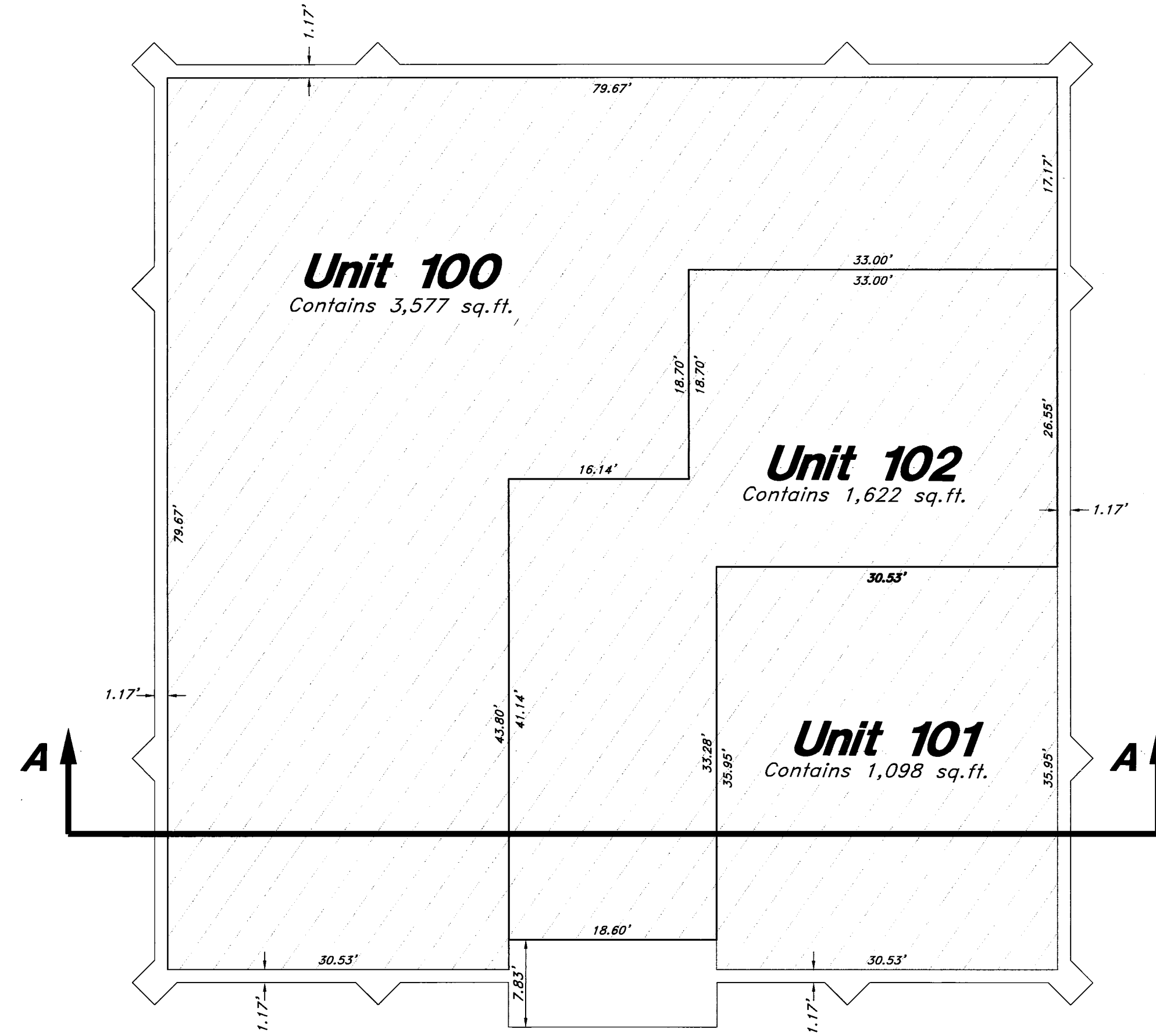
Scale: 1" = 10'



Graphic Scale



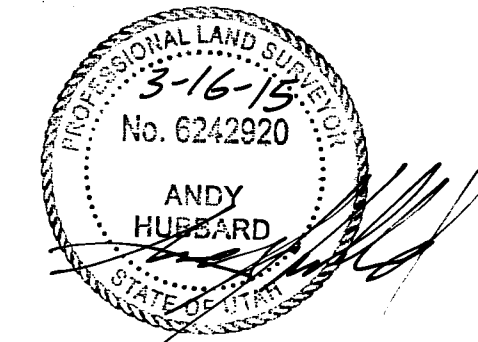
2nd FLOOR



1st FLOOR

Ceiling=4668.09 14.49' Unit 200 30.53' FF = 4653.56	Ceiling=4667.26 13.69' Unit 202 18.60' FF = 4653.56	Ceiling=4668.09 13.69' Unit 201 30.53' FF = 4653.56
13.33' Unit 100 30.53' FF = 4640.23	13.33' Unit 102 18.60' FF = 4640.23	13.33' Unit 101 30.53' FF = 4640.23

SECTION A-A



2 of 2

DAVIS COUNTY RECORDER
ENTRY NO. 2359376 FEE PAID \$462.00
FILED FOR RECORD AND RECORDED THIS 9th DAY
OF April 2015 AT 4:19 PM IN
BOOK 6242 AT PAGE 1254 OF OFFICIAL RECORDS.
COUNTY RECORDER *Richard J. Morgan*
BY _____
DEPUTY

14N002 - West Coast Office Building

5-4022

GREAT BASIN
ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

TUMBLEWEED CONDOMINIUMS AMENDED
CENTERVILLE

Tax ID Prefix

06-377

Plat ID: 5504

Sheet 1 of 1

Year Recorded: 2015

250 North

7300 West

1: West

Legacy Crossing
Boulevard 300 N

1. 0102 TUMBLEWEED OFFICES I LLC AC. 1310 W
2. 0100 TUMBLEWEED OFFICES I LLC AC. 1310 W
3. 0101 TUMBLEWEED OFFICES I LLC AC. 1310 W

0203
TUMBLEWEED OFFICE
PARK CONDOMINIUMS
OWNERS
ASSOCIATION
1.34 AC.

COMMON AREA

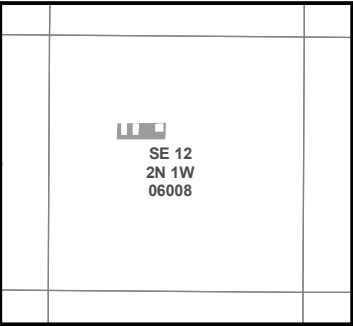
Legacy Lane 200 N

1250 West
Child Ln

200
North



1 inch = 40 feet



S L B & M

NOTE: Distance, bearings and
radius values are approximate.
User needs to refer to the recorded
legal descriptions for exact
bearing and distances. For
cadastral or technical information,
see the dedicated plat and or legal
descriptions in recorded documents.



WHEN RECORDED, RETURN TO:

Tumbleweed Office Park
Condominiums Owners Association
c/o Debbie Hammon
3314 South 200 East
Bountiful, Utah 84010

Tax ID Nos: 06-255-0001, 0002,
0003, 0004, 0006, 0007

SECOND AMENDMENT TO
DECLARATION OF CONDOMINIUM
FOR
TUMBLEWEED CONDOMINIUMS

THIS SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM FOR TUMBLEWEED CONDOMINIUMS, ("Second Amendment") is made and entered into as of the 14th day of November, 2014, by the Tumbleweed Office Park Condominiums Owners Association ("Association"), a Utah nonprofit corporation, pursuant to approval granted (as acknowledged below) by Owners constituting not less than sixty percent (60%) of the total votes of the Owners entitled to vote.

Recitals

A. The Tumbleweed Office Park Condominiums comprises the real property (including both individual lots and common areas) located in Centerville City, Davis County, Utah, as more particularly described in Exhibit A, attached hereto and incorporated herein ("Project").

B. The Declaration of Condominium for Tumbleweed Office Park Condominiums ("Original Declaration") was recorded on September 9, 2005, as Entry No. 2104081, at Book 3867, Pages 574-631, in the office of the Davis County Recorder. The Original Declaration was amended by that certain Amendment to Declaration of Condominium for the Project dated and recorded September 13, 2005 as Entry No. 2104923, at Book 3869, Page 472 ("First Amendment"). The Original Declaration and the First Amendment are collectively referred to herein as the "Declaration."

C. The Owner of Building 3 (the "Building 3&4 Owner"), which is located within the Project, intends to develop the land located within the Project which is identified on the Condominium Plat as "Convertible Space," and is located between Building 2 and Building 3. Such land is, under Utah Code Ann. § 57-8-3 and § 57-8-13.2, more appropriately referred to as "convertible land" (the "Convertible Land"). The Building 3&4 Owner intends to build an additional structure similar to Building 3 upon such Convertible Land ("Building 4").

D. By this Second Amendment and pursuant to Utah Code Ann. § 57-8-13.2, the Association desires to amend the Declaration to, among other things, reallocate the undivided interest in the Common Areas.

E. This Second Amendment has been unanimously approved by all of the Owners within the Project.

Amendment

NOW, THEREFORE, the Association and Owners declare, certify covenant and agree as follows:

1. Definitions. Each capitalized term used in this Second Amendment shall have the same meaning as is ascribed to such capitalized term in the Declaration, unless otherwise provided for herein.

2. Conversion of "Convertible Land". In accordance with Utah Code Ann. § 57-8-13.2, all Convertible Land identified on the Condominium Plat is hereby converted into one (1) Unit within the Project. In the event that the Building 3&4 Owner records a supplemental plat relating to the Convertible Land pursuant to Utah Code Ann. § 57-8-13.2, any such plat shall be consistent with the conversion of such Convertible Land into one (1) Unit, with no additional Common Area.

a. Assignment of Identifying Numbers. The Convertible Land, as identified on the Condominium Plat, is hereby assigned the identifying number for purposes of the Declaration and any supplemental plat relating to the Convertible Land as "Building 4."

b. Ownership of Building 4. The Association acknowledges that Building 4 shall be owned by the Building 3&4 Owner.

3. Parking. The following is hereby added at the end of as new subsections 5.3(a) and 5.3(b) to the Declaration:

"(a) Striping of Fifteen (15) Additional Parking Spaces. Prior to completion of construction of Building 4, the Association, on behalf of all of the Owners, shall stripe an additional fifteen (15) parking spaces on the westernmost end of the Project (and west of Building 1), which spaces are identified in the Parking Exhibit attached to this Second Amendment and incorporated herein as Exhibit B (the "Parking Plan") as "open parking". Such parking spaces shall be available for use by all Owners on an unreserved basis, and pursuant to rules and regulations adopted by the Association pursuant to Section 5.4. The Building 3&4 Owner shall be solely responsible for the cost of striping of these additional spaces.

(b) Reserved Parking Regulation. Notwithstanding anything in this Section 5.3, Section 6.2, or any other provision of this Declaration to the contrary, the Association, on behalf of all of the Owners and Trustees, hereby acknowledges,

agrees and establishes the following rule and regulation relating to the reservation of certain parking spaces within the Project (collectively the “Reserved Parking Regulation”):

(i) The Owner(s) of Building 1 (the “Building 1 Owner”) shall have the exclusive right to reserve, for the exclusive use of the Owner(s), tenants, guests and invitees of Building 1, the eleven (11) parking spaces directly east and adjacent to Building 1, as depicted on the Parking Plan;

(ii) The Owner(s) of Building 2 (the “Building 2 Owner”) shall have the exclusive right to reserve, for the exclusive use of the Owner(s), tenants, guests and invitees of Building 2, the eleven (11) parking spaces directly east and adjacent to Building 2, as depicted on the Parking Plan;

(iii) The Building 3&4 Owner(s) shall have the exclusive right to reserve, for the exclusive use of the Owner(s), tenants, guests and invitees of Building 3 and Building 4, approximately fifty six (56) parking spaces located on the south side of the Project, as depicted on the Parking Plan as “office tenant reserved parking”;

(iv) The spaces not available for reservation by the Building 1 Owner, the Building 2 Owner, or the Building 3&4 Owner (as applicable, the “Reserving Owner”), as reflected in the Parking Plan, and those spaces (if any) available for reservation but not previously reserved by a Reserving Owner pursuant to subsection (vi) below, shall be available for use by all Owner(s), tenants, guests and invitees of any of the Buildings within the Project.

(v) In addition to the foregoing parking spaces, there shall be at least four (4) additional parking spaces designated for shared visitor parking between all of the Buildings within the Project, as depicted in the Parking Plan; provided, however, that such shared visitor parking may be relocated by the Building 3&4 Owner to any other area within the spaces identified on the Parking Plan as being subject to reservation by the Building 3&4 Owner.

(vi) Any reservations by the Reserving Owner shall be made by (1) delivering written notice to the Trustees of the Association at least five (5) business days prior to the date that the reservation is to become effective (at the discretion of such Reserving Owner), and (2) posting, and thereafter maintaining, commercially reasonable “reserved parking” signage (at the sole expense of the Reserving Owner) along such parking spaces;

(vii) The Association hereby delegates enforcement of this Reserved Parking Regulation to the applicable Reserving Owner, with

respect to the specific parking spaces identified in the Parking Plan which are allocated to such Reserving Owner for reservation, and expressly agrees that such Reserving Owner(s) shall have the exclusive right to provide warning notices to vehicle owners, and to otherwise cause any vehicles in violation of such Reserved Parking Regulation to be towed, at the vehicle owner's expense, as and to the extent permitted under applicable law;

(viii) Except for the parking spaces identified in the Parking Plan as allocated for reservation to an applicable Reserving Owner, the Association shall not allow the reservation of any other parking spaces located within the Common Area by any other Owner, tenant, or occupant of any Building, without the prior written consent of all of the Owners; and

(ix) After July 1, 2014, there shall be no overnight parking in any of the unreserved parking spaces or shared visitor parking spaces.

This Reserved Parking Regulation shall run with the land, and is for the benefit and intended to burden all of the Owners, and their respective successors in interest, heirs and assigns of any of the Buildings. Furthermore, the Reserved Parking Regulation shall not be modified in any way without the prior written consent of all of the Owners.

4. Common Area Improvements Associated with Building 4. The Building 3&4 Owner hereby acknowledges and agrees to pay for all costs and expenses necessary or required for improvements and/or restoration to the Common Areas that result from the construction of Building 4. Such costs shall include, but in no way be limited to, the anticipated required improvements to the Project's existing storm water infrastructure, and to any damage to parking areas or landscaping within the Common Areas.

5. Apportionment of Costs for Maintenance and Improvement of Common Areas. Section 10.2(b) of the Declaration is hereby removed in its entirety and replaced as follows:

“(b) Apportionment. Expenses of the Association shall be apportioned among and assessed to the Owners as follows: (i) Expenses associated with the Common Areas benefitting the Project and all Owners as a whole (as reasonably determined by the Board of Trustees from time to time), specifically including (but not necessarily limited to) parking and drive areas, Project landscaping or xeriscaping (specifically, the existing xeriscaping located to the south of the parking areas), shall be apportioned among and assessed to all Owners in proportion to their respective undivided interests in the Common Areas (as reflected by Exhibit A, as amended by the Second Amendment), and all funds received from such assessment shall be part of the Common Expense Fund, (ii) Expenses associated with the Common Areas benefitting one or more Units within the Project, and one or more Owner(s) within the Project, but not all Units and not all Owners (as

reasonably determined by the Board of Trustees from time to time), specifically including but not necessarily limited to the landscaping or xeriscaping surrounding a particular Building(s) but not surrounding all of the Buildings, the exterior features of a Building (roof, exterior walls, windows, and entries), structural or other building systems within a specific Building, or any other Common Area located within a Building (the "Specific Building Common Area"), shall be assessed only to those specific Owner(s) benefitted by such expenses and located within the applicable Building, in proportion to such specific Owners' respective and relative undivided interests in the Common Areas. Without limiting the generality of the foregoing, the landscaping located to the east and southeast at the entrance to the Project is deemed to be Specific Building Common Area to be maintained by the Owner(s) of Building 3). In light of the foregoing, the Owners hereby agree that they shall separately, with respect to each unit owned by such Owner within a Building, coordinate all maintenance, repair and replacement activities (including but not limited to, by contracting, supervising, and paying for all such maintenance, and repair and replacement activities) relating to Specific Building Common Area, such that the Association shall not be required to provide such maintenance, repair or replacement on behalf of such Owner(s). It is expressly agreed that all expenses associated with the maintenance, repair or replacement of any parking spaces reserved under the Reserved Parking Regulation (as defined in the Second Amendment) shall be deemed to be Common Expenses benefiting all Owners of the Project. This Section 10.2(b) (of this Second Amendment) shall not be modified in any way without the prior written consent of all of the Owners. The landscaping or xeriscaping surrounding a particular Building which is to be maintained by the Owner(s) of units within such Building as Specific Building Common Area, and the landscaping which is to be maintained in common by all Owners, is more particularly identified in the landscaping plan attached hereto and incorporated herein as Exhibit D."

6. Exhibit A. As required by Utah Code Ann. § 57-8-13.2, and in order to reflect the change in total square feet due to the construction of Building 4, Exhibit A, as amended by the First Amendment, is hereby amended and restated, effective immediately and automatically upon the issuance of a certificate of occupancy relating to all of Building 4, as follows:

EXHIBIT A

(Attached to and forming part of the Declaration of Condominium for Tumbleweed Condominiums)

UNITS, UNDIVIDED OWNERSHIP INTERESTS, AND VOTES

Estimated Buildings Total Square Feet	36,640
Estimated Total Common Area Square Feet	1,959

Building	Private	Undivided Ownership	Votes
Building 1	7,318	19.97%	7,318
Building 2	7,318	19.97%	7,318
Building 3 Unit 1	5,422	14.80%	5,422
Building 3 Unit 2	5,580	15.23%	5,580
Building 4	11,002	30.03%	11,002
Totals	36,640	100.00%	36,640

7. Amendment to Bylaws. The First Amendment to the Bylaws, as attached to this Second Amendment and incorporated herein as Exhibit E, is hereby approved and adopted by the Association and the Owners thereof.

8. No Further Amendment. To the extent the terms of this Second Amendment modifies or conflicts with any provisions of the Declaration, the terms of this Second Amendment shall control. All other terms of the Declaration not modified by this Second Amendment shall remain the same.

[Signatures on Next Page.]

IN WITNESS WHEREOF, the undersigned Trustees have executed this Second Amendment as of the day and year first above written.

ASSOCIATION:

TUMBLEWEED OFFICE PARK
CONDOMINIUMS OWNERS ASSOCIATION

William Gaston

By: William Gaston
Its: President

STATE OF UTAH)
 Summit : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 3 day of ^{Nov}~~October~~, 2014 by William Gaston, President of the Tumbleweed Office Park Condominiums Owners Association.

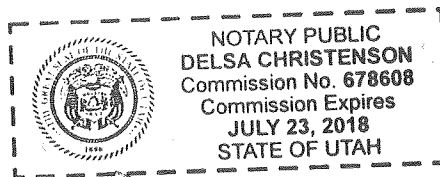
Delia Christenson

Notary Public

Residing at: Kamas Ut

My commission expires:

7-23-18



**ACKNOWLEDGED AND CONSENTED TO
BY (BUILDING 3&4 OWNER):**

WEST COAST HOLDINGS, LLC

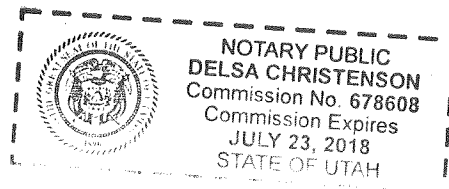
William Gaston
By: WILLIAM GASTON
Its: Owner

STATE OF UTAH)
Summit : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 3 day of ~~October~~^{Nov}, 2014
by William Gaston, owner of West Coast Holdings, LLC.

Delia Christenson
Notary Public
Residing at: Kamas Ut

My commission expires:
7-23-18



**AND ALSO ACKNOWLEDGED AND CONSENTED TO
BY (BUILDING 1 OWNER & BUILDING 2 OWNER):**

EIGER PROPERTIES LLC

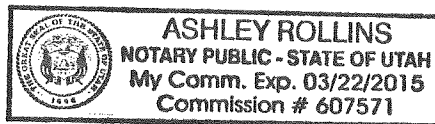
Debbie Hammon
By: Debbie Hammon
Its: Manager

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 14th day of ^{November}~~October~~, 2014
by Debbie Hammon, Manager of Eiger Properties LLC.

My commission expires: 3-22-2015

Ashley Rollins
Notary Public
Residing at: Salt Lake



1288971

EXHIBIT A
(Property Legal Description)

Beginning at a point on an existing North-South fence line at a point North 0 degrees 01'07" West 1559.96 feet along the quarter section line and North 89 degrees 07'03" East 702.30 feet from the South quarter corner of Section 12, Township 2 North, Range 1 West, Salt Lake Base and Meridian, in the Town of Centerville, and running thence North 1 degree 13'17" East 171.07 feet along said fence; thence North 89 degrees 07'03" East 507.87 feet to the west line of a street; thence South 0 degrees 03'06" West 170.97 feet along said street to the North line of the power right or way; thence South 89 degrees 07'03" West 511.36 feet to the point of beginning.

Less and excepting: Beginning at a point which is North 0 degrees 01'07" West 1559.96 feet and North 89 degrees 07'03" East 1213.66 feet from the South quarter corner of Section 12, Township 2 North, Range 1 West, Salt Lake Base and Meridian, Davis County, Utah and running thence South 89 degrees 07'03" West 3.50 feet; thence North 0 degrees 03'06" East 170.97 feet; thence North 89 degrees 07'03" East 3.50 feet; thence South 0 degrees 03'06" West 170.97 feet to the point of beginning.

Tax ID 06-008-0089

EXHIBIT B
(Parking Plan)

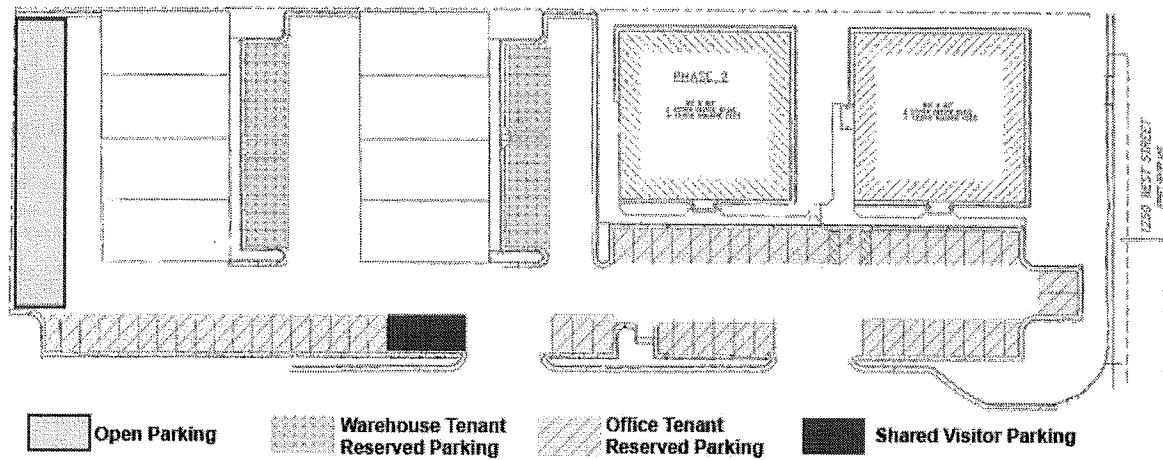


EXHIBIT C
(Landscaping Plan)

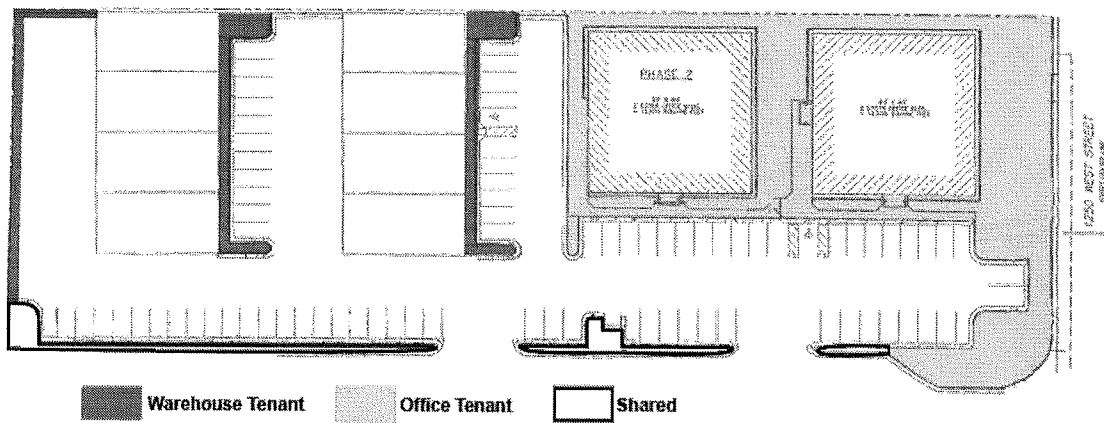


EXHIBIT D
(First Amendment to Bylaws)

See attached.

**FIRST AMENDMENT TO THE BYLAWS OF
TUMBLEWEED OFFICE PARK CONDOMINIUMS OWNERS ASSOCIATION**

Pursuant to the terms of Article X of the Bylaws (the “**Bylaws**”) for Tumbleweed Office Park Condominiums Owners Association (the “**Association**”), dated October 21, 2004, the Secretary hereby amends the Association’s Bylaws as follows:

1. Section 4.13. Independent Trustee. The following is hereby added to the Bylaws as a new Section 4.13:

4.13 Appointment of Trustees; Independent Trustee. Notwithstanding anything in these Bylaws or the Declaration or any other document relating to the Association to the contrary, (a) the Owners of Building 1 shall at all times have the right to appoint one member of the Board of Trustees who shall have one vote or to assign one vote to a current member of the Board of Trustees; (b) the Owners of Building 2 shall at all times have the right to appoint one member of the Board of Trustees who shall have one vote or to assign one vote to a current member of the Board of Trustees; (c) the Owners of Building 3 shall at all times have the right to appoint one member of the Board of Trustees who shall have one vote or to assign one vote to a current member of the Board of Trustees; (d) the Owners of Building 4 shall at all times have the right to appoint one member of the Board of Trustees who shall have one vote or to assign one vote to a current member of the Board of Trustees; (e) the person holding the fifth (5th) vote on the Board of Trustees shall be filled by a person mutually approved and elected by the Owners who is not, him- or her – self, an Owner (or a principal of an Owner), unless otherwise approved by at least 67% of the total votes of the Association. In the event that the Owners are unable to appoint an “independent trustee” within ten (10) business days following the date of this Second Amendment, or at any time thereafter within ten (10) business days following the resignation of such “independent trustee” or the expiration of such independent trustee’s term, then the Owners shall submit their dispute to binding arbitration with the American Arbitration Association, which shall select an independent trustee on behalf of the Owners (and in such event, the arbitration costs shall be apportioned among and assessed to all Owners in proportion to their respective undivided interests in the Common Areas). Each independent trustee shall serve for a term of three (3) years. The independent trustee shall be indemnified by the Association as to any claims asserted by third parties arising out of or relating to the independent trustee’s service on the Board of Trustees. The independent trustee shall be entitled to payment for both (a) one hour of his/her hourly rate per year, and (b) his/her hourly rate for all hours performing services in fulfillment of the independent trustee’s duties. Furthermore, this Section 4.13 shall not be modified in any way without the prior written consent of all of the Owners.

2. Except as expressly modified herein, all provisions of the Association’s Bylaws shall remain in full force and effect.

SECRETARY'S CERTIFICATE

I, the duly appointed Secretary of the Association, do hereby certify that, pursuant to Article X of the Bylaws, the Association adopted the foregoing First Amendment to the Bylaws of the Association on the 14th day of ~~October~~^{November}, 2014.

TUMBLEWEED OFFICE PARK
CONDOMINIUMS OWNERS ASSOCIATION:


By: Debbie Hammon
Its: Secretary



March 27th, 2026

Please see the following public hearing notice for April 7th, 2026

**CENTERVILLE CITY
NOTICE OF PUBLIC HEARING – CONDOMINIUM SUBDIVISION PLAT AMENDMENT**

Notice is hereby given that the Centerville **City Council** will hold a public hearing on **Tuesday, April 7th, 2026 at 7:00 PM**, or as soon thereafter as the matter can be heard, at the Centerville City Hall, 250 North Main Street, Centerville, Utah, regarding a proposed **Condominium Subdivision Plat 2nd Amendment for commercial property located at approximately 1360 West Legacy Lane, known as Tumbleweed Condominiums, on parcel numbers 06-377-0203, 06-255-0001, 06-255-0002, 06-377-0100, 06-377-0101, 06-377-0102, 06-377-0200, 06-377-0201, 06-377-0202, 06-255-0004, 06-255-0003**. If you have questions regarding this matter or would like further information, contact Centerville City Community Development, at 801.292.8232 or visit the City's website at <https://centervilleutah.gov>.

Community Development Department

Centerville City

PROJECT:

TUMBLEWEED CONDOMINIUMS
2ND AMENDED PLAT

LOCATION:

APPROX. 1360 WEST LEGACY LANE

ZONING:

INDUSTRIAL - HIGH (I-H)

APPLICATION:

SUBDIVISION PLAT

AMENDMENT- CONDOMINIUM

MEETING

DATE:

TUESDAY, APRIL 7TH, 2026

TIME:

7:00 PM (or as soon thereafter as the matter may be heard)

PLACE:

250 North Main St, Centerville

Watch Online at

Youtube.com/centervillecityutah

VIEW AGENDA AT CENTERVILLEUTAH.GOV

The public is cordially invited to attend this meeting and comment. Your input on this matter is very important. Anyone desiring further information about this proposal, call the Centerville City Planning Department at 801.292.8232 during regular business hours.

CENTERVILLE
CITY COUNCIL

Staff Report
4/7/2026

Item No. 3.

Title: Public Hearing - Zoning Code Amendments - Water-Efficient Landscaping Amendments - CZC 12.51 (Landscaping and Screening) - Ordinance No. 2026-05

Initiated By: Mike Eggett, Community Development Director, Brant Hanson, City Manager

Staff Representative: Lisa Romney, City Attorney, Mike Eggett, Community Development Director

SUBJECT:

Consideration of amendment to Centerville Zoning Code 12.51 "Landscaping and Screening" regarding water conservation amendments and other associated efficiency amendments. - Ordinance No. 2026-05

RECOMMENDATION:

The Planning Commission recommends approval of Ordinance 2026-05 for proposed zoning code text amendments to CZC 12.51 "Landscaping and Screening" as provided in the packet, or as alternatively amended following review and discussion by the City Council.

BACKGROUND:

Starting in mid-year 2025 and throughout the remainder of 2025, the City and members of City leadership had multiple discussions with the Weber Basin Water Conservancy District regarding water conservation programs and resources available to the City and residents of the City. As a result of those meetings and other staff training, there have been internal discussions regarding a review of the landscaping and screening ordinance to better facilitate water conservation practices throughout the City and also to align with new State requirements regarding water conservation practices. Please see the attached documents for more information and background materials regarding this matter.

A first draft proposed code amendment document was first presented to the Planning Commission on October 8, 2025. Planning Commission review and discussion followed thereafter, and direction was given to City Staff to continue working on the draft documentation and to invite a representative from the Weber Basin Water Conservancy District to be in attendance at the next meeting on October 22, 2025, to answer questions and further clarify their water conservation program expectations, policies, and suggested landscaping code amendments. Representatives from the Weber Basin Water Conservancy District were contacted, and agreed to be present for the October 22, 2025, meeting to answer questions and further clarify details of their programming and suggested landscaping amendments.

The Planning Commission then discussed and reviewed this matter on October 22, 2025. During that meeting, Weber Basin Water representative Jon Parry was present to answer questions and discuss water conservation practices and State guidance with the Planning Commission. After discussion between the Commission and with Mr. Parry, the Planning Commission approved a motion to set a public hearing for the consideration of this proposed zoning code amendment language to December 10, 2025. Further, direction was given to City Staff to work on updates to the proposed zoning code amendment language and then bring the revisions of language back for Planning Commission review during the December 10, 2025, meeting. The requested

revisions and discussed proposed zoning code amendment updates were processed by City Staff and then sent over to the City Attorney for additional review.

On December 10, 2025, following a public hearing regarding proposed zoning code text amendments for landscaping and screening, the Planning Commission discussed and reviewed the updated proposed zoning code amendments in more detail and also highlighted other areas of concern within this Code section. At the conclusion of discussion of this matter, the Planning Commission tabled the requested zoning code text amendments submittal, with guidance to work with the City Attorney and Water District to further define and adjust the proposed language amendments and reviewing Planning Commission identified potential areas of further concern for review within this section of the Code.

Since that time, City Attorney Lisa Romney, reviewed all the previously provided information and completed a fully updated version of this proposed zoning code text amendment language for CZC 12.51. Additionally, she prepared the proposed amended language for CMC 11.20 as it relates to the parkstrip areas that would be impacted by potential approval of the proposed CZC 12.51 language (this is item #4 in the Council packet).

Further, given that this item had a previous public hearing on this matter, City Staff advertised this agenda action item for another public hearing (for March 11, 2026), since the proposed zoning code text amendments were substantially different than the version previously reviewed by the Planning Commission. This updated version of the proposed amendments to CZC 12.51 and CMC 11.02 has been provided to representatives of the Weber Basin Water Conservancy District, and those representatives are supportive of these proposed zoning code text amendments. City Staff also invited the representatives of the Conservancy District to attend this meeting if they have an interest in doing such, although no members of the District ended up attending the meeting.

On March 11, 2026, following a staff presentation of the zoning code text amendments and the public hearing on that date, the Planning Commission unanimously approved a favorable recommendation to the City Council for the proposed zoning code text amendments for CZC 12.51 and CMC 11.02, in support of the water conservation and water-efficiency additions to the landscaping ordinance. The minutes for the March 11, 2026, Planning Commission meeting have been included in this packet. The Planning Commission voting record is provided below:

Planning Commission Voting Record

Chair Mason Kjar - Aye

Vice-Chair LaRae Patterson - Aye

Commissioner Amanda Jorgensen - Aye

Commissioner Gary Woodward - Aye

Commissioner Paul Mendenhall - Aye

Commissioner Michael Adamson - Aye

Commissioner Layne Jenkins - Not Present

The most recent version of the proposed zoning code text amendments for CZC 12.51 have been included with this agenda item. The most recent version of the proposed code text amendment for CMC 11.02 has been included for action item #4 on this meeting's agenda. For the Council's consideration of this matter, a public hearing was advertised for the proposed Zoning Code Text Amendments (CZC 12.51) in accordance with State and City Code requirements. Staff has not received any public comments regarding the proposed Zoning Code Text Amendments (CZC 12.51) before the date of preparing the City Council packet for this item. Any additional comments provided prior to the meeting will be shared with the City Council during the meeting.

POTENTIAL MOTIONS

Based on the information provided by the Planning Commission, Planning Staff, and as heard during the public hearing, the City Council may make a motion to approve this updated zoning text amendment proposal request, approve this request with suggested amendment and/or modification, table the matter to a later date, or deny the request. With any of these decisions, appropriate findings of fact should be provided. Sample motions for the City Council's convenience are located below with some suggested findings of fact.

#1 - APPROVE

“I hereby make a motion to APPROVE Ordinance 2026-05 for Zoning Code Text Amendments to Centerville Zoning Code 12.47.090 regarding ‘Landscaping and Screening’, for the addition of water conservation amendments and other associated landscaping amendments, with the following findings for action:

- 1. The City Council finds that the proposed text amendments are consistent with the goals, objectives, and policies of the General Plan.*
- 2. The City Council finds that the proposed text amendments do not create detrimental or negative impacts on established zoning areas within the City.*
- 3. The City Council finds that the proposed text amendments are in the best interests of Centerville City.*
- 4. Therefore, the City Council GRANTS approval of this Zoning Text Amendment request.*

(Additional findings discussed and agreed upon by the City Council)”

#2 - TABLE

“I hereby make a motion to TABLE Ordinance 2026-05 for Zoning Code Text Amendments to Centerville Zoning Code 12.47.090 regarding ‘Landscaping and Screening’, for the addition of water conservation amendments and other associated landscaping amendments, until such a time as _____.”

#3 – DENY

“I hereby make a motion to DENY Ordinance 2026-05 for Zoning Code Text Amendments to Centerville Zoning Code 12.47.090 regarding ‘Landscaping and Screening’, for the addition of water conservation amendments and other associated landscaping amendments, with the following findings for action:

- 1. The City Council finds that the proposed text amendments are NOT consistent with the goals, objectives, and policies of the General Plan.*
- 2. The City Council finds that the proposed text amendments may have detrimental or negative impacts on established zoning areas within the City.*
- 3. The City Council finds that the proposed text amendments are NOT in the best interests of Centerville City.*
- 4. Therefore, the City Council DENIES approval of this Zoning Text Amendment request.*

(Additional findings discussed and agreed upon by the City Council)”

ATTACHMENTS:

1. Ord2026-05 12.51.010-(water-efficient landscap)-amd1[20260328]
2. Pub Hear Notice - CC Landscape Conserve Amd Proposal [20260407]
3. Pub Hear Notice - PC Landscape Conserve Amd Proposal [20260311]
4. Pub Hear Notice - PC Landscape Screen Proposal [20251210]
5. 03-11-26 PC DRAFT [Final]
6. Weber Basin Email Guidance - 20250923
7. Rebates - WeberBasin.gov 20251003
8. Landscape Incent Prog – Conserve Water Utah Website 20251003
9. UCA 10-20-S619 [Water Conserve]
10. Utah Code Section 73-10-37 [Water Conserve]
11. UCA 10-20-S807

**CENTERVILLE CITY
ORDINANCE 2026-05**

**AN ORDINANCE AMENDING VARIOUS SECTIONS OF CHAPTER 12.51 OF
THE CENTERVILLE ZONING CODE REGARDING WATER-EFFICIENT
LANDSCAPING TO ENCOURAGE WATER CONSERVATION BY ADOPTING
NEW PROVISIONS PROHIBITING LAWN AND TURF IN PARKSTRIPS,
NARROW AREAS, AND OTHER YARD AREAS WITHIN THE CITY**

WHEREAS, the City Council has previously adopted landscaping ordinance as set forth in Chapter 12.51 (Landscaping and Screening) of the Centerville Zoning Code; and

WHEREAS, the City Council desires to amend various provisions of Chapter 12.51 (Landscaping and Screening) to add new provisions to prohibit lawn and turf in parkstrips, narrow areas, and other yard areas within the City; and

WHEREAS, the amendments to Chapter 12.51 (Landscaping and Screening) will encourage water conservation and will make various residents and property owners within the City eligible to participate in State and local water conservancy district incentive programs; and

WHEREAS, the City Council finds that the amendments set forth herein are in the best interest of the City and the public health, safety, and welfare by encouraging water conservation and assisting homeowners and businesses to be eligible for water conservation incentive programs; and

WHEREAS, as amendments to the Centerville Zoning Code, these amendments have been reviewed and recommended by the Planning Commission and all required public hearings and public notices have been provided in accordance with Utah law.

NOW THEREFORE, be it ordained by the City Council of Centerville City, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “12.51.010 Purpose” of the Centerville Zoning Code is hereby *amended* as follows:

A M E N D M E N T

12.51.010 Purpose

The purpose of this Chapter is to promote public health, safety, and welfare by establishing minimum standards for the preservation, installation, and maintenance of landscaping and buffering materials, and to promote water conservation by establishing water-efficient landscaping design standards. The objectives to be achieved by the provisions of this Chapter include the following:

- (a) To protect property values through preservation and planting of vegetation, screening, and use of appropriate landscaping materials;
- (b) To improve the aesthetic appearance of development by establishing minimum landscaping standards;
- (c) To visually separate building areas and development within the City;
- (d) To provide privacy from noise and visual intrusions;
- (e) ~~To promote water conservation by encouraging the use of drought tolerant landscape material;~~
- (f) To reduce excessive heat, glare, and accumulation of dust;
- (g) To maintain and improve environmental conditions by providing ground water recharge areas and minimizing storm water runoff, noise, and glare; ~~and~~
- (h) To prevent the soil erosion and excessive drainage water runoff;
- (i) To promote water conservation through water-efficient landscaping design standards and other water-wise policies; and
- (j) To qualify eligible properties within the City for water-efficient landscaping incentive programs administered by the State and local water conservancy districts.

SECTION 2: AMENDMENT “12.51.020 Scope” of the Centerville Zoning Code is hereby *amended* as follows:

A M E N D M E N T

12.51.020 Scope

Except as may be specifically provided elsewhere in this Title, the requirements of this Chapter shall apply to any commercial, industrial, public facility, mixed use, and multifamily residential project, ~~non-residential project, special residential project~~, building, structure, ~~change in land use, or zone~~, or any other improvement which requires approval of a subdivision, site plan, ~~or conditional use permit, building permit, or other land use approval~~. Single-family residential properties or projects shall be subject to the lawn and turf restrictions set forth herein in CZC 12.51.065 (Lawn and Turf Restrictions) and are encouraged to implement water-efficient landscaping design standards and incentive programs set forth in CZC 12.51.075 (Water-Efficient Landscaping Design Standards). Such requirements shall not be construed to prohibit or limit other applicable provisions of this Title, the Centerville Municipal Code, or other laws. Legally established nonconforming situations may continue to the extent permitted under the provisions and requirements of ~~be exempt from the provisions of this Chapter as provided in CZC 12.22 (Nonconformities), or as may otherwise be specifically provided in this Title.~~

SECTION 3: AMENDMENT “12.51.030 Definitions” of the Centerville Zoning Code is hereby *amended* as follows:

AMENDMENT

12.51.030 Definitions

Certain words and phrases in this Chapter are defined in CZC 12.12 (Definitions).

SECTION 4: AMENDMENT “12.51.040 Landscaping Plan Required” of the Centerville Zoning Code is hereby *amended* as follows:

AMENDMENT

12.51.040 Landscaping Plan Required

(a) Landscaping Plan Required. Except as otherwise provided herein, when ~~When~~ a provision of this Title requires landscaping to be provided, a landscaping plan shall be submitted for the project which conforms to the requirements of this Chapter and demonstrates compliance with the provisions of this Chapter and applicable provisions of this Title, including, but not limited to, the visual obstruction requirements of CZC 12.55.230 (Visual Obstructions). A landscaping plan shall be required for any commercial, industrial, public facility, mixed use, specialty zone or overlay project, or any multifamily residential project. A landscaping plan shall not be required for single-family residential development, but such projects or applications shall show compliance with the lawn and turf restrictions and area percentages set forth in CZC 12.51.065 (Lawn and Turf Restrictions).

- (a) Information Required. A landscaping plan shall show ~~at least~~ the following information:
- (1) Landscaping and plant materials;
 - (2) Location, spacing, and number of existing and proposed plantings;
 - (3) Mature tree canopy lines for existing and proposed trees;
 - (4) Tree and plant list, including sizes and totals;
 - (5) Treatment of ground surfaces;
 - (6) Use of non-live landscaping materials such as hard surface improvements or artificial landscaping;
 - (7) Irrigation or watering plan, specifically highlighting water-efficient landscaping designs and installation requirements in compliance with applicable water-efficient landscaping standards; and
 - (8) Such other information as may be needed to demonstrate compliance with the provisions of this Chapter.
- (b) Landscape Architect Approval. A landscape plan for a subdivision, development project, site, or property consisting of one acre or more, or any amendment thereto, shall be signed by and bear the seal of a Utah licensed landscape architect licensed under the Landscape Architects Licensing Act, as set forth in Utah Code ~~Ann.~~ §§ 58-53-101, et seq.

SECTION 5: AMENDMENT “12.51.050 Waiver Of Strict Compliance” of the Centerville Zoning Code is hereby *amended* as follows:

AMENDMENT

12.51.050 Waiver Of Strict Compliance

- (a) Waivers Authorized. Since site conditions and development constraints may vary greatly among development projects, sites, and properties, the Planning Commission may approve landscaping ~~landscape~~ plans that deviate from strict compliance with the provisions of this Chapter. Such waivers must be specifically requested and approved in writing by the Planning Commission.
- (b) Application. A person desiring a waiver from requirements of this Chapter 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 still be met ~~with~~ by the proposed waiver.
- (c) Findings Required. The Planning Commission may authorize a waiver from the requirements of this Chapter, to the extent authorized herein, only if the Planning Commission ~~it~~ finds the waiver:
 - (1) Preserves the intent of this Chapter and the provision for which a waiver is authorized;
 - (2) The granting of a waiver will not result in an adverse impact on 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 all of provisions of this Chapter.

SECTION 6: AMENDMENT “12.51.060 Landscaping Design Guidelines” of the Centerville Zoning Code is hereby *amended* as follows:

AMENDMENT

12.51.060 Landscaping Design Guidelines

- (a) General Considerations. Landscaping should be used to:
 - (1) Beautify a site;

- (2) Define open space areas;
 - (3) Establish a buffer between different land uses and create a transition between them;
 - (4) Absorb sound, filter air, curtail erosion, provide shade, and maintain privacy;
 - (5) Enhance building architectural features, parking functions, and pedestrian activities within a site;
 - (6) Promote energy efficiency and conservation of resources;
 - (7) Promote water conservation through water-efficient landscaping design; and
 - (8) Provide wildlife corridors where appropriate.
- (b) Minimum Landscaping. Depending upon development type and location, the required landscaping for any given site shall comply with minimum requirements set forth in CZC 12.51.070 and any other minimum landscaping requirements set forth in this Title. Additional landscaping should be provided as needed to achieve compatibility between different adjoining land uses and may be required in accordance with provisions elsewhere in this Title. In the event additional landscaping is provided on any given site, such landscaping shall comply with the percentage limits set forth in CZC 12.51.070 regarding live and non-live plant materials. Landscaping may include a combination of xeriscape, hardscape, plant cover, and grass plantings, as more particularly set forth herein.
- (c) Drainage. Storm water detention or retention areas should not detract from the quality of landscape design. In landscaped detention or retention areas, plant material should be compatible with the use. ~~Artificial plants and landscaping shall not be permitted in storm water detention areas.~~
- (1) Small ~~water~~ detention or retention areas without aesthetic or secondary benefits should be avoided.
 - (2) Detention or retention area side slopes should not exceed a one to three (1:3) vertical to horizontal slope unless fenced to prohibit public access.
 - (3) Detention or retention basins should be designed as an integral part of the landscape theme and not appear as a ditch or pit.
 - (4) Artificial plants and landscaping shall not be permitted in storm water detention or retention areas.
- (d) Foundation Planting. Landscaping should be provided along building foundations in locations visible to the general public.
- (e) Ground Cover. Unless otherwise provided herein, a mixture of vegetative ~~Vegetative~~ ground cover and hardscape may ~~should~~ be used along public rights-of-way and in required front yard landscape areas ~~(not including sidewalks, trails, and entry points);~~ provided, the use of lawn and turf in parkstrips and other landscaped areas shall be subject to the restrictions set forth in CZC 12.51.065 (Lawn and Turf Restrictions).
- (f) Low Water Usage. Drought resistant shrubs and trees, as established by typical planting standards for the Western United States region, and water-efficient or water-wise landscaping, as defined in Utah Code 10-20-619, should be used wherever possible. ~~A list of low water use plants is available from the Community Development Department. See,~~ water-efficient landscaping design standards set forth in CZC 12.51.075 (Water-Efficient Landscaping Design Standards).
- (g) Low Maintenance. Low maintenance plants should be considered and used whenever

possible.

- (h) Shade. Landscape designs should include plantings that provide shade for structures, outdoor recreational areas, and parking areas.

SECTION 7: ADOPTION “12.51.065 Lawn And Turf Restrictions” of the Centerville Zoning Code is hereby *added* as follows:

ADOPTION

12.51.065 Lawn And Turf Restrictions (*Added*)

- (a) Lawn and Turf Prohibited. For purposes of water conservation, and in order for the City, its residents and property owners, to qualify for water-efficient landscaping incentive programs administered by the State and local water conservancy districts, lawn and turf shall be prohibited in the following areas.
 - (1) Parkstrips - All Zones. No lawn or turf shall be permitted in any parkstrip area in any zone within the City. For purposes of this Section, "parkstrip" is defined as the area within the public right-of-way located between the top back of curb and the sidewalk. Any portion or side of any property which does not have a sidewalk installed shall not be considered to contain a parkstrip for purposes of this Section and shall not be subject to the lawn and turf prohibitions of this Section; provided, any portion or area of such properties which is less than 8 feet wide, shall be subject to the "narrow area" restrictions set forth in Subsection (b).
 - (2) Narrow Areas - All Zones. No lawn or turf shall be permitted in any areas less than 8 feet wide in any zone within the City.
 - (3) Front and Side Yards - Single-Family Residential Lots or Parcels. Lawn and turf shall not exceed 35% of the front and side yard landscaped areas of single-family residential lots or parcels; provided, such restrictions shall not apply to small single-family residential lots or parcels with less than 250 square feet of landscaped area.
 - (4) Total Landscaped Areas - Commercial, Industrial, Public Facility, and Multifamily Zones. Lawn and turf shall not exceed 15% of the total landscaped areas of commercial, industrial, public facility, mixed use, specialty, overlay, multifamily, or any other non-single-family residential properties and projects; provided, such restrictions shall not apply to approved active recreational areas that meet State and local water conservancy district design and landscaped standards.
- (b) Effective Date. The lawn and turf restrictions set forth herein, shall apply to any new development occurring on or after May 1, 2026. For purposes of this Section, "new development" shall be considered any new land use or development application submitted on or after May 1, 2026, including, but not limited to any application for subdivision, site plan, building permit, etc., or any amendment thereto.

(c) Nonconformities. Any property within the City with existing lawn or turf in parkstrips, narrow areas, or other restricted yard areas which do not comply with the new regulations set forth herein, but legally existed as of May 1, 2026, may continue the existence of such lawn or turf in the parkstrips, narrow areas, or other restricted yard areas, as a nonconformity in accordance with the provisions of CZC 12.22 (Nonconformities). Nonconforming lawn or turf in the parkstrip, narrow areas, or other restricted areas shall be considered "other nonconformity" as provided in CZC 12.22.080 (Other Nonconformity).

(1) Non-Single-Family Residential Development. Commercial, industrial, public facility, mixed use, specialty, overlay, and multifamily development shall be required to bring any lawn or turf nonconformities into compliance with the regulations set forth herein if and when the new development (i.e. new land use or development application, such as subdivision, site plan, building permit, etc., or any amendment thereto) triggers bringing the nonconformity into compliance with current regulations as provided under CZC 12.22 (Nonconformities) and/or any other provisions of this Title or applicable municipal ordinances, including, but not limited to the trigger provisions set forth in CZC 12.22.080 (Other Nonconformity).

(2) Single-Family Residential Development. Notwithstanding the trigger provisions set forth in CZC 12.22.080 (Other Nonconformity), single-family residential development shall only be required to bring any lawn or turf nonconformities into compliance with the regulations set forth herein if any when the new development involves: (A) the demolition of an existing single-family dwelling and the construction of a new single-family dwelling; or (B) the remodeling or expansion of an existing single-family dwelling that increases the total square footage of the existing single-family dwelling by more than 50%. The construction or reconstruction of a garage, barn, shed, or other accessory structure to the primary single-family dwelling shall not be considered new development triggering compliance with the lawn and turf restrictions set forth herein.

SECTION 8: AMENDMENT “12.51.070 Landscaping Requirements” of
the Centerville Zoning Code is hereby *amended* as follows:

AMENDMENT

12.51.070 Landscaping Requirements

(a) General Requirements.

(1) Landscaped areas shall include trees, shrubs, and vegetative, ~~organic and inorganic~~ ground cover and other hardscape ~~organic and inorganic~~ materials identified in an approved landscaping plan. ~~Except as otherwise provided in CMC 11.02.030 regarding permitted hardscaping in the parkstrip, all required~~

~~landscape areas shall be occupied by plant material or ground cover.~~

- (A) Required landscaping areas shall include live plant material at least to the following extent:
- (i) Perimeter and internal landscaping: 50% of perimeter and internal landscaped area shall include live plant material;
 - (i) Buffer landscaping between residential and non-residential development: 50% of buffer landscaped area shall include live plant material; and
 - (i) The use of lawn and turf for live plant material is restricted and subject to CMC 12.51.065 (Lawn and Turf Restrictions). ~~For commercial and industrial developments, the expansive area use of water resource intensive law or turf shall be avoided.~~
- (B) Excluding parkstrips, non-live landscaping or hardscaping materials may consist of hard surface improvements such as ~~pools, fountains, waterfalls, streams,~~ decorative boulders, planters, benches, and sculptures, water features, or materials such as wood chips, bark, stone, decorative gravel, mulch, or other similar materials. Non-live landscaping or hardscaping materials shall not be deemed to include artificial plants or landscaping as more particularly described in Subsection (C). Decorative paving materials may include bricks, pavers, flagstones, and decoratively textured or colored concrete. All landscaping and hardscaping within the parkstrips shall comply with CZC 12.51.065 (Lawn and Turf Restrictions) and CMC 11.02.020 (Parkstrip Landscaping or Hardscaping).
- (C) Artificial plants and landscaping, such as artificial or man-made shrubs, trees or other similar vegetation or landscaping material, may be utilized in a landscaping plan, subject to the restrictions set forth in this Chapter, including, but not limited to, the provisions of CZC 12.51.082 (Artificial Landscaping Standards); provided, no artificial plants or landscaping shall qualify or be used to meet the minimum landscaping requirements for the site required in this Chapter.
- (D) All landscaping and hardscaping within the parkstrip and areas of less than 8' wide shall comply with CZC 12.51.065 (Lawn and Turf Restrictions) and CMC 11.02.020 (Parkstrip Landscaping or Hardscaping).
- (2) Irrigation systems shall be automatic and shall include rain delay sensors (e.g. WaterSense labeled smart irrigation controlled systems). Systems shall be checked regularly by the owner to assure proper maintenance and efficiency. City inspection at time of installation, or anytime thereafter, may be required to assure the system is operational and water is not being wasted.
- (3) Deciduous trees are the preferred tree type. Coniferous trees are generally discouraged but may be used for screening objects such as dumpsters and mechanical enclosures.
- (4) One tree shall be planted for every 500 square feet of landscaped area not

- including any requirement for plantings for buffers and architectural barriers.
- (5) Trees may be substituted by shrubs at a ratio of 10 shrubs to one tree.
 - (A) Shrub size shall be a #5 container with a spread of 18 to 24 inches when installed.
 - (B) Not more than 25% of required trees may be substituted by shrubs.
 - (6) Parkstrips shall be improved and maintained by the abutting property owner to the parkstrip with landscaping or hardscaping in accordance with this Chapter and CMC 11.02.030 (Parkstrip Maintenance). Pursuant to CZC 12.51.065 (Lawn and Turf Restrictions), lawn or turf is not permitted in the parkstrip. Landscaping and hardscaping in the parkstrip is also regulated by CMC 11.02.020 (Parkstrip Landscaping and Hardscaping). To avoid damage to public rights-of-way, unless otherwise approved, trees shall not be planted in parkstrips and should be at least 7 feet from the edge of a sidewalk.
 - (7) Public property abutting a development project shall be appropriately landscaped and maintained by the abutting property owner in accordance with applicable ordinances.
 - (8) Landscaped areas shall be located:
 - (A) Adjacent to building elevations which form major public views of a project from adjacent streets and property, and to users of the project; and
 - (B) ~~Within between~~ Between buildings or portions of buildings, ~~in~~ in parking lots, and in any plaza or courtyard.
 - (b) Buffer Landscaping ~~between Residential and Non-Residential Development or a Differing Residential Intensity Zoning District~~. Landscaped buffers shall be required along side and rear property boundaries of commercial or industrial property or projects which abut a residential zone. Landscaped buffers shall also be required along side and rear property boundaries of or any Residential High (R-H) zoned property or projects which abut Residential Low (R-L) zoned property. ~~are adjacent to a differing lower intensity residential zoning district.~~
 - (1) For commercial, industrial, or other non-Non-residential property (source zone) abutting a residential zone, the minimum landscaped buffer depth shall be as follows:
 - (A) In medium intensity (M) source zones: 15 feet; and
 - (B) In high intensity (H) and very high intensity (VH) source zones: 30 feet.
 - (2) For high intensity residential (R-H) property (source zone) abutting a low intensity residential zone (R-L), the Residential minimum landscaped buffer depth shall be as follows:
 - (A) In high intensity (H) source zones meeting low intensity (L) zones: 25 feet
 - (3) An architectural buffer at least six feet in height shall be provided within the buffer zone. Such buffer may consist of either a block or concrete wall, fencing, or live plants sufficient to create the desired visual, noise, and aesthetic buffer in accordance with the requirements set forth herein. ~~and in accordance with the buffer screening guidelines set forth in the General Plan.~~

- (A) If an architectural buffer consists of solid fencing or a wall, evergreen landscaping anticipated to grow to more than six feet in height shall be provided at distances sufficient to provide a visual and noise reducing barrier. Such landscaping shall consist of at least one tree for every 20 feet of fencing.
 - (B) If an architectural buffer does not consist of solid fencing or a wall, a sufficient quantity of evergreen trees and shrubs shall be provided which are reasonably anticipated to grow to approximately six feet in height to produce a solid landscape screen through all seasons of the year.
 - (C) Architectural buffers on corner lots shall be modified to comply with required sight and visibility standards set forth in CZC 12.55.230 (Visual Obstructions).
- (4) In addition to plant and tree requirements for architectural buffers, a minimum of one tree shall be provided for every 500 square feet of landscaped area.
- (5) Artificial plants and landscaping shall not be permitted in the required landscaped buffer areas.
- (c) Foundation Landscaping. Landscaping shall be provided adjacent to any building wall which fronts on a public street as follows:
 - (1) At least 50% of the building frontage shall be landscaped; and
 - (2) The minimum width of the landscaped area shall be three feet, excluding any vehicle overhang from an adjacent parking area.
- (d) Non-Residential Project Landscaping.
 - (1) At least 10% of a non-residential development project located west of I-15 shall be landscaped, not including area within an abutting right- of- way.
 - (A) To the extent possible, such landscaping plan shall incorporate xeriscaping, drought tolerant plantings, and water-efficient landscaping.
 - (B) The xeriscaping and water-efficient landscaping plan shall be designed by a licensed landscape architect with xeriscape and water-efficient landscaping experience.
 - (C) To the extent possible, the landscaping plan should incorporate the Water-Efficient Landscaping Design Standards set forth in CZC 12.51.075 (Water-Efficient Landscaping Design Standards).
 - (2) At least 15% of a non-residential development project located east of I-15 shall be landscaped, not including area within an abutting right-of-way.
 - (A) To the extent possible, such landscaping plan shall incorporate the use of drought tolerant plantings and water-efficient landscaping.
 - (B) A drought tolerant and water-efficient landscaping plan ~~landscape design~~ shall be designed by a licensed landscape architect with drought tolerant and water-efficient landscaping experience.
 - (C) ~~Additionally, the~~ To the extent possible, the landscape plan should incorporate the Water-Efficient Landscaping Design Standards, as set forth in CZC 12.51.075 (Water-Efficient Landscaping Design

Standards). Schemes, as listed in CZC 12.51.070(h).

- (e) Parking Lot Landscaping. Trees shall be planted in parking areas to provide shade to minimize surface heating. Where possible, the amount of asphalt~~ie~~ or other hard surface areas should be minimized.
- (1) Every parking lot consisting of more than 10 spaces and 3,500 square feet shall contain, at a minimum, internal landscaped islands as follows:
 - (A) Multiple-family residential: 10% of total parking lot area.
 - (B) Office and commercial: 7% of total parking lot area.
 - (C) Industrial and warehouse: 5% of total parking lot area.
 - (2) For every six required parking spaces, or portion thereof, a minimum of two shrubs and one deciduous tree shall be provided within each internal parking island area. The species of such trees shall be such that at maturity a tree canopy is provided to shade the parking area below each tree.
 - (3) Internal landscaped islands shall contain a minimum of 25 square feet and shall have a minimum average width of at least 5 feet.
 - (4) Internal landscaped islands shall be located in the following priority:
 - (A) To define major drives and access ways;
 - (B) To delineate ends of parking rows;
 - (C) At aisle intersections; and
 - (D) Within parking rows.
 - (5) Artificial plants or landscaping shall not be permitted in the required parking lot landscaped areas.
- (f) Public Street and Parkstrip Landscaping.
- (1) Except for approved driveways and pedestrian walkways, landscaping shall be provided along public streets as set forth below. Landscaping provided within a planned development may be required to exceed these minimum requirements.
 - (A) Landscaped areas shall be provided within ~~Within~~ the area adjacent and parallel to the frontage of a public street or highway to the depth shown, as measured from the back of curb:
 - (i) Freeway and Parrish Lane-Centerville Marketplace: 30 feet;
 - (i) Arterial or collector street: 15 feet; and
 - (i) Minor or local street: 10 feet; and
 - (B) Within the parkstrip; provided, landscaping and hardscaping within the parkstrip shall comply with ~~approved hardscaping may also be used in the parkstrip in accordance with and subject to~~ applicable provisions of CZC 12.51.065 (Lawn and Turf Restrictions) and CMC 11.02.020 (Parkstrip Landscaping or Hardscaping). ~~11.02.030.~~
 - (2) One tree shall be planted for every 25 feet of public street frontage in a required landscaped area. Such trees may be clustered along a particular frontage or boundary. Applicants desiring to fulfill this requirement by placing the trees within the parkstrip, shall be subject to CZC 12.51.070(a)(6) and all other applicable City Ordinances, including CMC 11.02 (Parkstrip and Parkstrip Trees) regarding street tree restrictions ~~regulations~~ and permit

requirements.

- (3) The slope of any earth berm adjacent and parallel to public street right-of-way shall not exceed a vertical to horizontal ratio of one to two (1:2) and shall be treated with suitable ground cover to prevent soil erosion.
 - (4) Artificial plants or landscaping shall not be permitted in the required public street frontage and parkstrip areas.
- (g) Landscaping for Non-Single-Family Residential ~~Non-Single-Family~~ Projects. At least 40% of a planned development, condominium, multiple-family project, ~~dwelling~~, assisted living facility, planned development overlay, or ~~other similar~~ non-single-family residential development project shall be landscaped open space. If a waiver allowing reduced landscaping is approved as provided in CZC 12.51.050, the minimum amount of required landscaping shall not fall below 30%.
- (1) Landscaping shall be designed to enhance crime prevention, provide privacy, and maximize energy efficiency by planning for proper solar orientation.
 - (2) Open space and common areas shall include a minimum of one tree and two shrubs per dwelling unit.
- (h) ~~Water-Efficient Landscaping Design Schemes. In all zones, when landscaping designs are submitted or installed, the City encourages the use of water-efficient plantings and irrigation systems. Unless otherwise provided, such as areas not serviced by secondary water, the City prohibits the use of culinary water to water landscaped areas and all landscaped areas shall be watered with secondary irrigation water service. It is highly recommended, but not required, that all landscaping design plans should implement water-wise landscape practices, as described in the water-efficient design methods and practices set forth in this Section (“Water-Efficient Design Methods and Practices”).~~
- (1) ~~Residential Zones. There are no minimum landscaping requirements for development within single-family zones. However, there are restrictions on the allowable impervious improvements to property, as listed in CZC 12.32.330 (Table of Development Standards in Residential Zones). Such landscaping design schemes should include the Water-Efficient Design Methods and Practices set forth in this Section.~~
 - (2) ~~Commercial and Industrial Zones. For all commercial and industrial developments, landscaping designs shall comply with the landscaping design guidelines of 12.51.060 (Landscaping Design Guidelines), and such design schemes should include the Water-Efficient Design Methods and Practices set forth in this Section.~~
 - (3) ~~Water-Efficient Design Methods and Practices. For all landscaping designs and plans, the following methods and practices should be implemented:~~
 - (A) ~~Turf style grass should not exceed 35% of the total landscaped area. Turf style grass should not be placed in landscaped areas less than eight feet in width.~~
 - (B) ~~Parkstrips less than eight feet in width are required to comply with alternative plantings and materials as outlined in CMC 11.02.020 (Parkstrip Landscaping or Hardscaping).~~
 - (C) ~~Ninety percent (90%) of all plant materials should be water-wise~~

~~plantings, as listed or depicted in various water conservation demonstration gardens in Utah or as recommended by a landscape architect.~~

- ~~(D) Rock or mulch used in plant beds outside the parkstrip should have a depth of three to four inches to prevent weed growth and retain soil moisture.~~
- ~~(E) Soil scarification (the process of breaking up soil by fracturing or tilling) should be performed to a depth of at least six inches to allow for water and air exchange in soil following site work compaction in all landscaped areas.~~
- ~~(F) Soil amendments (organic material) should be added and tilled into the soil to a minimum depth of six inches to increase organic content and improve water retention in all landscaped areas.~~
- ~~(G) Irrigation systems should be designed with water wise controllers, valves, drip emitters, and bubblers that provide the minimum necessary amount of water to ideally sustain the landscape plantings.~~
- ~~(H) Appropriately designed drip irrigation systems should be used for all non-turf landscaped areas.~~
- ~~(I) Irrigation operation and watering should be done between the hours of 6 p.m. to 10 a.m. to reduce loss from wind and minimize evaporation or as restricted by other local, special service district, county, or state regulations, including, but not limited to CMC 9.02.210 (Sprinklers).~~
- ~~(4) State Law Restrictions. Pursuant to Utah Code § 10-9a-535, the City is prohibited from enacting or enforcing an ordinance, resolution, or policy that prohibits or has the effect of prohibiting a property owner from incorporating water wise landscaping on the property owner's property. The City may not require a property owner to install or keep in place lawn or turf in an area with less than eight feet.~~

SECTION 9: ADOPTION “12.51.075 Water-Efficient Landscaping Design Standards” of the Centerville Zoning Code is hereby *added* as follows:

ADOPTION

12.51.075 Water-Efficient Landscaping Design Standards (*Added*)

- (a) Water-Efficient Landscaping Design. In all zones and for all development types, when landscaping designs are submitted or installed, the City supports the use of water-efficient plantings and irrigation systems (e.g. WaterSense labeled smart irrigation control systems). It is highly recommended that all landscaping design plans implement water-efficient landscape practices, as set forth in this Section (“Water-

Efficient Landscaping Design Standards”).

- (b) No Use of Culinary Water for Irrigation. Unless otherwise provided, such as areas not serviced by secondary water, the City prohibits the use of culinary water to water landscaped areas and all landscaped areas shall be watered with secondary irrigation water service.
- (c) Single-Family Residential Zones. Single-family residential development shall be subject to the lawn and turf restrictions set forth in CZC 12.51.065 (Lawn and Turf Restrictions). Development within single-family residential zones is also subject to restrictions on allowable impervious surface improvements to property, as set forth in CZC 12.32.330 (Table of Development Standards in Residential Zones). Development within single-family zones is encouraged to incorporate the Water-Efficient Landscaping Design Standards set forth in this Section.
- (d) Commercial, Industrial, Public Facility, and Multifamily Zones. For all commercial, industrial, public facility, mixed use, specialty, overlay, and multifamily developments, landscaping designs shall comply with the landscaping design guidelines of 12.51.060 (Landscaping Design Guidelines) and CZC 12.51.065 (Lawn and Turf Restrictions). Development within these zones is encouraged to incorporate the Water-Efficient Landscaping Design Standards set forth in this Section.
- (e) Lawn and Turf Restrictions. All landscaping designs and plans shall comply with the lawn and turf restrictions set forth in CZC 12.51.065 (Lawn and Turf Restrictions), which are mandatory restrictions on the use of lawn and turf in certain landscaped areas such as parkstrips and narrow areas.
- (f) Water-Efficient Landscaping Design Standards. In addition to the lawn and turf restrictions set forth CZC 12.51.065 (Lawn and Turf Restrictions), the following water-efficient design methods and practices should be implemented for all landscaping designs and plans.

 - (1) Ninety percent (90%) of all plant materials should be drought tolerant and water-efficient plantings, as listed or depicted in various water conservation demonstration gardens in Utah or as recommended by a landscape architect.
 - (2) Rock, mulch, or other similar materials used in planting beds or other areas should have a depth of at least three to four inches to prevent weed growth and retain soil moisture and should be permeable to air and water. The use of rock, mulch, or other materials in the parkstrip is restricted by City ordinances, including, but not limited to CMC 11.02.020 (Parkstrip Landscaping and Hardscaping).
 - (3) Soil scarification (the process of breaking up soil by fracturing or tilling) should be performed to a depth of at least six inches (6") to allow for water and air exchange in soil following site work compaction in all landscaped areas.
 - (4) Soil amendments (organic material) should be added and tilled into the soil to a minimum depth of six inches (6") to increase organic content and improve water retention in all landscaped areas.
 - (5) Irrigation systems should be designed with water-efficient controllers, valves, drip emitters, and bubblers that provide the minimum necessary amount of water to ideally sustain the landscape plantings (e.g. WaterSense labeled smart

irrigation controlled systems).

- (6) Appropriately designed drip irrigation systems should be used for all non-turf landscaped areas.
- (7) Planting areas should be irrigated with low-volume drip irrigation systems. Low-volume drip emitters should be rated at 5 gallons or less. Micro-spray emitters, bubblers, and soaker hoses are not considered low-volume drip irrigation.
- (8) Overhead sprinklers (generally used for lawn, turf, or other landscaping) should not be on the same irrigation valve or zone as drip irrigation (generally used for plants and shrubs).
- (9) Drip irrigation systems should be installed with filter and pressure regulators.
- (10) In addition to ordinance requirements set forth in this Chapter, total landscaped areas for projects should have at least 35% plant foliage coverage at the plant's maturity. Annual flowers and other annual plants and flower bulbs are generally not used to calculate the 35% recommended plant foliage coverage.
- (g) Watering Times. Irrigation operation and watering shall only be permitted between the hours of 6 p.m. to 10 a.m. to reduce loss from wind and minimize evaporation or as restricted by other local, special service district, county, or state regulations, including, but not limited to CMC 9.02.210 (Sprinklers).
- (h) State Law Restrictions. Pursuant to Utah Code § 10-20-619, the City is prohibited from enacting or enforcing an ordinance, resolution, or policy that prohibits or has the effect of prohibiting a property owner from incorporating water wise landscaping on the property owner's property.

SECTION 10: **AMENDMENT** “12.51.090 Substitute Plant Materials” of the Centerville Zoning Code is hereby *amended* as follows:

AMENDMENT

12.51.090 Substitute Plant Materials

The Zoning Administrator may approve installation of comparable substitute plant materials to satisfy the requirements of an approved landscape plan when approved materials are unavailable or when other unforeseen conditions prevent the use of materials shown on the landscaping plan. The Zoning Administrator may not reduce the number of plants required. Any other change to an approved landscaping plan shall be approved by the applicable approving authority as an amendment to the original approval (e.g. site plan amendment approved by the Planning Commission) ~~by the Planning Commission~~ in accordance with procedures and requirements applicable to the original approval.

SECTION 11: AMENDMENT “12.51.100 Installation, Irrigation, And Maintenance” of the Centerville Zoning Code is hereby *amended* as follows:

AMENDMENT

12.51.100 Installation, Irrigation, And Maintenance

Required landscaping shall be installed, irrigated, and maintained in accordance with the following standards:

- (a) Installation. Landscaping shall be installed according to accepted nursery practices.
- (b) Bond. When landscaping is required as part of a special amenity, public improvement, planned development, or for increased density, the developer shall provide the City with a cash bond or escrow agreement, in an amount equal to the estimated landscaping cost, to guarantee installation and maintenance of landscaping. Such security shall be retained, withdrawn, and/or released in accordance with the City's adopted bond procedures for site plan and subdivision approval.
- (c) Certificate of Occupancy. No certificate of occupancy for development requiring landscaping shall be issued until:
 - (1) Improvements shown on the landscaping plan are inspected and accepted by the Zoning Administrator as complete; or
 - (2) An extension agreement has been executed as provided in Subsection (e).
- (d) Warranty. The developer shall warrant that completed landscaping complies with the approved landscape plan, including the quantities, location, species, and size of plants and other landscape materials, and that such landscaping will remain in good condition free from defects in material and/or workmanship during the warranty period.
 - (1) For the purpose of this Subsection "warranty period" means a period of one year beginning when the City accepts the landscaping as complete.
 - (2) During the warranty period the developer shall promptly repair, correct, or replace defective materials, equipment, and workmanship without charge or cost to the City. The City may at any time during the warranty period inspect, photograph, or ~~record~~ ~~televise~~ such landscaping and shall notify the developer of any necessary repair, correction, or replacement.
- (e) Landscaping Extension Agreement. If seasonal or weather conditions prohibit landscaping installation, an applicant may obtain a certificate of occupancy before required landscaping is completed if the applicant executes a landscaping extension agreement assuring such landscaping will be completed to the satisfaction of the City within a specified period of time not to exceed seven months from the date of occupancy. Any associated bond shall be retained and required during the period of an extension.
- (f) Irrigation. Landscape areas shall be irrigated as necessary to maintain required plant materials in good and healthy condition, while at the same time avoiding water waste through ~~inefficient~~ irrigation (e.g. using WaterSense labeled smart irrigation controlled

systems).

(g) Maintenance. Landscape areas, including park strips, shall be maintained in a healthy, neat, and orderly condition as follows:

- (1) Landscaped areas shall be free of weeds and litter;
- (2) Landscape structures (e.g., walls, fences) shall be repaired or replaced in a structurally sound condition consistent with original appearance;
- (3) The City may require that any dead trees, shrubs, and plants be replaced ~~within the current or next planting season;~~
- (4) Non-live landscaped areas, such as hard surfaced improvements, shall be properly maintained and repaired in a safe and appropriate condition; and
- (5) Artificial plants and landscaping shall be properly maintained and repaired in a safe and appropriate condition. Any faded, deteriorated or damaged artificial plants and landscaping shall be removed and/or replaced.

SECTION 12: REPEALER CLAUSE All ordinances, or parts thereof, in conflict with the provisions of this Ordinance are hereby repealed to the extent necessary to give this Ordinance full force and effect.

SECTION 13: SEVERABILITY CLAUSE If any section, part, or provision of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance, which shall remain in full force and effect.

SECTION 14: EFFECTIVE DATE This Ordinance shall become effective immediately upon publication or posting or 30 days after passage by the City Council, whichever comes first.

SECTION 15: PUBLICATION The City Recorder shall cause this Ordinance to be recorded in the Centerville book of ordinances and posted or published in accordance with Utah law.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY,
STATE OF UTAH, THIS 7th DAY OF APRIL, 2026.**

ATTEST:

CENTERVILLE CITY

Jennifer Robison, City Recorder

By: _____
Mayor Clark A. Wilkinson

Voting by the City Council:

	Aye	Nay	Absent	Abstain
Councilmember Bangerter	_____	_____	_____	_____
Councilmember Hayman	_____	_____	_____	_____
Councilmember Hirst	_____	_____	_____	_____
Councilmember Mecham	_____	_____	_____	_____
Councilmember Plummer	_____	_____	_____	_____

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provisions of the Utah Code § 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 as required by law.

JENNIFER ROBISON, City Recorder

DATE: _____

RECORDED this _____ day of _____, 2026.

PUBLISHED OR POSTED this _____ of _____, 2026.



April 3rd, 2026

Please see the following public hearing notices for April 7th, 2026

CENTERVILLE CITY
NOTICE OF PUBLIC HEARING – ZONING CODE TEXT AMENDMENT PROPOSAL FOR
LANDSCAPING AND SCREENING (CZC 12.51)

Notice is hereby given that the Centerville **City Council** will hold a public hearing on **Wednesday, April 7th, 2026, at 7:00pm**, or as soon thereafter as the matter can be heard, at the Centerville City Hall, 250 North Main Street, Centerville, Utah, regarding proposed **Zone Code Amendment to various sections of CZC 12.51 Landscaping and Screening, concerning proposed amendments for water conservation practices and other associated landscaping standards proposed amendments**. If you have questions regarding this matter or would like further information, please contact Centerville City Community Development, at 801.292.8232 or visit the City's website at <https://centervilleutah.gov>.

Community Development Department



February 27th, 2026

Please see the following public hearing notices for March 11th, 2026

CENTERVILLE CITY
NOTICE OF PUBLIC HEARING – ZONING CODE TEXT AMENDMENT PROPOSAL FOR
LANDSCAPING AND SCREENING (CZC 12.51) and PARKSTRIPS (CMC 11.02)

Notice is hereby given that the Centerville City **Planning Commission** will hold a public hearing on **Wednesday, March 11th, 2026, at 7:00pm**, or as soon thereafter as the matter can be heard, at the Centerville City Hall, 250 North Main Street, Centerville, Utah, regarding proposed **Zone Code Amendment to various sections of CZC 12.51 Landscaping and Screening, concerning proposed amendments for water conservation practices and other associated landscaping standards proposed amendments; and CMC 11.02 Parkstrips, regarding associated amendments to parkstrips language resulting from updated landscaping proposed amendments.** If you have questions regarding this matter or would like further information, please contact Centerville City Community Development, at 801.292.8232 or visit the City's website at <https://centervilleutah.gov>.

Community Development Department



November 26th, 2025

Please see the following public hearing notices for December 10th, 2025

CENTERVILLE CITY
NOTICE OF PUBLIC HEARING – ZONING CODE TEXT AMENDMENT PROPOSAL FOR
LANDSCAPING AND SCREENING (CZC 12.51)

Notice is hereby given that the Centerville City **Planning Commission** will hold a public hearing on **Wednesday, December 10th, 2025, at 7:00pm**, or as soon thereafter as the matter can be heard, at the Centerville City Hall, 250 North Main Street, Centerville, Utah, regarding proposed **Zone Code Amendment to various sections of CZC 12.51 Landscaping and Screening, concerning proposed amendments for water conservation practices and other associated landscaping standards proposed amendments**. If you have questions regarding this matter or would like further information, please contact Centerville City Community Development, at 801.292.8232 or visit the City's website at <https://centervilleutah.gov>.

Community Development Department

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, March 11, 2026**

3 **7:00 p.m.**

4
5 A quorum being present at City Hall, 250 North Main Street, Centerville, Utah, the meeting
6 of the Centerville City Planning Commission was called to order at 7:00 p.m.

7
8 **MEMBERS PRESENT**

9 Mason Kjar, Chair

10 Gary Woodward

11 Paul Mendenhall

12 Amanda Jorgensen

13 LaRae Patterson

14 Michael Adamson

15
16 **MEMBERS ABSENT**

17 Layne Jenkins

18
19 **STAFF PRESENT**

20 Mike Eggett, Community Development Director

21 Sydney DeWees, Planner

22 Lisa Romney, City Attorney

23
24 **VISITORS**

25 Tom Allred

26
27 **LEGISLATIVE THOUGHT/PRAYER** Commissioner Mendenhall

28
29 **PLEDGE OF ALLEGIANCE**

30
31 **PUBLIC HEARING – CONDITIONAL USE PERMIT FOR HOME OCCUPATION – 86**
32 **SOUTH FLORENTINE LANE – HOME OCCUPATION BAKERY BUSINESS (HOME**
33 **CONSUMPTION AND HOMEMADE FOOD) – STACIA LIECHTY – ADMINISTRATIVE**
34 **DECISION**

35
36 Planner Sydney DeWees presented a conditional use permit for a home occupation
37 bakery in the Florentine Villa Special District, explaining the proposal met zoning requirements
38 and all four home occupation criteria, including maintaining residential character and limiting
39 impacts. Staff recommended approval.

40
41 Commissioner Adamson raised concerns about traffic and parking, which Ms. DeWees
42 addressed by confirming coordination with the applicant and HOA to prohibit street parking.
43 Applicant Stacia Liechty explained the family-run bakery involves her children and operates with
44 minimal impact, using social media for marketing and staggered pickups or delivery to reduce
45 traffic. Commissioners confirmed no signage would be used and that the business complies with
46 the Home Consumption and Homemade Food Act.

47
48 Chair Kjar opened a public hearing for this item. No comments were made, so he closed
49 the public hearing.

50
51 City Attorney Lisa Romney suggested modifications to the standard conditions of
52 approval: changing "shall not be transferred to another similar user" to "shall not be transferred to
53 another business operator," modifying condition three to include "or conditions of approval" in
54 addition to business model changes, and changing "shall be revoked" to "may be revoked" to
55 allow for enforcement flexibility.

Commissioner Patterson **moved** to approve the Conditional Use Permit request from Stacia Liechty for a home occupation business use to operate a home-based bakery in following the Home Consumption and Homemade Food Act, as located on parcel 02-196-0032, known as 86 South Florentine Ln, for the business 'Better Together Bakery'. This home occupation use is subject to the following conditions of approval. Commissioner Jorgensen seconded the motion which passed unanimously (6-0).

Conditions of Approval:

1. This Conditional Use Permit approval shall not be transferred to another business operator unless approved by the City.
2. The business operator shall obey all applicable local, state, and federal rules and regulations concerning Conditional Use Permits.
3. Any changes to this business model or conditions of approval shall require a new review of the Conditional Use Permit by the Planning Commission.
4. Should any business operations and/or activities deviate from the conditions of approval for this home occupation, the Conditional Use Permit may be revoked per CZC 12.21.100(i).

Reasons for Action (Findings):

- a. The Planning Commission finds that the application complies with the approval standards for a Conditional Use Permit as listed under CZC 12.21.100(e).
- b. The Planning Commission finds that the application complies with the development standards for a home occupation listed under CZC 12.62.050 and the development standards for a conditional use home occupation listed under CZC 12.62.070.
- c. The Planning Commission finds that the application complies with the standards and regulations for Home Consumption and Homemade Food Act.
- d. Therefore, the Planning Commission finds that with the implementation of the conditions listed in the staff report, this application will have little to no impact on the health, safety, and general welfare of the community and should be approved."

PUBLIC HEARING – ZONING CODE AMENDMENTS – CZC 12.51 “LANDSCAPING AND SCREENING” AND CMC 11.02 “PARKSTRIPS AND PARKSTRIP TREES” – LEGISLATIVE DECISION – REGARDING WATER CONSERVATION AMENDMENTS AND OTHER ASSOCIATED AMENDMENTS

Community Development Director Mike Eggett outlined the development of the ordinance, noting it began in mid-2025 after Weber Basin Water Conservancy District indicated residents were ineligible for conservation incentives due to the city's lack of supporting regulations. He reviewed the timeline of planning commission discussions and emphasized the extensive work by City Attorney Lisa Romney in drafting the ordinance, including research into state law and water district standards. Ms. Romney described the proposal as a significant policy shift, moving from requiring lawn in park strips to prohibiting it in new development to support water conservation and qualify residents for incentive programs.

The amendments establish clear turf restrictions, including prohibiting lawn in park strips and narrow areas, limiting single-family front and side yard lawn coverage to 35%, and capping non-single family developments at 15%. They also define when properties must come into compliance and consolidate water-efficient landscaping standards into one section, incorporating Weber Basin recommendations. Commissioners praised the clarity of the draft, with minor corrections noted for numbering and typographical errors.

1 Chair Kjar opened a public hearing for this item. No comments were made, so he closed
2 the public hearing.

3
4 Ms. Romney noted that Weber Basin had reviewed the draft and received state approval,
5 confirming the amendments would qualify Centerville residents for incentive programs.

6
7 Chair Kjar **moved** to forward a positive recommendation to the City Council with staff
8 granted scrivener's authority to make non-substantive changes and incorporate the discussed
9 modifications. Commissioner Jorgensen seconded the motion which passed unanimously (6-0).

10
11 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

12
13 Community Development Director Mike Eggett reported he would attend a legislative
14 summary meeting and provide a more detailed update at the next meeting, noting this year's
15 session included limited land use changes but did address planning commission conduct outside
16 meetings. He highlighted that detached ADUs were approved for lots over 11,000 square feet,
17 requiring future code updates by November, and noted that moderate income housing reporting
18 has been temporarily paused as oversight shifts to the Governor's Office of Economic
19 Opportunity. Mr. Eggett also confirmed there were no items for the March 25th meeting and
20 requested its cancellation.

21
22 **MINUTES REVIEW AND APPROVAL**

23
24 Minutes of the February 25, 2026 Planning Commission meeting were reviewed.
25 Commissioner Mendenhall **moved** to approve the minutes with suggested amendments.
26 Commissioner Adamson seconded the motion, which passed (6-0).

27
28 **ADJOURNMENT**

29
30 At 8:24 p.m., Commissioner Jorgensen **moved** to adjourn the meeting. Commissioner
31 Woodward seconded the motion which passed unanimously (6-0).

32
33
34 _____
35 Jennifer Robison, City Recorder

Date Approved

Re: Weber Basin Water Conservancy - water conservation ordinance guidance

From Jon Parry <jparry@weberbasin.gov>

Date Tue 9/23/2025 8:20 AM

To Michael Eggett <michael.eggett@centervilleutah.gov>

Cc Scott Paxman <spaxman@weberbasin.gov>; Brant Hanson <brant.hanson@centervilleutah.gov>

 1 attachment (32 KB)

2024 Landscape Lawn Exchange Rules and Overview- Revision.docx;

You don't often get email from jparry@weberbasin.gov. [Learn why this is important](#)

Michael,

I hope water school was a great and you left feeling motivated and empowered! I look forward to working with Centerville to help extend our limited water supply while balancing the differing uses to the highest beneficial use. Below are two documents that should help as you begin assessing your existing landscape ordinances for both single family residential, multi-family, commercial, industrial, and institutional uses. Please note that all of these differing types of development will need certain ordinances adopted for new development in order to be eligible for participation in our incentive programs. Please also let us help. When you have drafted an ordinance let us review it to ensure it meets the requirements.

Below is language that we have on our website and attached is a summary of the requirements. Please use both documents and respond with any questions you may have...

This is from our rules and requirements:

“Community Qualifications to Participate in the Program

Minimum requirements for cities to be included in the program are for the intent to promote and allow water-efficient landscaping to be done in park strips, front yards, side yards, back yards, and in commercial and institutional landscapes.

The minimum requirements that must be adopted into landscape ordinances by municipalities or counties include:

- *Areas within the public right of way between the curb and gutter and the sidewalk (park strips) shall not be landscaped with lawn.*
- *Lawn areas will not be allowed in park strips or areas that are less than 8 ft wide at its narrowest point.*
- *Lawn areas will not exceed 35% of the front and side yard landscaped areas for single-family residential.*
- *New commercial, industrial, institutional, and multi-family developments shall not have lawn areas that exceed 15% of the total landscaped area, outside of designated active recreational areas that meet District design and landscape standards.”*

The State has this on the DWR website:

“At a minimum, the following water-efficient landscape ordinances for new construction are required:

- No lawn on parking strips.*
- In new development, no lawn in areas less than 8 feet in width.*
- No more than 50% of front and side yard landscaped area in new residential developments is lawn. Lawn limitations do not apply to small residential lots with less than 250 square feet of landscaped area.*
- In new commercial, industrial, institutional and multi-family development common-area landscapes, lawn areas shall not exceed 20% of the total landscaped area outside of active recreation areas.”*

Jonathan Parry, P.E.
Assistant General Manager
Weber Basin Water Conservancy District

2837 East Highway 193

Layton, Utah 84040

tel: [\(801\) 771-1677](tel:(801)771-1677), ext. 4371

fax: [\(801\) 544-0103](tel:(801)544-0103)

jparry@weberbasin.com

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On Sep 22, 2025, at 3:27 PM, Michael Eggett <michael.eggett@centervilleutah.gov> wrote:

This message is from an external source. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Good Afternoon Jon:

A little over a week ago I was in attendance at a water conservation school with Scott Paxman and Brant Hanson. During the meeting we discussed next steps to work on a water conservation ordinance update for Centerville City. I have started that work to attempt a first draft of a water conservation ordinance update for Centerville. In order to do so more effectively, I was directed to reach out to you requesting guidance from you on which water conservation elements should be reflected in our water conservation ordinance update for Centerville. I was told by Scott that there are Utah State regulations and Weber Basin Water Conservancy expectations that should be evaluated for inclusion in our water conservation ordinance update.

Would you be willing to provide these Utah State regulations and Weber Basin expectations to me so that I can get the correct information reflected in our water conservation ordinance update? This would be greatly appreciated so that I can continue forward. We as a City team are hoping to have the water conservation draft ordinance before the City Council to give them enough time to evaluate the updates and approve them (hopefully) before the end of this year.

Please feel free to let me know if you have any additional follow-up questions, comments, directive ideas, etc.

Sincerely,
<Outlook-fhnj0s1c.png>

Rebate Information

Get money back for purchasing water saving technology and fixtures.



Landscape Lawn Exchange & Flip Your Strip Rebates

To apply or learn more about these programs, please visit mywaterutah.org (<https://mywaterutah.org>).

Why We Offer Rebates

Water conservation is one of the most efficient ways to ensure we have enough water for our growing population. To make conservation easier for homeowners Weber Basin Water provides rebates for various products that help save water.

Rebates Available

Landscape Lawn Exchange Program Rules and Overview



Lawn areas of a landscape have the highest water demand areas and take the most irrigation compared to other ornamental plants in residential and commercial landscapes. Under this lawn replacement program, lawn areas anywhere in your yard can be removed and replaced with low-water landscaping to qualify for an incentive. This is not a rebate program, but rather an incentive to assist you in the cost of re-landscaping to be more water efficient.

Weber Basin's Landscape Lawn Exchange program is intended to remove lawn and replace it with low-water landscape materials including plants, to create attractive, low-water alternatives to grass areas. The incentive for this program will be \$2.50 per square foot for any area in your yard that is currently grass lawn that is removed and replaced with a more water-efficient alternative. Program participants will apply for the program using the mywaterutah.org website (<https://mywaterutah.org>). The application must be completed in full and District staff will review applications as they come in to approve participation in the program. Application must be approved before removing the lawn and starting the program.

Eligibility

- o Project area must be a minimum of 250 square feet and currently landscaped with living, well-maintained lawn. If lawn has been killed or removed prior to a pre-conversion site visit, you are not eligible for this program.
- o Participation is voluntary. Projects required by governmental codes or policy are not eligible for this program.
- o Projects must be located in an eligible area. A list of Cities that have adopted the necessary landscape standards is listed below.
- o Projects replacing a traditional lawn area with a native or drought-tolerant lawn, are not discouraged, but are not eligible for the incentive program. This is a lawn removal and replacement program.
- o Replacement of existing drip, mulch/rock/gravel, or plants does not qualify for a rebate. This program is intended for lawn replacement only.
- o It is the participant's responsibility to verify that their project complies with city ordinances and requirements.
- o An agreement will be required to be signed by each participant.
- o Projects that have been started or completed before applying, digital site visit, or signed agreement are ineligible for this program.

District staff will work with participants to make sure they are meeting all the requirements of the program and successfully completing the projects to meet the program objectives.

Program Process

*Do not remove any lawn from existing landscapes until after your property has been approved by program staff. Only lawn that is currently living and in the landscape at the time of the initial visit will be counted toward your rebate.

- o Participants log in to **mywaterutah.org website** (<https://mywaterutah.org>) to apply for the program. Verify eligibility, check deadlines, and ensure funds are available.
- o Create a basic plan/description of the project area (lawn to be removed, and what will go back in).
- o Weber Basin will contact eligible participants via email to schedule a video call through Zoom, Facetime, or other electronic means to review project.
- o Allow up to 3 weeks for application to be reviewed and an initial online visit to be done by staff.
- o Participants will need to sign the Program Agreement which has to be notarized. This can be done at the District offices or can be emailed and printed by participant and notarized and returned to the District.
- o A W-9 form from the IRS is required to receive payment for the program. **Download W-9 Form** (<https://www.irs.gov/pub/irs-pdf/fw9.pdf>)
- o Once participation in class is verified and the agreement is signed, the participant will be authorized to start the project and do the work.
- o Photos of each step of the process will be required. This includes grass before removal, grass removed, the irrigation system converted to drip, new plants installed, and the final product which includes mulch (bark or rock).
- o Participant will then return to MyWater website and schedule a final site visit once all the work is complete. This site visit will be in person and must happen when water is still on for the season so that the irrigation system operation can be verified.
- o The participant will then receive the rebate of \$2.50 per square foot for the area that was converted via a check in the mail. Payments may take 2-4 weeks to be processed.
- o This program has a 12-month completion time frame to receive the incentive payment. If not completed in one year, the project will become ineligible for payment. No extensions to the deadline will be given.

- o If upon completion your project is missing something to qualify, you will have 60 days to correct items and get it inspected again.

Program Requirements and Restrictions

- o Replacing lawn with concrete or other impermeable surfaces are not eligible for payment. Areas covered with artificial turf will not be included in the incentivized project payment.
- o Completed projects may not result in areas of lawn less than 8 feet wide at their narrowest point. Lawn may not be in park strips or used as a path.
- o Lawn within the project area may not be on slopes greater than 25% or 4:1 grade. Lawn may not be in parkstrips or used as a path.
- o Lawn (overhead sprinklers) and planting beds (drip irrigation) may not be on the same irrigation valve (irrigation zone).
- o Plant coverage is required for all projects. Total relandscaped area must have at least 35% plant foliage coverage at the plant's maturity. (For example: This roughly equals 5- 3' diameter plants for every 100 square feet of project space.) Projects will also require 1 medium (25-40 ft wide) to large (25-40+ ft wide), drought tolerant shade tree be planted for every 3000 square feet of project area. (tree requirement exemptions allowed for properties with overhead powerlines and existing trees.) Trees planted in park strips must follow all city ordinances.
- o Annual flowers, other annual plants, and flower bulbs are not eligible to achieve the 35% plant coverage requirement.
- o At least 3-4 inches of mulch (such as bark, rock, or gravel), permeable to air and water, shall be used in planting beds to control weeds and improve the appearance of the landscaping.
- o Participants will be advised to not remove existing trees as part of the conversion, but doing so will not disqualify them from receiving the incentive. Trees must be planted or left in the landscape if required by the city.
- o Participant waives and releases Weber Basin Water Conservancy District and their contractors or agents from any and all claims and causes of action arising out of the installation and use of devices pursuant to this program.
- o Commercial properties that the footprint of the building(s) occupies multiple parcels will be considered one property and still subject to the maximum of \$50,000 per property.

Irrigation Requirements

- o Planting areas must be irrigated with low-volume drip systems. Drip systems must include filter and pressure regulators visible for inspection.
- o Drip emitters must be rated at 5 gallons per hour or less.
- o Micro-spray emitters and soaker hoses are not allowed.
- o Drip emitters and spray heads must be on separate zones.

Weber Basin Water Conservancy District has budget funds for this program each year. The program is based on a first-come, first-served basis and will continue until funding is gone for the current year. Funding will be monitored, and applications may be denied or put on hold if funding runs out. Any participant approved in the program will be allowed to complete the program and receive the incentive.

Institutional Properties (Government, Private, Public)

Public and private institutions that own and maintain more than five properties can qualify for the Landscape Lawn Exchange program. The same requirements for Residential and Commercial properties are applicable. In these institutional applications, BWCD will only incentivize half of the project square footage up to \$50,000 per institution per year. These entities can apply multiple years for projects.

Community Qualifications to Participate in the Program

Minimum requirements for cities to be included in the program are for the intent to promote and allow water-efficient landscaping to be done in park strips, front yards, side yards, back yards, and in commercial and institutional landscapes.

The minimum requirements that must be adopted into landscape ordinances by municipalities or counties include:

- o Areas within the public right of way between the curb and gutter and the sidewalk shall not be landscaped with lawn.
- o Lawn areas will not be allowed in areas that are less than 8 ft wide at its narrowest point.
- o Lawn areas will not exceed 35% of the front and side yard landscaped areas for single-family residential.
- o New commercial, industrial, institutional, and multi-family developments shall not have lawn areas that exceed 15% of the total landscaped area, outside of designated active recreational areas that meet District design and landscape standards.

Qualified Cities to Date:

- o Bountiful
- o Clearfield
- o Clinton
- o Farmington
- o Farr West
- o Fruit Heights
- o Kaysville
- o North Salt Lake
- o Oakley
- o Park City
- o Riverdale
- o Roy
- o South Ogden
- o Summit County (Snyderville Basin)
- o Syracuse
- o Washington Terrace
- o Weber County Unincorporated Areas (Wasatch Front)
- o West Bountiful
- o West Haven
- o Woods Cross

Other Programs:

[View Flip Your Strip Information \(FlipYourStripInfo.aspx\)](#)

Residential Smart Irrigation Controllers and Toilets

Weber Basin offers rebates to all residents living in Davis, Weber, Morgan and Summit counties. There are specific requirements for each rebate offered. Smart controller rebates are now a flat \$75.00 for the purchase of a qualified smart controller or the full cost of a controller for purchases less than \$75.00.

For toilets, if your home is older than 1994 you can qualify to receive rebate on up to two toilets with a flat rebate of

\$100.00 per toilet replaced. Newer homes do not qualify because toilets in those homes are already classified as “low flow”. The District offers these rebates through the Utah Waters Savers program.

Click [HERE \(https://www.utahwatersavers.com\)](https://www.utahwatersavers.com) to go to the application for your rebate

Commercial Smart Irrigation Controllers

For commercial, institutional, multifamily and other large properties that have many more irrigation stations than residential lots or multiple sites that need irrigation control form a central controller, Weber Basin offers incentives for smart central control systems. These are usually much more sophisticated and expensive because of the capabilities they offer. To qualify for rebates, please call the District to ensure that funding is still available. The rebate for commercial controllers is 50% of the cost of the controller up to a maximum of \$1,500 per controller.

Click [HERE \(https://lookforwatersense.epa.gov/products/\)](https://lookforwatersense.epa.gov/products/) for a list of qualifying commercial smart controllers. Click [HERE \(https://rebates.weberbasin.gov\)](https://rebates.weberbasin.gov) to go to the application for your rebate
Unsure if you qualify? Call us at 801-771-1677 to check.

Commerical, Institutional, and Multifamily Unit Toilets

If you are a facility manager and would like to replace old toilets on a larger scale for businesses, apartments, or other non-residential facilities, you may qualify for this rebate. The facility must be older than 1994 and **you must call and be pre-approved prior to the project** to ensure the project qualifies and that there are funds remailing for the program for the year. You may select any toilet as plumbing codes have changed and all new toilets are considered “low flow” or “water efficient”. Rebate in this category is \$100.00 per toilet.

Click [HERE \(/Docs/Commercial and Multifamily application 2025.pdf\)](#) to go to the application for your rebate.

Other Resources

USU: Utah Drought Resources

- **Drought** (<https://extension.usu.edu/drought/>)
- **In-Home Water Conservation** (<https://extension.usu.edu/drought/in-the-home>)
- **Landscape and Garden Water Conservation** (<https://extension.usu.edu/drought/in-the-landscape>)
- **Range and Livestock Drought Resources** (<https://extension.usu.edu/drought/on-the-farm>)
- **Crop Resources** (<https://extension.usu.edu/drought/crops>)
- **Center for Water-Efficient Landscaping** (<https://extension.usu.edu/cwel/>)

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Employment

(../PublicResources/Employment.aspx)

About US

(../AboutUs/AboutUs.aspx)

Public Notices

(../PublicResources/PublicNotices.aspx)

Privacy Policy

(../PrivacyAndTerms.aspx)



Business Hours

(../AboutUs/AboutUs.aspx)

Monday-Thursday 7:30 AM – 4:30

PM

Friday 8:00 AM – 4:30 PM

Learning Garden Hours

(../Conservation/LearningGarden.aspx)

Summer: 8:00 AM – 8:00 PM

Winter: 8:00 AM – 6:00 PM

Location:

Weber Basin
Water
Conservancy
District
2837 E Hwy 193
Layton, UT 84040



Main Office

(<https://www.google.com/maps/place/Weber+Basin+Water+Conservancy/@41.1092926,-111.912929,111.9128014>)

Find us on:



(<https://www.facebook.com/WeberBasinWater/>)



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(<https://www.instagram.com/weberbasinwater/>)

(<https://www.google.com/maps/place/Weber+Basin+Water+Conservancy/@41.1092926,-111.912929,111.9128014>)
Questions?

801-771-1677



LANDSCAPE INCENTIVE PROGRAM

Apply now through Utah Water Savers (<https://utahwatersavers.com/>).

Do not remove or kill grass prior to application approval and a site visit. Doing so will disqualify you from this incentive.

To encourage the use of water-efficient landscape principles, the state and partnering water districts are incentivizing the replacement of lawn with water-efficient landscaping.

Landscape incentives are available to those in communities that have adopted qualifying water-efficient landscape ordinances for new construction.

Learn More (<https://www.utahwatersavers.com/landscapeincentiveprogram>)

If you are looking for information on how to prepare and care for a water-efficient landscape, check out the division's new resource series (<https://conservewater.utah.gov/landscape-resources/>).

Below is a list of communities that have adopted qualifying water-efficient landscape ordinances and are eligible for incentives. Information for communities interested in adopting water-efficient landscape ordinances is available in the second tab.



Waterwise park strip.
Photo credit Jordan
Valley Water
Conservancy District.

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Eligible Locations

Landscape Ordinances

Landscape Resources

Landscape Ordinances

For a property to be eligible for participation in the Landscape Incentive Program, it must be located in a community that has adopted qualifying water-efficient landscape ordinances for all new development.

Landscape ordinance requirements vary by location. Communities within a participating water district service area should work with their water district to adopt landscape ordinances to become eligible for landscape incentives.

Partnering water districts include:

- Central Utah Water Conservancy District (<https://cuwcd.gov/about.html#gsc.tab=0>), 801-226-7100.
- Jordan Valley Water Conservancy District (<https://jvwcd.maps.arcgis.com/apps/View/index.html?appid=e9056a4f5e0548af835efbe424b06e4e>), 801-256-4400.
- Washington County Water Conservancy District (<https://www.wcwcd.gov/about-us/contact-us/>), 435-673-3617.
- Weber Basin Water Conservancy District (<https://weberbasin.gov/CustomerService/ProviderSearch>), 801-771-1677.

Communities outside of a partner water district's service area, including unincorporated areas, should work with the Division of Water Resources. These communities include any located in the following counties: Beaver, Box Elder, Cache, Carbon, Daggett, Emery, Garfield, Grand, Iron, Kane, Millard, Piute, Rich, San Juan, Sanpete, Sevier, Tooele and Wayne.

At a minimum, the following water-efficient landscape ordinances for new construction are required:

- No lawn on parking strips.

- In new development, no lawn in areas less than 8 feet in width.
- No more than 50% of front and side yard landscaped area in new residential developments is lawn. Lawn limitations do not apply to small residential lots with less than 250 square feet of landscaped area.
- In new commercial, industrial, institutional and multi-family development common-area landscapes, lawn areas shall not exceed 20% of the total landscaped area outside of active recreation areas.

If you have any questions, please contact your local water district or the division's landscape incentive coordinator at WaterRebates@utah.gov.
(<mailto:waterrebates@utah.gov>) or 801-928-4270.

[Utah.gov Home \(https://conservewater.utah.gov/\)](https://conservewater.utah.gov/) | [Utah.gov Terms of Use \(https://www.utah.gov/disclaimer.html\)](https://www.utah.gov/disclaimer.html) | [Utah.gov Privacy Policy \(https://www.utah.gov/privacypolicy.html\)](https://www.utah.gov/privacypolicy.html) | [Utah.gov Accessibility Policy \(https://www.utah.gov/accessibility.html\)](https://www.utah.gov/accessibility.html) | [Translate Utah.gov \(https://water.utah.gov/translate-utah-gov/\)](https://water.utah.gov/translate-utah-gov/)

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Effective 11/6/2025

10-20-619 Water wise landscaping -- Municipal landscaping regulations.

- (1) As used in this section:
 - (a) "Lawn or turf" means nonagricultural land planted in closely mowed, managed grasses.
 - (b) "Mulch" means material such as rock, bark, wood chips, or other materials left loose and applied to the soil.
 - (c) "Overhead spray irrigation" means above ground irrigation heads that spray water through a nozzle.
 - (d) "Private landscaping plan" means the same as that term is defined in Section 10-20-807.
 - (e)
 - (i) "Vegetative coverage" means the ground level surface area covered by the exposed leaf area of a plant or group of plants at full maturity.
 - (ii) "Vegetative coverage" does not mean the ground level surface area covered by the exposed leaf area of a tree or trees.
 - (f) "Water wise landscaping" means any or all of the following:
 - (i) installation of plant materials suited to the microclimate and soil conditions that can:
 - (A) remain healthy with minimal irrigation once established; or
 - (B) be maintained without the use of overhead spray irrigation;
 - (ii) use of water for outdoor irrigation through proper and efficient irrigation design and water application; or
 - (iii) use of other landscape design features that:
 - (A) minimize the need of the landscape for supplemental water from irrigation; or
 - (B) reduce the landscape area dedicated to lawn or turf.
- (2) A municipality may not enact or enforce an ordinance, resolution, or policy that prohibits, or has the effect of prohibiting, a property owner from incorporating water wise landscaping on the property owner's property.
- (3)
 - (a) Subject to Subsection (3)(b), Subsection (2) does not prohibit a municipality from requiring a property owner to:
 - (i) comply with a site plan review, private landscaping plan review, or other review process before installing water wise landscaping;
 - (ii) maintain plant material in a healthy condition; and
 - (iii) follow specific water wise landscaping design requirements adopted by the municipality, including a requirement that:
 - (A) restricts or clarifies the use of mulches considered detrimental to municipal operations;
 - (B) imposes minimum or maximum vegetative coverage standards; or
 - (C) restricts or prohibits the use of specific plant materials.
 - (b) A municipality may not require a property owner to install or keep in place lawn or turf in an area with a width less than eight feet.
- (4) A municipality may require a seller of a newly constructed residence to inform the first buyer of the newly constructed residence of a municipal ordinance requiring water wise landscaping.
- (5) A municipality shall report to the Division of Water Resources the existence, enactment, or modification of an ordinance, resolution, or policy that implements regional-based water use efficiency standards established by the Division of Water Resources by rule under Section 73-10-37.
- (6) A municipality may enforce a municipal landscaping ordinance in compliance with this section.

Renumbered and Amended by Chapter 15, 2025 Special Session 1

[<< Previous Section \(73-10-36\)](#)Download Options [PDF](#) | [RTF](#) | [XML](#)[Next Section \(73-10-38\) >>](#)[Index Utah Code](#)[Title 73 Water and Irrigation](#)[Chapter 10 Board of Water Resources - Division of Water Resources](#)[Section 37 State incentives to use drought resistant landscaping. \(Effective 3/14/2023\)](#)**Effective 3/14/2023****73-10-37. Incentives to use water efficient landscaping.**

(1) As used in this section:

- (a) "District" means a water conservancy district, as that term is defined in Section 73-10-32.
- (b) "Division" means the Division of Water Resources.
- (c) "Landscaping conversion incentive program" means a program administered by a district that pays an owner a financial incentive to remove lawn or turf from a project area on land owned by the owner.
- (d) (i) Except as provided in Subsection (1)(d)(ii), "lawn or turf" means nonagricultural land planted in closely mowed, managed grasses.
- (ii) "Lawn or turf" does not include a golf course, park, athletic field, or sod farm.
- (e) "Owner" means an owner of private or public land where a water end user is located.
- (f) "Program guidelines" means guidelines adopted by a district for the district's landscaping conversion incentive program.
- (g) "Project area" means the area from which lawn or turf is removed and replaced with water efficient landscaping.
- (h) "Water end user" means a person who enters into a water contract to obtain water from a retail water provider for residential, commercial, industrial, or institutional use.

(2) The division may:

- (a) award a grant under Subsection (3) to a district to fund financial incentives provided through a landscaping conversion incentive program administered by the district; and
- (b) provide an incentive under Subsection (4) to an owner to remove lawn or turf from a project area on land owned by the owner in an area without a landscaping conversion incentive program.

(3) (a) (i) A district may obtain a grant from the division to help fund a financial incentive provided to an owner through a landscaping conversion incentive program administered by the district.

(ii) Both the award and use of a grant under this Subsection (3) are subject to Subsections (3)(b), (c), and (d).

(b) To obtain a grant, a district shall:

- (i) initiate and operate a landscaping conversion incentive program;
- (ii) limit the disbursement of grant money in the district's landscaping conversion incentive program to owners that satisfy the minimum requirements of Subsection (4)(c) and:
 - (A) rules made by the division under Subsection (5)(b); or
 - (B) program guidelines approved by the division under Subsection (3)(f);
- (iii) use the grant exclusively to fund financial incentives provided to owners that remove lawn or turf from a project area in the district's landscaping conversion incentive program;
- (iv) provide an equal amount or more of matching funds for the district's landscaping conversion incentive program from sources other than the grant money the district receives under this section;
- (v) file an application with the division that:
 - (A) describes the district's landscaping conversion incentive program, including verification that the program can and shall implement the minimum requirements of Subsection (4)(c) and either rules made by the division under Subsection (5)(b) or program guidelines approved by the division under Subsection (3)(f);
 - (B) includes a copy of the program guidelines governing the district's landscaping conversion incentive program;
 - (C) if the district wants to be subject to program guidelines in lieu of division rules made under Subsection (5)(b), requests that the division approve the district's program guidelines under Subsection (3)(f); and
 - (D) provides additional information requested by the division; and
- (vi) enter into a contract with the division that requires the district to:
 - (A) verify that participants comply and landscaping conversion projects proposed, undertaken, and completed by participants under the district's landscaping conversion incentive program satisfy the requirements in this Subsection (3) and any contract before using grant money for a financial incentive;

- (B) agree not to use grant money for a financial incentive in any landscaping conversion project that fails to satisfy the requirements of this Subsection (3) and either rules made by the division or program guidelines approved by the division under Subsection (3)(f);
 - (C) submit to the division quarterly reports on funding status; and
 - (D) prepare and submit an annual accounting to the division on the use of grant money for financial incentives in the district's landscaping conversion incentive program.
- (c) (i) Upon expenditure of 70% of the grant money awarded to a district and an accounting on the use of that grant money, a district may apply for additional grant money in accordance with Subsection (3)(b).
- (ii) The division may award a district an additional grant based on:
- (A) the availability of grant money;
 - (B) the priority or importance of the grant proposal in relation to availability of grant money, the division's landscaping conversion incentive program under this Subsection (3), other landscaping conversion incentive program grant requests, and regional needs and goals;
 - (C) the effectiveness of the district's landscaping conversion incentive program in incentivizing owners to convert lawn or turf to water efficient landscaping;
 - (D) the district's previous compliance with this Subsection (3) and contract terms and conditions; and
 - (E) any matter bearing on the district's ability to responsibly handle and disperse grant money consistent with this Subsection (3) and contract terms and conditions.
- (d) A district awarded grant money under this Subsection (3) may not use grant money to pay an incentive that exceeds the maximum amounts established by the division by rule under Subsection (5)(c).
- (e) Nothing in this section prohibits a district from expending non-grant money, including matching money, under the district's landscaping conversion incentive program to:
- (i) assist an owner that does not satisfy Subsection (4)(c); or
 - (ii) provide an incentive that exceeds a maximum amount established by the division for grant money under Subsection (3)(d).
- (f) The division may approve a request from a district under Subsection (3)(b)(v)(C) to use program guidelines in lieu of rules made by the division under Subsection (5)(b) if the division determines that the district's program guidelines will:
- (i) result in at least as much water use savings as rules made under Subsection (5)(b); and
 - (ii) accomplish the same objectives as rules made under Subsection (5)(b).
- (4) (a) In an area without an existing landscaping conversion incentive program, the division may provide an incentive to an owner to remove lawn or turf from land owned by the owner and replace the lawn or turf with water efficient landscaping.
- (b) If the division provides an incentive under this Subsection (4), the division shall provide the incentive in the order that an application for the incentive is filed. The division may terminate an application if the division determines that the owner has not completed the project within 12 months of the date on which the owner files the application for the incentive.
- (c) To be eligible for an incentive under this Subsection (4):
- (i) the owner shall at the time the owner applies for the incentive:
 - (A) have living lawn or turf, as determined by the entity providing the incentive, on the land owned by the owner that the owner intends to replace with water efficient landscaping; and
 - (B) participate voluntarily in the removal of the lawn or turf in that the removal is not required by governmental code or policy;
 - (ii) the property where the project area is located, is located within:
 - (A) a municipality that implements regional-based water use efficiency standards established by the division under Subsection (5)(d); or
 - (B) an unincorporated area of a county that implements regional-based water use efficiency standards established by the division under Subsection (5)(d); and
 - (iii) the owner shall agree to:
 - (A) maintain water efficient landscaping and a drip irrigation system installed in the project area and not reinstall lawn or turf or overhead spray irrigation in the project area after receipt of a payment under this section to incentivize conversion of lawn or turf to water efficient landscaping; or
 - (B) return to the division or to a district the payments received for removal of lawn or turf from the project area.
- (d) An owner may not receive an incentive under this section if the owner has previously received an incentive under this section for the same project area.
- (e) An owner may not receive an incentive under this Subsection (4) in an amount that exceeds:
- (i) the maximum amount established by the division in rule, as provided in Subsection (5) for each square foot of lawn or turf converted to water efficient landscaping; or
 - (ii) the maximum aggregate amount established by the division in rule as provided in Subsection (5).
- (5) The division shall make rules, in accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act:
- (a) establishing the process by which:
 - (i) a district obtains a grant under Subsection (3); or
 - (ii) an owner obtains an incentive under Subsection (4);
 - (b) defining what constitutes water efficient landscaping, including what irrigation is used after conversion to water efficient landscaping;
 - (c) establishing for funding under this section, the maximum incentive from grant money allowable for each square foot of lawn or turf converted to water efficient landscaping or a maximum aggregate amount; and

- (d) establishing for purposes of this section regional-based water use efficiency standards designed to reduce water consumption and conserve culinary and secondary water supplies.
- (6) This section does not prohibit a municipality or county from adopting landscaping standards that would result in greater water efficiency than provided by division rule made under Subsection (5) if the standards do not conflict with this section or division rules.
- (7) The division shall maintain a public website that, at a minimum, provides the status of a municipal or county ordinance, resolution, or policy that implements regional-based water use efficiency standards as described in Subsection (4)(c)(ii).

Amended by Chapter 247, 2023 General Session

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STATE SENATE

350 North State, Suite 320
PO Box 145115
Salt Lake City, Utah 84114
Telephone: (801) 538-1408
<https://senate.utah.gov>

[Contact a Senator](#)

HOUSE OF REPRESENTATIVES

350 North State, Suite 350
PO Box 145030
Salt Lake City, Utah 84114
Telephone: (801) 538-1408
<https://house.utleg.gov>

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Effective 11/6/2025

10-20-807 Subdivision plat recording or development activity before required landscaping or infrastructure is completed -- Improvement completion assurance -- Improvement warranty.

- (1) As used in this section:
 - (a) "Private landscaping plan" means a proposal:
 - (i) to install landscaping on a lot owned by a private individual or entity; and
 - (ii) submitted to a municipality by the private individual or entity, or on behalf of a private individual or entity, that owns the lot.
 - (b) "Public landscaping improvement" means landscaping that an applicant is required to install to comply with published installation and inspection specifications for public improvements that:
 - (i) will be dedicated to and maintained by the municipality; or
 - (ii) are associated with and proximate to trail improvements that connect to planned or existing public infrastructure.
- (2) A land use authority shall establish objective inspection standards for acceptance of a public landscaping improvement or infrastructure improvement that the land use authority requires.
- (3)
 - (a) Except as provided in Subsection (3)(d) or (e), before an applicant conducts any development activity or records a plat, the applicant shall:
 - (i) complete any required public landscaping improvements or infrastructure improvements; or
 - (ii) post an improvement completion assurance for any required public landscaping improvements or infrastructure improvements.
 - (b) If an applicant elects to post an improvement completion assurance, the applicant shall in accordance with Subsection (5) provide completion assurance for:
 - (i) completion of 100% of the required public landscaping improvements or infrastructure improvements; or
 - (ii) if the municipality has inspected and accepted a portion of the public landscaping improvements or infrastructure improvements, 100% of the incomplete or unaccepted public landscaping improvements or infrastructure improvements.
 - (c) A municipality shall:
 - (i) establish a minimum of two acceptable forms of completion assurance;
 - (ii)
 - (A) if an applicant elects to post an improvement completion assurance, allow the applicant to post an assurance that meets the conditions of this chapter and any local ordinances; and
 - (B) if a municipality accepts cash deposits as a form of completion assurance and the applicant elects to post a cash deposit as a form of completion assurance, place the cash deposit in an interest-bearing account upon receipt and return any earned interest to the applicant with the return of the completion assurance according to the conditions of this chapter and any local ordinances;
 - (iii) establish a system for the partial release of an improvement completion assurance as portions of required public landscaping improvements or infrastructure improvements are completed and accepted in accordance with local ordinance; and
 - (iv) issue or deny a building permit in accordance with Section 10-20-1001 based on the installation of public landscaping improvements or infrastructure improvements.
 - (d) A municipality may not require an applicant to post an improvement completion assurance for:
 - (i) public landscaping improvements or an infrastructure improvement that the municipality has previously inspected and accepted;

- (ii) infrastructure improvements that are private and not essential or required to meet the building code, fire code, flood or storm water management provisions, street and access requirements, or other essential necessary public safety improvements adopted in a land use regulation;
 - (iii) in a municipality where ordinances require all infrastructure improvements within the area to be private, infrastructure improvements within a development that the municipality requires to be private;
 - (iv) landscaping improvements that are not public landscaping improvements, unless the landscaping improvements and completion assurance are required under the terms of a development agreement;
 - (v) a private landscaping plan;
 - (vi) landscaping improvements or infrastructure improvements that an applicant elects to install at the applicant's own risk:
 - (A) before the plat is recorded;
 - (B) in accordance with inspections required by the municipality for the infrastructure improvement; and
 - (C) in accordance with final civil engineering plan approval by the municipality; or
 - (vii) any individual public landscaping improvement or individual infrastructure improvement when the individual public landscaping improvement or individual infrastructure improvement is also included as part of a separate improvement completion assurance.
- (e)
- (i) A municipality may not:
 - (A) prohibit an applicant from installing a public landscaping improvement or an infrastructure improvement when the municipality has approved final civil engineering plans for the development activity or plat for which the public landscaping improvement or infrastructure improvement is required; or
 - (B) require an applicant to sign an agreement, release, or other document inconsistent with this chapter as a condition of posting an improvement completion assurance, security for an improvement warranty, or receiving a building permit.
 - (ii) Notwithstanding Subsection (3)(e)(i)(A), public infrastructure improvements and infrastructure improvements that are installed by an applicant are subject to inspection by the municipality in accordance with the municipality's adopted inspection standards.
- (f)
- (i) Each improvement completion assurance and improvement warranty posted by an applicant with a municipality shall be independent of any other improvement completion assurance or improvement warranty posted by the same applicant with the municipality.
 - (ii) Subject to Section 10-20-905, if an applicant has posted a form of security with a municipality for more than one infrastructure improvement or public landscaping improvement, the municipality may not withhold acceptance of an applicant's required subdivision improvements, public landscaping improvement, infrastructure improvements, or the performance of warranty work for the same applicant's failure to complete a separate subdivision improvement, public landscaping improvement, infrastructure improvement, or warranty work under a separate improvement completion assurance or improvement warranty.
- (4)
- (a) Except as provided in Subsection (4)(c), as a condition for increased density or other entitlement benefit not currently available under the existing zone, a municipality may require

- a completion assurance bond for landscaped amenities and common area that are dedicated to and maintained by a homeowners association.
- (b) Any agreement regarding a completion assurance bond under Subsection (4)(a) between the applicant and the municipality shall be memorialized in a development agreement.
 - (c) A municipality may not require a completion assurance bond for or dictate who installs or is responsible for the cost of the landscaping of residential lots or the equivalent open space surrounding single-family attached homes, whether platted as lots or common area.
- (5) The sum of the improvement completion assurance required under Subsections (3) and (4) may not exceed the sum of:
- (a) 100% of the estimated cost of the public landscaping improvements or infrastructure improvements, as evidenced by an engineer's estimate or licensed contractor's bid; and
 - (b) 10% of the amount of the bond to cover administrative costs incurred by the municipality to complete the improvements, if necessary.
- (6)
- (a) Upon an applicant's written request that the land use authority accept or reject the applicant's installation of required subdivision improvements or performance of warranty work as set forth in Section 10-20-905, and for the duration of each improvement warranty period, the municipality may require the applicant to:
 - (i) execute an improvement warranty for the improvement warranty period; and
 - (ii) post a cash deposit, surety bond, letter of credit, or other similar security, as required by the municipality, in the amount of up to 10% of the lesser of the:
 - (A) municipal engineer's original estimated cost of completion; or
 - (B) applicant's reasonable proven cost of completion.
 - (b) A municipality may not require the payment of the deposit of the improvement warranty assurance described in Subsection (6)(a)(i) for an infrastructure improvement or public landscaping improvement before the applicant indicates through written request that the applicant has completed the infrastructure improvement or public landscaping improvement.
- (7) When a municipality accepts an improvement completion assurance for public landscaping improvements or infrastructure improvements for a development in accordance with Subsection (3)(c)(ii), the municipality may not deny an applicant a building permit if the development meets the requirements for the issuance of a building permit under the building code and fire code.
- (8) A municipality may not require the submission of a private landscaping plan as part of an application for a building permit.
- (9) The provisions of this section do not supersede the terms of a valid development agreement, an adopted phasing plan, or the state construction code.

Renumbered and Amended by Chapter 15, 2025 Special Session 1

CENTERVILLE
CITY COUNCIL

Staff Report
4/7/2026

Item No. 4.

Title: Municipal Code Amendments - Water-Efficient Landscaping Amendments - CMC 11.02 (Parkstrip and Parkstrip Trees) - Ordinance No. 2026-06

Initiated By: Mike Eggett, Community Development Director, Brant Hanson, City Manager

Staff Representative: Lisa Romney, City Attorney, Mike Eggett, Community Development Director

SUBJECT:

Consider amendments to the Centerville Municipal Code to amend provisions of CMC 11.02 regarding lawn or turf and other prohibited materials in the parkstrip in consideration of Centerville Municipal Code text amendments in association with water-efficient landscaping practices and other associated landscaping amendments - Ordinance No. 2026-06

RECOMMENDATION:

The Planning Commission recommends approval of Ordinance 2026-06 for proposed municipal code text amendments to CMC 11.02 "Parkstrip and Parkstrip Trees" as provided in the packet, or as alternatively amended following review and discussion by the City Council.

BACKGROUND:

Starting in mid-year 2025 and throughout the remainder of 2025, the City and members of City leadership had multiple discussions with the Weber Basin Water Conservancy District regarding water conservation programs and resources available to the City and residents of the City. As a result of those meetings and other staff training, there have been internal discussions regarding a review of the landscaping and screening ordinance to better facilitate water conservation practices throughout the City and also to align with new State requirements regarding water conservation practices. Please see the attached documents for more information and background materials regarding this matter.

A first draft proposed code amendment document was first presented to the Planning Commission on October 8, 2025. Planning Commission review and discussion followed thereafter, and direction was given to City Staff to continue working on the draft documentation and to invite a representative from the Weber Basin Water Conservancy District to be in attendance at the next meeting on October 22, 2025, to answer questions and further clarify their water conservation program expectations, policies, and suggested landscaping code amendments. Representatives from the Weber Basin Water Conservancy District were contacted, and agreed to be present for the October 22, 2025, meeting to answer questions and further clarify details of their programming and suggested landscaping amendments.

The Planning Commission then discussed and reviewed this matter on October 22, 2025. During that meeting, Weber Basin Water representative Jon Parry was present to answer questions and discuss water conservation practices and State guidance with the Planning Commission. After discussion between the Commission and with Mr. Parry, the Planning Commission approved a motion to set a public hearing for the consideration of this proposed zoning code amendment language to December 10, 2025. Further, direction was given to City Staff

to work on updates to the proposed zoning code amendment language and then bring the revisions of language back for Planning Commission review during the December 10, 2025, meeting. The requested revisions and discussed proposed zoning code amendment updates were processed by City Staff and then sent over to the City Attorney for additional review.

On December 10, 2025, following a public hearing regarding proposed zoning code text amendments for landscaping and screening, the Planning Commission discussed and reviewed the updated proposed zoning code amendments in more detail and also highlighted other areas of concern within this Code section. At the conclusion of discussion of this matter, the Planning Commission tabled the requested zoning code text amendments submittal, with guidance to work with the City Attorney and Water District to further define and adjust the proposed language amendments and reviewing Planning Commission identified potential areas of further concern for review within this section of the Code.

Since that time, City Attorney Lisa Romney, reviewed all the previously provided information and completed a fully updated version of this proposed zoning code text amendment language for CZC 12.51. Additionally, she prepared the proposed amended language for CMC 11.20 as it relates to the parkstrip areas that would be impacted by potential approval of the proposed CZC 12.51 language (this is item #4 in the Council packet).

Further, given that this item had a previous public hearing on this matter, City Staff advertised this agenda action item for another public hearing (for March 11, 2026), since the proposed zoning code text amendments were substantially different than the version previously reviewed by the Planning Commission. This updated version of the proposed amendments to CZC 12.51 and CMC 11.02 has been provided to representatives of the Weber Basin Water Conservancy District, and those representatives are supportive of these proposed zoning and municipal code text amendments. City Staff also invited the representatives of the Conservancy District to attend this meeting if they have an interest in doing such, although no members of the District ended up attending the meeting.

On March 11, 2026, following a staff presentation of the zoning/municipal code text amendments and the public hearing on that date, the Planning Commission unanimously approved a favorable recommendation to the City Council for the proposed zoning/municipal code text amendments for CZC 12.51 and CMC 11.02, in support of the water conservation and water-efficiency additions to the landscaping ordinance. The minutes for the March 11, 2026, Planning Commission meeting have been included in this packet. The Planning Commission voting record is provided below:

Planning Commission Voting Record

Chair Mason Kjar - Aye

Vice-Chair LaRae Patterson - Aye

Commissioner Amanda Jorgensen - Aye

Commissioner Gary Woodward - Aye

Commissioner Paul Mendenhall - Aye

Commissioner Michael Adamson - Aye

Commissioner Layne Jenkins - Not Present

The most recent version of the proposed zoning code text amendments for CZC 12.51 have been included with action item #3 on this meeting's agenda. The most recent version of the proposed municipal code text amendment for CMC 11.02 has been included for this action item on this meeting's agenda.

POTENTIAL MOTIONS

Based on the information provided by the Planning Commission, Planning Staff, and as heard during the public hearing, the City Council may make a motion to approve this updated municipal code text amendment proposal request, approve this request with suggested amendment and/or modification, table the matter to a later date, or deny the request. With any of these decisions, appropriate findings of fact should be provided. Sample motions for the City Council's convenience are located below with some suggested findings of fact.

#1 - APPROVE

"Whereby make a motion to APPROVE Ordinance 2026-06 for Municipal Code Text Amendments to Centerville Municipal Code 11.02 regarding 'Parkstrip and Parkstrip Trees', for the amendments to

250 North Main Street Centerville, Utah 84014 801.295.3477

parkstrip areas in conjunction with water conservation amendments and other associated landscaping amendments, with the following findings for action:

- 1. The City Council finds that the proposed text amendments are consistent with the goals, objectives, and policies of the General Plan.*
- 2. The City Council finds that the proposed text amendments do not create detrimental or negative impacts on established zoning areas within the City.*
- 3. The City Council finds that the proposed text amendments are in the best interests of Centerville City.*
- 4. Therefore, the City Council GRANTS approval of this Municipal Code Amendment request.*

(Additional findings discussed and agreed upon by the City Council)”

#2 - TABLE

“I hereby make a motion to TABLE Ordinance 2026-06 for Municipal Code Text Amendments to Centerville Municipal Code 11.02 regarding ‘Parkstrip and Parkstrip Trees’, for the amendments to parkstrip areas in conjunction with water conservation amendments and other associated landscaping amendments, until such a time as _____.”

#3 – DENY

“I hereby make a motion to DENY Ordinance 2026-06 for Municipal Code Text Amendments to Centerville Municipal Code 11.02 regarding ‘Parkstrip and Parkstrip Trees’, for the amendments to parkstrip areas in conjunction with water conservation amendments and other associated landscaping amendments, with the following findings for action:

- 1. The City Council finds that the proposed text amendments are NOT consistent with the goals, objectives, and policies of the General Plan.*
- 2. The City Council finds that the proposed text amendments may have detrimental or negative impacts on established zoning areas within the City.*
- 3. The City Council finds that the proposed text amendments are NOT in the best interests of Centerville City.*
- 4. Therefore, the City Council DENIES approval of this Municipal Code Amendment request.*

(Additional findings discussed and agreed upon by the City Council)”

ATTACHMENTS:

1. Ord 2026-06 11.02.010-(water-efficient parkstrips)-amd1[20260328]
2. Pub Hear Notice - CC Landscape Conserve Amd Proposal [20260407]
3. Pub Hear Notice - PC Landscape Conserve Amd Proposal [20260311]
4. Pub Hear Notice - PC Landscape Screen Proposal [20251210]
5. 03-11-26 PC DRAFT [Final]

**CENTERVILLE CITY
ORDINANCE 2026-06**

**AN ORDINANCE AMENDING SECTION 11.02.010 OF THE CENTERVILLE
MUNICIPAL CODE REGARDING THE DEFINITION OF PARKSTRIP AND
AMENDING SECTION 11.02.020 OF THE SAME REGARDING PARKSTRIP
LANDSCAPING OR HARDESCAPING TO CORRESPOND WITH VARIOUS
AMENDMENTS TO CHAPTER 12.51 OF THE CENTERVILLE ZONING CODE
REGARDING WATER-EFFICIENT LANDSCAPING**

WHEREAS, the City Council desires to adopt amendments to Chapter 12.51 (Landscaping and Screening) of the Centerville Zoning Code regarding water-efficient landscaping; and

WHEREAS, based on the proposed amendments to Chapter 12.51 (Landscaping and Screening) of the Centerville Zoning Code, various amendments are needed to Section 11.02.010 of the Centerville Municipal Code regarding the definition of parkstrips and to Section 11.02.020 of the same regarding landscaping and hardscaping in the parkstrips; and

WHEREAS, the amendments to the Centerville Municipal Code will encourage water conservation consistent with the amendments to Chapter 12.51 (Landscaping and Screening) prohibiting lawn or turf in the parkstrips; and

WHEREAS, the City Council finds that the amendments set forth herein are in the best interest of the City and the public health, safety, and welfare by encouraging water conservation and keeping parkstrip provisions of the Centerville Municipal Code consistent with the parkstrip provisions in the Centerville Zoning Code.

NOW THEREFORE, be it ordained by the City Council of Centerville City, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “11.02.010 Parkstrip Definition” of the Centerville Municipal Code is hereby *amended* as follows:

A M E N D M E N T

11.02.010 Parkstrip Definition

For purposes of this Chapter, parkstrip shall mean the area within the public right-of-way located between the top back of ~~the curb line and to the front face, street side of~~ the sidewalk or between the top back of curb to the right-of-way when no sidewalk is present, but not including driveways, sidewalks, or trails. Note, despite the definition of parkstrip as provided herein, any portion or side of any property which does not have a sidewalk is not considered to have a parkstrip under CZC 12.51.065 which prohibits lawn and turf within parkstrips.

SECTION 2: AMENDMENT “11.02.020 Parkstrip Landscaping Or Hardscaping” of the Centerville Municipal Code is hereby *amended* as follows:

A M E N D M E N T

11.02.020 Parkstrip Landscaping Or Hardscaping

In accordance with CZC 12.51.065 (Lawn and Turf Landscaping Restrictions), lawn or turf is prohibited within any parkstrip within the City, including, but not limited to parkstrips located within any single-family residential, multifamily residential, mixed use, commercial, industrial, public facility, specialty, or overlay zone. Landscaping within the parkstrip shall comply with applicable provisions of CZC 12.51 (Landscaping and Screening). Hardscaping within the parkstrip shall comply with the provisions of this Section and applicable provisions of CZC 12.51 (Landscaping and Screening). ~~Except as otherwise provided, all parkstrips within the City shall be landscaped with grass and plantings or hardsurfaced with acceptable materials as more particularly provided herein.~~ Installation of parkstrip landscaping or hardscaping ~~in accordance with this Chapter~~ shall be the responsibility of the abutting property owner to the parkstrip. ~~If the parkstrip, or any portion of the parkstrip, is landscaped with grass or plantings, such landscaping shall comply with applicable provisions of this Chapter and CZC 12 (Zoning).~~ Except as provided in CMC 11.02.022 (Limited Concrete Walkway), if the parkstrip, or any portion of the parkstrip, is improved with hardscaping, such hardscaping shall be limited to the following acceptable materials: 1.5” to 6” diameter decorative rocks and/or loosely laid bricks, pavers, and/or or flagstones. Except as otherwise provided in CMC 11.02.022, the use of concrete, asphalt, coarse wood or synthetic products (such as bark, mulch, and wood chips), or any other materials or hardscaping is prohibited within parkstrips. The provisions of this Section shall not apply to parkstrips and properties located in the Parrish Lane Gateway Area. Parkstrips and properties located in the Parrish Lane Gateway Area shall be subject to the streetscape design standards set forth in CZC 12.63 (Parrish Lane Gateway Design Standards).

SECTION 3: REPEALER CLAUSE All ordinances, or parts thereof, in conflict with the provisions of this Ordinance are hereby repealed to the extent necessary to give this Ordinance full force and effect.

SECTION 4: SEVERABILITY CLAUSE If any section, part, or provision of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance, which shall remain in full force and effect.

SECTION 5: EFFECTIVE DATE This Ordinance shall become effective immediately upon publication or posting or 30 days after passage by the City Council, whichever comes first.

SECTION 6: PUBLICATION The City Recorder shall cause this Ordinance to be recorded in the Centerville book of ordinances and posted or published in accordance with Utah law.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY,
STATE OF UTAH, THIS 7th DAY OF APRIL, 2026.**

ATTEST:

CENTERVILLE CITY

Jennifer Robison, City Recorder

By: _____
Mayor Clark A. Wilkinson

Voting by the City Council:

	Aye	Nay	Absent	Abstain
Councilmember Bangerter	_____	_____	_____	_____
Councilmember Hayman	_____	_____	_____	_____
Councilmember Hirst	_____	_____	_____	_____
Councilmember Mecham	_____	_____	_____	_____
Councilmember Plummer	_____	_____	_____	_____

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provisions of the Utah Code § 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 as required by law.

JENNIFER ROBISON, City Recorder

DATE: _____

RECORDED this _____ day of _____, 2026.

PUBLISHED OR POSTED this _____ of _____, 2026.



April 3rd, 2026

Please see the following public hearing notices for April 7th, 2026

CENTERVILLE CITY
NOTICE OF PUBLIC HEARING – ZONING CODE TEXT AMENDMENT PROPOSAL FOR
LANDSCAPING AND SCREENING (CZC 12.51)

Notice is hereby given that the Centerville **City Council** will hold a public hearing on **Wednesday, April 7th, 2026, at 7:00pm**, or as soon thereafter as the matter can be heard, at the Centerville City Hall, 250 North Main Street, Centerville, Utah, regarding proposed **Zone Code Amendment to various sections of CZC 12.51 Landscaping and Screening, concerning proposed amendments for water conservation practices and other associated landscaping standards proposed amendments**. If you have questions regarding this matter or would like further information, please contact Centerville City Community Development, at 801.292.8232 or visit the City's website at <https://centervilleutah.gov>.

Community Development Department



February 27th, 2026

Please see the following public hearing notices for March 11th, 2026

CENTERVILLE CITY
NOTICE OF PUBLIC HEARING – ZONING CODE TEXT AMENDMENT PROPOSAL FOR
LANDSCAPING AND SCREENING (CZC 12.51) and PARKSTRIPS (CMC 11.02)

Notice is hereby given that the Centerville City **Planning Commission** will hold a public hearing on **Wednesday, March 11th, 2026, at 7:00pm**, or as soon thereafter as the matter can be heard, at the Centerville City Hall, 250 North Main Street, Centerville, Utah, regarding proposed **Zone Code Amendment to various sections of CZC 12.51 Landscaping and Screening, concerning proposed amendments for water conservation practices and other associated landscaping standards proposed amendments; and CMC 11.02 Parkstrips, regarding associated amendments to parkstrips language resulting from updated landscaping proposed amendments.** If you have questions regarding this matter or would like further information, please contact Centerville City Community Development, at 801.292.8232 or visit the City's website at <https://centervilleutah.gov>.

Community Development Department



November 26th, 2025

Please see the following public hearing notices for December 10th, 2025

CENTERVILLE CITY
NOTICE OF PUBLIC HEARING – ZONING CODE TEXT AMENDMENT PROPOSAL FOR
LANDSCAPING AND SCREENING (CZC 12.51)

Notice is hereby given that the Centerville City **Planning Commission** will hold a public hearing on **Wednesday, December 10th, 2025, at 7:00pm**, or as soon thereafter as the matter can be heard, at the Centerville City Hall, 250 North Main Street, Centerville, Utah, regarding proposed **Zone Code Amendment to various sections of CZC 12.51 Landscaping and Screening, concerning proposed amendments for water conservation practices and other associated landscaping standards proposed amendments**. If you have questions regarding this matter or would like further information, please contact Centerville City Community Development, at 801.292.8232 or visit the City's website at <https://centervilleutah.gov>.

Community Development Department

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, March 11, 2026**

3 **7:00 p.m.**

4
5 A quorum being present at City Hall, 250 North Main Street, Centerville, Utah, the meeting
6 of the Centerville City Planning Commission was called to order at 7:00 p.m.

7
8 **MEMBERS PRESENT**

9 Mason Kjar, Chair

10 Gary Woodward

11 Paul Mendenhall

12 Amanda Jorgensen

13 LaRae Patterson

14 Michael Adamson

15
16 **MEMBERS ABSENT**

17 Layne Jenkins

18
19 **STAFF PRESENT**

20 Mike Eggett, Community Development Director

21 Sydney DeWees, Planner

22 Lisa Romney, City Attorney

23
24 **VISITORS**

25 Tom Allred

26
27 **LEGISLATIVE THOUGHT/PRAYER** Commissioner Mendenhall

28
29 **PLEDGE OF ALLEGIANCE**

30
31 **PUBLIC HEARING – CONDITIONAL USE PERMIT FOR HOME OCCUPATION – 86**
32 **SOUTH FLORENTINE LANE – HOME OCCUPATION BAKERY BUSINESS (HOME**
33 **CONSUMPTION AND HOMEMADE FOOD) – STACIA LIECHTY – ADMINISTRATIVE**
34 **DECISION**

35
36 Planner Sydney DeWees presented a conditional use permit for a home occupation
37 bakery in the Florentine Villa Special District, explaining the proposal met zoning requirements
38 and all four home occupation criteria, including maintaining residential character and limiting
39 impacts. Staff recommended approval.

40
41 Commissioner Adamson raised concerns about traffic and parking, which Ms. DeWees
42 addressed by confirming coordination with the applicant and HOA to prohibit street parking.
43 Applicant Stacia Liechty explained the family-run bakery involves her children and operates with
44 minimal impact, using social media for marketing and staggered pickups or delivery to reduce
45 traffic. Commissioners confirmed no signage would be used and that the business complies with
46 the Home Consumption and Homemade Food Act.

47
48 Chair Kjar opened a public hearing for this item. No comments were made, so he closed
49 the public hearing.

50
51 City Attorney Lisa Romney suggested modifications to the standard conditions of
52 approval: changing "shall not be transferred to another similar user" to "shall not be transferred to
53 another business operator," modifying condition three to include "or conditions of approval" in
54 addition to business model changes, and changing "shall be revoked" to "may be revoked" to
55 allow for enforcement flexibility.

Commissioner Patterson **moved** to approve the Conditional Use Permit request from Stacia Liechty for a home occupation business use to operate a home-based bakery in following the Home Consumption and Homemade Food Act, as located on parcel 02-196-0032, known as 86 South Florentine Ln, for the business 'Better Together Bakery'. This home occupation use is subject to the following conditions of approval. Commissioner Jorgensen seconded the motion which passed unanimously (6-0).

Conditions of Approval:

1. This Conditional Use Permit approval shall not be transferred to another business operator unless approved by the City.
2. The business operator shall obey all applicable local, state, and federal rules and regulations concerning Conditional Use Permits.
3. Any changes to this business model or conditions of approval shall require a new review of the Conditional Use Permit by the Planning Commission.
4. Should any business operations and/or activities deviate from the conditions of approval for this home occupation, the Conditional Use Permit may be revoked per CZC 12.21.100(i).

Reasons for Action (Findings):

- a. The Planning Commission finds that the application complies with the approval standards for a Conditional Use Permit as listed under CZC 12.21.100(e).
- b. The Planning Commission finds that the application complies with the development standards for a home occupation listed under CZC 12.62.050 and the development standards for a conditional use home occupation listed under CZC 12.62.070.
- c. The Planning Commission finds that the application complies with the standards and regulations for Home Consumption and Homemade Food Act.
- d. Therefore, the Planning Commission finds that with the implementation of the conditions listed in the staff report, this application will have little to no impact on the health, safety, and general welfare of the community and should be approved."

PUBLIC HEARING – ZONING CODE AMENDMENTS – CZC 12.51 “LANDSCAPING AND SCREENING” AND CMC 11.02 “PARKSTRIPS AND PARKSTRIP TREES” – LEGISLATIVE DECISION – REGARDING WATER CONSERVATION AMENDMENTS AND OTHER ASSOCIATED AMENDMENTS

Community Development Director Mike Eggett outlined the development of the ordinance, noting it began in mid-2025 after Weber Basin Water Conservancy District indicated residents were ineligible for conservation incentives due to the city's lack of supporting regulations. He reviewed the timeline of planning commission discussions and emphasized the extensive work by City Attorney Lisa Romney in drafting the ordinance, including research into state law and water district standards. Ms. Romney described the proposal as a significant policy shift, moving from requiring lawn in park strips to prohibiting it in new development to support water conservation and qualify residents for incentive programs.

The amendments establish clear turf restrictions, including prohibiting lawn in park strips and narrow areas, limiting single-family front and side yard lawn coverage to 35%, and capping non-single family developments at 15%. They also define when properties must come into compliance and consolidate water-efficient landscaping standards into one section, incorporating Weber Basin recommendations. Commissioners praised the clarity of the draft, with minor corrections noted for numbering and typographical errors.

1 Chair Kjar opened a public hearing for this item. No comments were made, so he closed
2 the public hearing.

3
4 Ms. Romney noted that Weber Basin had reviewed the draft and received state approval,
5 confirming the amendments would qualify Centerville residents for incentive programs.

6
7 Chair Kjar **moved** to forward a positive recommendation to the City Council with staff
8 granted scrivener's authority to make non-substantive changes and incorporate the discussed
9 modifications. Commissioner Jorgensen seconded the motion which passed unanimously (6-0).

10
11 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

12
13 Community Development Director Mike Eggett reported he would attend a legislative
14 summary meeting and provide a more detailed update at the next meeting, noting this year's
15 session included limited land use changes but did address planning commission conduct outside
16 meetings. He highlighted that detached ADUs were approved for lots over 11,000 square feet,
17 requiring future code updates by November, and noted that moderate income housing reporting
18 has been temporarily paused as oversight shifts to the Governor's Office of Economic
19 Opportunity. Mr. Eggett also confirmed there were no items for the March 25th meeting and
20 requested its cancellation.

21
22 **MINUTES REVIEW AND APPROVAL**

23
24 Minutes of the February 25, 2026 Planning Commission meeting were reviewed.
25 Commissioner Mendenhall **moved** to approve the minutes with suggested amendments.
26 Commissioner Adamson seconded the motion, which passed (6-0).

27
28 **ADJOURNMENT**

29
30 At 8:24 p.m., Commissioner Jorgensen **moved** to adjourn the meeting. Commissioner
31 Woodward seconded the motion which passed unanimously (6-0).

32
33
34 _____
35 Jennifer Robison, City Recorder

Date Approved

CENTERVILLE
CITY COUNCIL

Staff Report
4/7/2026

Item No. 5.

Title: Public Hearing - Centerville Fee Schedule Amendments - Professional Services Deposits - Various Sections - Resolution No. 2026-02

Initiated By: Staff

Staff Representative: Lisa Romney, City Attorney, Nate Plaizier, Finance Director

SUBJECT:

Consider amendments to various sections of the Centerville Fee Schedule eliminating Professional Services Deposits and adding such deposit amounts to the applicable application fee - Resolution No. 2026-02.

RECOMMENDATION:

Approve Resolution No. 2026-02 amending various sections of the Centerville Fee Schedule to eliminate Professional Services Deposits and add such deposit amounts to the applicable application fee.

BACKGROUND:

The City currently charges a professional service deposit for many applications for permits and applications to reimburse the City for professional services costs, such as engineering, consulting, and legal fees, associated with any give application. The deposit is almost always used to pay for such services. However, requiring the fees as a deposit rather than just a fee creates more work for Staff to keep track of the deposit and show it as used prior to billing the application for further professional services. Staff recommends the professional services deposit be wrapped into the application fee as a reasonable cost of providing services. Resolution No. 2026-02 proposes a number of amendments to the Centerville Fee Schedule regarding this change. Staff recommends approval of the Municipal Code amendments.

ATTACHMENTS:

1. Resolution No. 2026-02 - Professional Services Deposits

**CENTERVILLE CITY
RESOLUTION 2026-02**

**A RESOLUTION AMENDING VARIOUS PROVISIONS OF THE CENTERVILLE
FEE SCHEDULE REGARDING PROFESSIONAL SERVICES DEPOSITS FOR
DEVELOPMENT APPLICATIONS OR PERMITS ELIMINATING SUCH
DEPOSIT AND ADDING THE DEPOSIT AMOUNT TO THE APPLICABLE
APPLICATION FEE**

WHEREAS, the City currently requires a deposit for professional services incurred by the City as associated with various development applications and permits; and

WHEREAS, the City Council desires to amend the Centerville Fee Schedule to eliminate the deposit for professional services and include such amount in the applicable application fee; and

WHEREAS, the City Council finds the amendments to the Centerville Fee Schedule are in the best interest of the City in order to reduce administrative costs in collecting, monitoring, and refunding the professional services deposits; and

WHEREAS, the City Council finds the amendments to the Centerville Fee Schedule are in the best interest of the City in order to assess and collect appropriate and reasonable fees for services provided by the City.

NOW THEREFORE, be it ordained by the City Council of Centerville City, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “9.010 Telecommunications Franchise Fees” of the Centerville Fee Schedule is hereby *amended* as follows:

A M E N D M E N T

9.010 Telecommunications Franchise Fees

The following franchise fees and taxes shall apply to all telecommunications franchises.

Telecommunication Franchise	Fee	Professional Services Deposit¹	When Due
Application Fee	\$750 \$500	\$250	Pay at time of Application
Franchise Renewal ¹	\$350 \$100	\$250	Pay at time of

2			Renewal Request
Franchise Amendment	\$750 \$500	\$250	Pay at time of Application
Transfer Fee	\$750 \$500	\$250	Pay at time of Transfer Request
Franchise Fee 2 3	As set forth in applicable Franchise Agreement in accordance with CMC 17.03.010		Per Franchise Agreement
Telecommunications License Tax	3.5% of gross receipts in accordance with CMC 5.08.030		Per CMC 5.08.060

- ~~1. Professional Services Fees: Applicants for any telecommunications franchise, renewal, amendment or transfer, shall be required to pay reasonable costs and expenses for professional services, such as engineering, consulting, and legal fees, incurred by the City in connection with any application, including a professional services deposit. The Professional Services Deposit will be used and applied toward such professional services costs actually incurred by the City. Applicants will be refunded any portion of the Professional Services Deposit not needed to reimburse the City for actual costs incurred and will be billed to the applicant for any additional professional services incurred by the City in excess of the Professional Services Deposit. Costs for professional services will be allocated towards the deposit and/or billed to the applicant. Applicant may be required to re-fund the Professional Services Deposit once the deposit has been fully expended. Hourly rates and a detailed description of engineering, consulting and legal services actually incurred by the City for any particular application shall be provided to the applicant upon request.~~
2. Applicants requesting a simple Franchise Renewal for extension of the term of the Franchise shall be subject to the ~~\$350~~ \$100 Franchise Renewal Fee. Any other requested changes to the City's form Franchise Agreement shall be considered a Franchise Amendment subject to the fees set forth herein for Franchise Amendments.
3. Generally, telecommunication providers will be subject to the Telecommunications License Tax as set forth herein and not a franchise fee. However, if the franchise agreement specifies a franchise fee, such fee is offset by any Telecommunications License Tax collected by the City in accordance with State law.

SECTION 2: AMENDMENT "9.020 Cable Franchise Fees" of the Centerville Fee Schedule is hereby *amended* as follows:

AMENDMENT

9.020 Cable Franchise Fees

The following franchise fees shall apply to all cable franchises.

Cable Franchise	Fee	Professional Services Deposit ¹	When Due
Application Fee	\$750 \$500	\$250	Pay at time of Application
Franchise Renewal 1 2	\$350 \$100	\$250	Pay at time of Renewal Request
Franchise Amendment	\$750 \$500	\$250	Pay at time of Application
Transfer Fee	\$750 \$500	\$250	Pay at time of Transfer Request
Cable Franchise Fee	5% of annual gross revenue in accordance with CMC 18.02.080		Per Franchise Agreement and CMC 18.02.080

- ~~1. Professional Services Fees: Applicants for any cable franchise, renewal, amendment or transfer, shall be required to pay reasonable costs and expenses for professional services, such as engineering, consulting, and legal fees, incurred by the City in connection with any application, including a professional services deposit. The Professional Services Deposit will be used and applied toward such professional services costs actually incurred by the City. Applicants will be refunded any portion of the Professional Services Deposit not needed to reimburse the City for actual costs incurred and will be billed to the applicant for any additional professional services incurred by the City in excess of the Professional Services Deposit. Costs for professional services will be allocated towards the deposit and/or billed to the applicant. Applicant may be required to re-fund the Professional Services Deposit once the deposit has been fully expended. Hourly rates and a detailed description of engineering, consulting and legal services actually incurred by the City for any particular application shall be provided to the applicant upon request.~~
2. Applicants requesting a simple Franchise Renewal for extension of the term of the Franchise shall be subject to the ~~\$350~~ \$100 Franchise Renewal Fee. Any other requested changes to the City's form Franchise Agreement shall be considered a Franchise Amendment subject to the fees set forth herein for Franchise Amendments.

SECTION 3: AMENDMENT “9.030 Other Franchise Fees” of the Centerville Fee Schedule is hereby *amended* as follows:

AMENDMENT

9.030 Other Franchise Fees

The following franchise fees shall apply to all other franchises and franchise applications not covered by the Telecommunications Franchise Fees or Cable Franchise Fees set forth herein.

Other Franchise	Fee	Professional Services Deposit ¹	When Due
Application Fee	\$750 \$500	\$250	Pay at time of Application
Franchise Renewal <u>1</u> 2	\$350 \$100	\$250	Pay at time of Renewal Request
Franchise Amendment	\$750 \$500	\$250	Pay at time of Application
Transfer Fee	\$750 \$500	\$250	Pay at time of Transfer Request
Franchise Fee	As set forth in applicable Franchise Agreement		Per Franchise Agreement

- ~~1. Professional Services Fees: Applicants for any franchise, renewal, amendment or transfer, shall be required to pay reasonable costs and expenses for professional services, such as engineering, consulting, and legal fees, incurred by the City in connection with any application, including a professional services deposit. The Professional Services Deposit will be used and applied toward such professional services costs actually incurred by the City. Applicants will be refunded any portion of the Professional Services Deposit not needed to reimburse the City for actual costs incurred and will be billed to the applicant for any additional professional services incurred by the City in excess of the Professional Services Deposit. Costs for professional services will be allocated towards the deposit and/or billed to the applicant. Applicant may be required to re-fund the Professional Services Deposit once the deposit has been fully expended. Hourly rates and a detailed description of engineering, consulting and legal services actually incurred by the City for any particular application shall be provided to the applicant upon request.~~

2. Applicants requesting a simple Franchise Renewal for extension of the term of the Franchise shall be subject to the ~~\$350~~ ~~\$100~~ Franchise Renewal Fee. Any other requested changes to the City's form Franchise Agreement shall be considered a Franchise Amendment subject to the fees set forth herein for Franchise Amendments.

SECTION 4: AMENDMENT "14.010 Municipal Code Amendments" of the Centerville Fee Schedule is hereby *amended* as follows:

AMENDMENT

14.010 Municipal Code Amendments

The following fees shall apply to Municipal Code, Subdivision, and Zoning Code amendments.

Municipal Code	Fee	Professional Services Deposit ¹	When Due
Municipal Code Amendments	\$500 \$250	\$250	Upon Application
Subdivision Ordinance Amendments	See CFS 18.080	See CFS 18.080	See CFS 18.080
Zoning Code Amendments	See CFS 20.160	See CFS 20.160	See CFS 20.160

- ~~1. Professional Services Fees: Applicants shall be required to pay the cost of required engineering, consulting, and/or legal services actually incurred by the City for applications to amend City Ordinances. The Professional Services Deposit will be used and applied toward such services costs actually incurred by the City. Applicants will be refunded any portion of the Professional Services Deposit not needed to reimburse the City for actual costs incurred and will be billed to the applicant for any additional professional services incurred by the City in excess of the Professional Services Deposit. Costs for such services will be allocated towards the deposit and/or billed to the applicant. Applicant may be required to re-fund the Professional Services Deposit once the deposit has been fully expended. Hourly rates and a detailed description of professional services actually incurred by the City shall be provided to the applicant upon request.~~

SECTION 5: AMENDMENT “17.010 Street And Excavation Permits” of the Centerville Fee Schedule is hereby *amended* as follows:

AMENDMENT

17.010 Street And Excavation Permits

The following fees shall apply for excavation permits and other street and public way permits.

Streets and Excavations	Fee	When Due
Excavation Permit	\$35 per 100 lineal feet of work (\$35 minimum)	With Application (May be billed as approved by the Public Works Director)
Hard Surfacing Inspection Deposit	\$200	Upon Issuance
Road Closure Permit	\$50	Upon Issuance
Open Cut Permit	\$50	Upon Issuance
Driveway Approach Permit	\$35	Upon Issuance
Temporary Occupancy Permit	\$50	Upon Filing
Parkstrip Tree Permit	No fee	No fee, but permit must be obtained in accordance with CMC 11.02.050
Street Sign (Purchase Cost)	Actual Cost	Prior to Building Permit or Sign Purchase Order, whichever is sooner
Street Light (Purchase Cost)	Actual Cost	Prior to Building Permit or as part of Improvements Agreement, whichever is sooner
Street Light (Connection Fee)	Actual Cost	Prior to Building Permit or when assessed by Rocky Mountain Power, whichever is sooner
Street Name Change Request		Upon submittal of request

	\$1,000 \$500 ⁺	
Address Change Request	\$600 \$100	Upon submittal of request
Street Vacation Request	\$1,000 \$500 ⁺	Upon submittal of request
Public Utility Easement Vacation Request	\$1,000 \$500 ⁺	Upon submittal of request
Municipal Easement Vacation Request	\$1,000 \$500 ⁺	Upon submittal of request
Street Encroachment License	\$1,000 \$500 ⁺	Upon submittal of request
Franchise Fees	See CFS 9 (Franchise Fees)	Upon Application
Permit Fee for work commenced without a permit	Double the original permit fee	Prior to Issuance

1. ~~Professional Services Fees. In addition to the stated application fees, street name change, street vacation, easement vacation, and encroachment licenses shall be required to submit a \$500 deposit for professional services, including engineering, consulting, and legal fees, incurred by the City for the proposed application. Applicants shall be responsible for paying actual costs incurred by the City for a particular application. The Professional Services Deposit will be used and applied toward such professional services costs actually incurred by the City. Applicants will be refunded any portion of the Professional Services Deposit not needed to reimburse the City for actual costs incurred and will be billed to the applicant for any additional professional services incurred by the City in excess of the Professional Services Deposit. Costs for professional services will be allocated towards the deposit and/or billed to the applicant. Applicant may be required to re-fund the Professional Services Deposit once the deposit has been fully expended. Hourly rates and a detailed description of engineering, consulting and legal services actually incurred by the City for any particular application shall be provided to the applicant upon request.~~

SECTION 6: **AMENDMENT** “18.010 Improvements Agreements” of the Centerville Fee Schedule is hereby *amended* as follows:

AMENDMENT

18.010 Improvements Agreements

The following fees shall apply to developments requiring an Improvements Agreements for public infrastructure or landscaping improvements.

Improvement Agreements	Fee	Professional Services Deposit	When Due
Improvements Agreement (Standard with Final Plat)	No Fee for Agreement, but Bond and Development Fees Due with Agreement	=	Prior to Recording Plat
Infrastructure Development Agreement (To Commence Work Prior to Recording Plat)	\$50 for Agreement, plus Applicable Bond and Development Fees Due with Agreement	=	Prior to Commencement of Work

SECTION 7: AMENDMENT “18.020 Minor Subdivisions” of the Centerville Fee Schedule is hereby *amended* as follows:

AMENDMENT

18.020 Minor Subdivisions

The following fees shall apply to Minor Subdivisions.

Minor Subdivisions <u>3, 4</u>	Fee	Professional Services Deposit ^{3,4}	When Due
Minor Subdivisions (Without Off-Site Improvements) ¹	\$500 \$250	\$250	Upon Application
Minor Subdivisions (With Off-Site Improvements) ²	\$900 \$400	\$500	Upon Application
Inspection Fees	2.05% of Bond (\$500 minimum)	-	Prior to Recordation
Recording Fees	See CFS 18.070	-	See CFS 18.070
	1/2 of Original		

Appeals	Application Fee	-	Upon Application
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1. Minor Subdivisions where no off-site improvements are required, such as subdivision or other public improvements within the public right-of-way.
2. Minor Subdivisions where off-site improvements are required, such as subdivision or other public improvements within the public right-of-way.
3. The Minor Subdivision shall not be recorded until the applicant has paid for all engineering and legal costs incurred by the City to that date.
4. Applicants shall be required to pay the cost of required engineering, consulting, and/or legal services actually incurred by the City for a particular subdivision, development, or development application in accordance with CFS 18.040. ~~The Professional Services Deposit will be used and applied toward such professional services costs actually incurred by the City.~~

SECTION 8: AMENDMENT “18.030 Planned Unit Developments” of the Centerville Fee Schedule is hereby *amended* as follows:

AMENDMENT

18.030 Planned Unit Developments

The following fees shall apply to planned unit developments.

Planned Unit Developments ^{1, 3, 4}	Fee	Professional Services Deposit ^{3, 4}	When Due
Conceptual Plat Application - Standard ²	\$900 \$400	\$500	Upon Application
Conceptual Plat Application - Within Hillside Overlay ²	\$2,700 \$1,200	\$1,500	Upon Application
Preliminary Plat Application ²	\$900 \$400	\$500	Upon Application
Final Plat Application	\$900 \$400	\$500	Upon Application
Inspection Fees	2.05% of Bond (\$1,800 minimum)	-	Prior to Recordation

Recording Fees	See CFS 18.070	-	See CFS 18.070
Appeals	1/2 of Original Fee (Not to Exceed \$500 \$200)	-	Upon Application

1. If more than two reviews by the Planning Commission are needed of any of the plans hereinabove set forth, an additional fee in accordance with the above schedule shall be paid for each additional review.
2. The City reserves the right to require that all of the City's engineering and/or legal services be paid in full by the applicant prior to allowing the project to move forward to the next level of review.
3. Final subdivision plat~~s~~ shall not be recorded until the applicant has paid for all engineering and legal costs incurred by the City to that date.
4. Applicants shall be required to pay the cost of required engineering, consulting, and/or legal services actually incurred by the City for a particular subdivision, development, or development application in accordance with CFS 18.040. ~~The Professional Services Deposit will be used and applied toward such professional services costs actually incurred by the City.~~

SECTION 9: AMENDMENT "18.040 Professional Services Fees" of the Centerville Fee Schedule is hereby *amended* as follows:

AMENDMENT

18.040 Professional Services Fees

Applicants shall be required to pay the cost of required engineering, consulting and/or legal services actually incurred by the City for a particular subdivision, development, or development application. ~~The applicable Professional Services Deposit will be used and applied toward such professional services costs actually incurred by the City. Applicants will be refunded any portion of the Professional Services Deposit not needed to reimburse the City for actual costs incurred and will be billed to the applicant for any additional professional services incurred by the City in excess of the Professional Services Deposit.~~ Costs for professional services will be ~~allocated towards the deposit and/or~~ billed to the applicant. ~~Applicant may be required to re-fund the Professional Services Deposit once the deposit has been fully expended.~~ Hourly rates and a detailed description of engineering and legal services actually incurred by the City for any particular subdivision, development, or development application shall be provided to the applicant upon request.

SECTION 10: **AMENDMENT** “18.050 Protection Strips” of the Centerville Fee Schedule is hereby *amended* as follows:

AMENDMENT

18.050 Protection Strips

The following fees shall apply to protection strips.

Protection Strips	Fee	Professional Services Deposit ¹	When Due
Protection Strip Application	\$1,000 \$500	\$500	Upon Application
Amendment to Protection Strip	\$500 \$250	\$250	Upon Application
Recording Fees	See CFS 18.070	-	See CFS 18.070

- Applicants shall be required to pay the cost of required engineering, consulting, and/or legal services actually incurred by the City for a particular application in accordance with CFS 18.040. ~~The Professional Services Deposit will be used and applied toward such professional services costs actually incurred by the City.~~

SECTION 11: **AMENDMENT** “18.060 Subdivisions” of the Centerville Fee Schedule is hereby *amended* as follows:

AMENDMENT

18.060 Subdivisions

The following fees shall apply to subdivisions.

Subdivisions ^{1,4}	Fee	Professional Services Deposit ⁴	When Due

Conceptual Plat Application (Standard) ²	\$900 \$400	\$500	Upon Application
Conceptual Plat Application (Within Hillside Overlay) ²	\$2,700 \$1,200	\$1,500	Upon Application
Preliminary Plat Application ²	\$900 400	\$500	Upon Application
Final Plat Application	\$900 \$400	\$500	Upon Application
Plat Amendment	\$800 \$300	\$500	Upon Application
Inspection Fees	2.05% of Bond (\$1,800 minimum)	-	Prior to Recordation
Improvements Agreement (Standard with Final Plat)	See CFS 18.010	=	See CFS 18.010
Infrastructure Development Agreement (Prior to Recording Plat)	See CFS 18.010	=	See CFS 18.010
Recording Fees ³	See CFS 18.070	-	See CFS 18.070
Appeals	1/2 of Original Application Fee (Not to Exceed \$200)	-	Upon Application

1. If more than two reviews by the Planning Commission are needed of any of the plans hereinabove set forth, an additional fee in accordance with the above schedule shall be paid for each additional review.
2. The City reserves the right to require that all of the City's engineering and/or legal services be paid in full by the applicant prior to allowing the project to move forward to the next level of review.
3. Final subdivision plats shall not be recorded until the applicant has paid for all engineering and legal costs incurred by the City to that date.
4. Applicants shall be required to pay the cost of required engineering, consulting, and/or legal services actually incurred by the City for a particular subdivision, development, or development application in accordance with CFS 18.040. ~~The Professional Services Deposit will be used and applied toward such professional services costs actually incurred by the City.~~

SECTION 12: **AMENDMENT** “18.065 Expired Subdivision Approval” of the Centerville Fee Schedule is hereby *amended* as follows:

AMENDMENT

18.065 Expired Subdivision Approval

If an applicant has previously received approval of a conceptual plan, preliminary plat, final plat, minor subdivision, plat amendment, or planned unit development plat, and such approval has expired pursuant to applicable provisions of Title 15 of the Centerville Municipal Code, the applicant may re-apply for approval of the expired subdivision plan or plat and pay a reduced expired approval application fee so long as the application for re-approval is the same as the prior approved subdivision plan or plat and the re-approval is submitted within 18 months from the date of approval of the prior approved subdivision plan or plat. The expired approval expiration fee shall be 50% of the fee required for the original application ~~and 100% of the professional services deposit required for the original application.~~ The reduced expired approval application fee set forth herein shall not create any vested rights in an expired application. Such re-approval application shall be deemed a new application for subdivision approval subject to all ordinances, standards, and regulations in place at the time the application is submitted.

SECTION 13: **AMENDMENT** “18.080 Subdivision Ordinance Amendment” of the Centerville Fee Schedule is hereby *amended* as follows:

AMENDMENT

18.080 Subdivision Ordinance Amendment

The following fees shall apply to subdivision ordinance amendments.

Subdivision Ordinance <u>1</u>	Fee	Professional Services Deposit ¹	When Due
Subdivision Ordinance Amendments	\$500 \$250	\$250	Upon Application

1. Applicants shall be required to pay the cost of required engineering, consulting, and/or legal services actually incurred by the City for applications to amend City Ordinances in accordance with CFS 18.040. ~~The Professional Services Deposit will be used and~~

~~applied toward such services costs actually incurred by the City.~~

SECTION 14: **AMENDMENT** “19.030 Flood Damage Prevention” of the Centerville Fee Schedule is hereby *amended* as follows:

AMENDMENT

19.030 Flood Damage Prevention

The following fees shall apply to Flood Damage Prevention Variance Requests.

Flood Damage Prevention ¹	Fee	Professional Services Deposit ⁺	When Due
Flood Damage Prevention Ordinance Variance Request	\$750 \$250	\$500	Upon Application

1. ~~Professional Services Fees:~~ Applicants shall be required to pay the cost of required engineering, consulting, and/or legal services actually incurred by the City for a particular application in accordance with CFS 19.040. ~~The Professional Services Deposit will be used and applied toward such professional services costs actually incurred by the City.~~

SECTION 15: **AMENDMENT** “19.040 Professional Services Fees” of the Centerville Fee Schedule is hereby *amended* as follows:

AMENDMENT

19.040 Professional Services Fees

Applicants shall be required to pay the cost of required engineering, consulting and/or legal services actually incurred by the City for a particular application. ~~The applicable Professional Services Deposit will be used and applied toward such professional services costs actually incurred by the City. Applicants will be refunded any portion of the Professional Services Deposit not needed to reimburse the City for actual costs incurred and will be billed to the applicant for any additional professional services incurred by the City in excess of the Professional Services Deposit.~~ Costs for professional services will be allocated towards the deposit and/or billed to the applicant. ~~Applicant may be required to re-fund the Professional~~

~~Services Deposit once the deposit has been fully expended.~~ Hourly rates and a detailed description of engineering and legal services actually incurred by the City for any particular subdivision, development, or development application shall be provided to the applicant upon request.

SECTION 16: **AMENDMENT** “19.060 Storm Drains And Systems” of the Centerville Fee Schedule is hereby *amended* as follows:

AMENDMENT

19.060 Storm Drains And Systems

Any person desiring to construct and/or install a public or private storm drain or storm drain system within the City shall comply with applicable requirements set forth in CMC 15.05.050, CMC 16 (Stormwater), and other applicable ordinances, and shall be subject to the following fees.

Storm Drains and Systems¹	Professional Services¹	Fees
Videotaping of Storm Drains and Systems	-	See CFS 20.150
Videotaping Re-Inspection	-	See CFS 20.150

1. ~~Professional Services Fees:~~ Applicants shall be required to pay the cost of required engineering, consulting, and/or legal services actually incurred by the City for a particular development or development application in accordance with CFS 19.040. ~~The Professional Services Deposit will be used and applied toward such professional services costs actually incurred by the City.~~

SECTION 17: **AMENDMENT** “19.070 Subsurface Drains And Systems” of the Centerville Fee Schedule is hereby *amended* as follows:

AMENDMENT

19.070 Subsurface Drains And Systems

Any person desiring to construct and/or install a public or private subsurface drain or subsurface drain system within the City shall comply with the submittal requirements set forth in CMC 9.06.050 along with the following fees.

Subsurface Drains and Systems¹	Professional Services¹	Fees
Videotaping of Subsurface Drains and Systems	-	See CFS 20.150
Videotaping Re-Inspection	-	See CFS 20.150

1. ~~Professional Services Fees:~~ Applicants shall be required to pay the cost of required engineering, consulting, and/or legal services actually incurred by the City for a particular development or development application in accordance with CFS 19.040. ~~The Professional Services Deposit will be used and applied toward such professional services costs actually incurred by the City.~~

SECTION 18: **AMENDMENT** “20.010 Annexations” of the Centerville Fee Schedule is hereby *amended* as follows:

AMENDMENT

20.010 Annexations

The following fees shall apply to applications for City annexations or City boundary adjustments.

Annexations and Boundary Adjustments¹	Fees	Professional Services¹ Deposit	When Due
Annexation	\$1,500 \$500	\$1,000	Upon Application
City Boundary Adjustment	\$1,500 \$500	\$1,000	Upon Application

1. ~~Professional Services Fees:~~ Applicants shall be required to pay the cost of required engineering, consulting and/or legal services actually incurred by the City for a particular application in accordance with CFS 20.090. ~~The Professional Services Deposit will be used and applied toward such professional services costs actually incurred by the City.~~

SECTION 19: **AMENDMENT** “20.020 Board Of Adjustment” of the Centerville Fee Schedule is hereby *amended* as follows:

AMENDMENT

20.020 Board Of Adjustment

The following fees shall apply to appeals, variances, and other petitions to the Board of Adjustment.

Board of Adjustment ¹	Fee	Professional Services Deposit ¹	When Due
Appeal	1/2 Original Application Fee	-	Upon Application
Variance	\$500 \$250	\$250	Upon Application
Nonconformity	\$500 \$250	\$250	Upon Application
All Others	\$500 \$250 + actual legal and engineering costs (no deposit required)	-	Upon Application

1. ~~Professional Services Fees:~~ Applicants shall be required to pay the cost of required engineering, consulting, and/or legal services actually incurred by the City for a particular application in accordance with CFS 20.090. ~~The Professional Services Deposit will be used and applied toward such professional services costs actually incurred by the City.~~

SECTION 20: **AMENDMENT** “20.030 Boundary Adjustments” of the Centerville Fee Schedule is hereby *amended* as follows:

AMENDMENT

20.030 Boundary Adjustments

The following fees shall apply to boundary adjustments.

Boundary	Fee —	Professional Services Deposit ¹	When Due
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Adjustments¹			
Exchange of Title	\$375 \$125	\$250	Upon Application
Lot Line Adjustment (Two Adjoining Lots)	See Plat Amendment	See Plat Amendment	See Plat Amendment
Parcel Boundary Adjustment (Two Adjoining Parcels)	Not Regulated by City	-	-
Boundary Line Agreement (Disputed Property Line)	Not Regulated by City	-	-

1. ~~Professional Services Fees:~~ Applicants shall be required to pay the cost of required engineering, consulting, and/or legal services actually incurred by the City for a particular application in accordance with CFS 20.090. ~~The Professional Services Deposit will be used and applied toward such professional services costs actually incurred by the City.~~

SECTION 21: **AMENDMENT** “20.050 Conditional Uses” of the Centerville Fee Schedule is hereby *amended* as follows:

AMENDMENT

20.050 Conditional Uses

The following fees shall apply to conditional use permits.

Conditional Uses¹	Fee	Professional Services Deposit ¹	When Due
Conditional Use Permit ²	\$300	-	Upon Application
Amendment to CUP ²	\$200	-	Upon Application

1. Professional Services Fees: Applicants shall be required to pay the cost of required engineering, consulting, and/or legal services actually incurred by the City for a

- particular application in accordance with CFS 20.090.
2. Home Occupations. See separate conditional use permit fees for Home Occupations as set forth in CFS 20.082.

SECTION 22: **AMENDMENT** “20.060 Exceptions And Waivers” of the Centerville Fee Schedule is hereby *amended* as follows:

AMENDMENT

20.060 Exceptions And Waivers

The following fees shall apply to exceptions and waivers.

Exceptions and Waivers ¹	Fee	Professional Services Deposit ¹	When Due
Special Exception (per CZC 12.21.120)	\$250	-	Upon Application
Hard Surfacing Waiver (per CZC 12.32.090)	\$125	-	Upon Application
Landscaping Waiver (per CZC 12.51.050)	\$125	-	Upon Application
Parking Modification (per CZC 12.52.110)	\$375 \$125	\$250	Upon Application

1. Professional Services Fees: Applicants shall be required to pay the cost of required engineering, consulting, and/or legal services actually incurred by the City for a particular application in accordance with CFS 20.090. ~~The Professional Services Deposit will be used and applied toward such professional services costs actually incurred by the City.~~

SECTION 23: **AMENDMENT** “20.070 Deferral Agreements” of the Centerville Fee Schedule is hereby *amended* as follows:

AMENDMENT

20.070 Deferral Agreements

The following fees shall apply to deferral agreements.

Deferral Agreements ¹	Professional Services Deposit ¹	Application Fee	When Due
Deferral Agreement	\$500 \$250	\$250	Upon Application

1. Professional Services Fees: Applicants shall be required to pay the cost of required engineering, consulting, and/or legal services actually incurred by the City for a particular application in accordance with CFS 20.090. ~~The Professional Services Deposit will be used and applied toward such professional services costs actually incurred by the City.~~

SECTION 24: **AMENDMENT** “20.080 General Plan” of the Centerville Fee Schedule is hereby *amended* as follows:

AMENDMENT

20.080 General Plan

The following fees shall apply to General Plan amendments.

General Plan ¹	Fee	Professional Services Deposit ¹	When Due
General Plan Text Amendment	\$500 \$250	\$250	Upon Application
General Plan Map Amendment	\$550 \$300	\$250	Upon Application

1. Professional Services Fees: Applicants shall be required to pay the cost of required engineering, consulting, and/or legal services actually incurred by the City for a particular application in accordance with CFS 20.090. ~~The Professional Services Deposit will be used and applied toward such professional services costs actually incurred by the City.~~

SECTION 25: **AMENDMENT** “20.082 Home Occupations” of the Centerville Fee Schedule is hereby *amended* as follows:

AMENDMENT

20.082 Home Occupations

The following fees shall apply to home occupations.

Home Occupations¹	Fee	Professional Services Deposit¹	When Due
Home Occupation Conditional Use Permit	\$150	-	Upon Application
Home Occupation Conditional Use Permit Amendment	\$100	-	Upon Application
Home Occupation Courtesy Business License	See CFS 5.010		

1. Professional Services Fees: Applicants shall be required to pay the cost of required engineering, consulting, and /or legal services actually incurred by the City for a particular application in accordance with CFS 20.090.

SECTION 26: **AMENDMENT** “20.084 Internal Accessory Dwelling Units” of the Centerville Fee Schedule is hereby *amended* as follows:

AMENDMENT

20.084 Internal Accessory Dwelling Units

The following fees shall apply to applications for Internal Accessory Dwelling Units (ADUs).

Internal ADUs¹	Fee	Professional Services Deposit¹	When Due

Internal ADUs	\$200	-	Upon Application
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¹ Professional Services Fees: Applicants shall be required to pay the cost of required engineering, consulting, and /or legal services actually incurred by the City for a particular application in accordance with CFS 20.090.

SECTION 27: **AMENDMENT** “20.090 Professional Services Fees” of the Centerville Fee Schedule is hereby *amended* as follows:

AMENDMENT

20.090 Professional Services Fees

Applicants shall be required to pay the cost of required engineering, consulting, and/or legal services actually incurred by the City for a particular zoning or development application. ~~The applicable Professional Services Deposit will be used and applied toward such professional services costs actually incurred by the City. Applicants will be refunded any portion of the Professional Services Deposit not needed to reimburse the City for actual costs incurred and will be billed to the applicant for any additional professional services incurred by the City in excess of the Professional Services Deposit. Costs for professional services will be allocated towards the deposit and/or billed to the applicant. Applicant may be required to re-fund the Professional Services Deposit once the deposit has been fully expended.~~ Hourly rates and a detailed description of engineering and legal services actually incurred by the City for any particular subdivision, development, or development application shall be provided to the applicant upon request.

SECTION 28: **AMENDMENT** “20.100 Public Improvements Agreement” of the Centerville Fee Schedule is hereby *amended* as follows:

AMENDMENT

20.100 Public Improvements Agreement

The following fees shall apply to Improvements Agreements for projects not associated with a Final Plat. If the project is associated with a Final Plat, see CFS 18.010.

Improvement Agreements	Fee	Professional Services Deposit	When Due

Improvements Agreement (Standard with Final Site Plan)	No Fee for Agreement, but Bond and Development Fees Due with Agreement	=	Prior to Final Site Plan Approval
Infrastructure Development Agreement (To Commence Work Prior to Final Site Plan Approval)	\$50 for Agreement, plus Applicable Bond and Development Fees Due with Agreement	=	Prior to Commencement of Work

SECTION 29: **AMENDMENT** “20.130 Site Plans” of the Centerville Fee Schedule is hereby *amended* as follows:

AMENDMENT

20.130 Site Plans

The following site plan fees shall apply.

Site Plans <u>3, 4, 5</u>	Fee	Professional Services Deposit <u>3, 4, 5</u>	When Due
Conceptual Site Plan - Without Off-Site Improvements ¹	\$500 \$250	\$250	Upon Application
Conceptual Site Plan - With Off-Site Improvements ²	\$750 \$250	\$500	Upon Application
Final Site Plan - Without Off-Site Improvements ¹	\$500 \$250	\$250	Upon Application
Final Site Plan - With Off-Site Improvements ²	\$750 \$250	\$500	Upon Application
Amended Site Plan			

- Without Off-Site Improvements ¹	\$500 \$250	\$250	Upon Application
Amended Site Plan - With Off-Site Improvements ²	\$750 \$250	\$500	Upon Application
Inspection Fees	2.05% of Bond (\$500 minimum)	-	Prior to Issuance of Building Permit
Appeals	1/2 of Original Application Fee	-	Upon Application

1. Site plans where no off-site improvements are required, such as subdivision or other public improvements within the public right-of-way.
2. Site plans where off-site improvements are required, such as subdivision or other public improvements within the public right-of-way.
3. The City reserves the right to require that all of the City's engineering, consulting, and/or legal services be paid in full by the applicant prior to allowing the project to move forward to the next level of review.
4. In the event unusual or exceptional inspection services are required of the City's Engineer, and/or any testing services, the City may charge a reasonable additional fee therefor; provided, however, that prior to incurring such engineering fees the City shall consult with the developer regarding the need for and amount of such additional fee.
5. ~~Professional Service Fees:~~ Applicants shall be required to pay the cost of required engineering, consulting, and/or legal services actually incurred by the City for a particular application in accordance with CFS 20.090. ~~The Professional Services Deposit will be used and applied toward such professional services costs actually incurred by the City.~~

SECTION 30: **AMENDMENT** "20.140 Temporary Use Permits" of the Centerville Fee Schedule is hereby *amended* as follows:

AMENDMENT

20.140 Temporary Use Permits

The following temporary use fees shall apply.

Temporary Uses	Fee	Professional Services Deposit	When Due
Temporary Use			

Permit	\$250	-	Upon Application
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SECTION 31: **AMENDMENT** “20.150 Videotaping Inspection Fees” of the Centerville Fee Schedule is hereby *amended* as follows:

AMENDMENT

20.150 Videotaping Inspection Fees The following videotaping inspection fees shall apply.

Videotaping Inspection	Fee	When Due
Storm Drain Facilities	\$0.75 per lineal foot (x2) (\$700 minimum) ¹	Prior to building permit
Subsurface Drain Facilities	\$0.75 per lineal foot (x2) (\$700 minimum) ¹	Prior to building permit
Re-Inspection	Same as Original Videotaping Fee	Prior to building permit

1. A minimum of \$700 shall be required for the Video Taping Inspection Fee provided herein. Sediment and water material must be vacuumed out of the system prior to request for videotaping by the City. Fees for videotaping inspections are doubled to provide for a re-inspection videotaping if improvements and facilities need to be repaired or cleaned or for re-inspection at the warranty expiration date. If a re-inspection is not required or if the re-inspection only uses a portion of the collected fees, the remaining amount will be refunded to the developer. Final approval ~~of those matters requiring a professional services deposit~~ may be conditioned upon the applicant making full payment for professional service costs incurred by the City to that date.

SECTION 32: **AMENDMENT** “20.160 Zoning Amendments” of the Centerville Fee Schedule is hereby *amended* as follows:

AMENDMENT

20.160 Zoning Amendments

The following fees shall apply to Zoning Code and Zoning Map amendments.

Zoning Code¹	Fee	Professional Services Deposit ¹	When Due
Zoning Code Amendments	\$500 \$250	\$250	Upon Application
Zoning Map Amendments	\$650 \$400	\$250	Upon Application

1. Professional Services Fees: Applicants shall be required to pay the cost of required engineering, consulting, and/or legal services actually incurred by the City for a particular application in accordance with CFS 20.090. ~~The Professional Services Deposit will be used and applied toward such professional services costs actually incurred by the City.~~

SECTION 33: **REPEALER CLAUSE** All resolutions, or parts thereof, in conflict with the provisions of this Ordinance are hereby repealed to the extent necessary to give this Ordinance full force and effect.

SECTION 34: **SEVERABILITY CLAUSE** If any section, part, or provision of this Resolution is held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution, which shall remain in full force and effect.

SECTION 35: **EFFECTIVE DATE** This Resolution shall become effective immediately upon publication or posting or 30 days after passage by the City Council, whichever comes first.

SECTION 36: **PUBLICATION** The City Recorder shall cause this Resolution to be recorded in the Centerville book of resolutions and posted or published in accordance with Utah law.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY,
STATE OF UTAH, THIS 7th DAY OF APRIL, 2026.**

ATTEST:

CENTERVILLE CITY

Jennifer Robison, City Recorder

By: _____
Mayor Clark A. Wilkinson

CERTIFICATE OF PASSAGE AND EFFECTIVE DATE

According to the provisions of the Utah Code § 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.

JENNIFER ROBISON, City Recorder

DATE: _____

EFFECTIVE DATE: _____ day of _____, 2026.

CENTERVILLE
CITY COUNCIL

Staff Report
4/7/2026

Item No. 6.

Title: Municipal Code Amendments - Professional Services Deposits - Various Sections - Ordinance No. 2026-08

Initiated By: Staff

Staff Representative: Lisa Romney, City Attorney, Nate Plaizier, Finance Director

SUBJECT:

Consider amendments to various sections of the Centerville Municipal Code eliminating Professional Services Deposits and adding such deposit amounts to the applicable application fee as set forth in the Centerville Fee Schedule - Ordinance No. 2026-08.

RECOMMENDATION:

Approve Ordinance No. 2026-08 amending various sections of the Centerville Municipal Code to eliminate Professional Services Deposits and add such deposit amounts to the applicable application fee as set forth in the Centerville Fee Schedule.

BACKGROUND:

The City recently considered amendments to the Centerville Fee Schedule to eliminate the professional services deposit and to add such amount to the application fee for various permits and applications. Four sections of the Centerville Municipal Code refer to the professional services deposit and need to be amended to eliminate such references. Staff recommends approval of Ordinance No. 2026-08 regarding these amendments.

ATTACHMENTS:

1. Ordinance No. 2026-08 - Professional Services Deposits

**CENTERVILLE CITY
ORDINANCE 2026-08**

**AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE CENTERVILLE
MUNICIPAL CODE REGARDING PROFESSIONAL SERVICES FEES AND
DEPOSITS REQUIRED FOR APPLICATIONS AND ELIMINATING A
REQUIRED PROFESSIONAL SERVICES FEES DEPOSIT**

WHEREAS, the City Council desires to make changes to the Centerville Municipal Code and Centerville Fee Schedule to eliminate the professional services fees deposit and to add such amount collected for professional services, such as engineering, legal, and consulting services, incurred by the City in association with various permits and applications; and

WHEREAS, the City Council finds the proposed changes to the Centerville Municipal Code, as provided herein, are in the best interest of the public by collecting reasonable fees for services and covering the City's actual costs for professional services.

NOW THEREFORE, be it ordained by the City Council of Centerville City, in the State of Utah, as follows:

SECTION 1: AMENDMENT “10.04.170 Deferral Of Public Improvements” of the Centerville Municipal Code is hereby *amended* as follows:

AMENDMENT

10.04.170 Deferral Of Public Improvements

- (a) Request for Deferral. In limited circumstance, upon request of the applicant, the City may defer or waive the installation of any required public improvements when deemed appropriate in accordance with the provisions of this Section. The applicant must submit a written request for deferral of public improvements with the Public Works Director. Such written request must include the following:
 - (1) Summary of the evidence in support of the request and analysis of the factors required to qualify for the deferral as set forth in Subsection (f);
 - (2) Name and address of applicant;
 - (3) Address, legal description, and parcel number of subject property;
 - (4) Aerial view of subject property and adjacent properties showing existing infrastructure; and
 - (5) Application fee ~~and professional services deposit~~ for deferral agreements as set forth in the City Fee Schedule.
- (b) Public Works Director Review. The Public Works Director shall review the request for deferral of public improvements and confer with other departments or officials as deemed necessary. The Public Works Director shall thereafter prepare a Staff Report and recommendation to the City Council regarding the request.
- (c) City Council Review. The City Council shall review and approve or deny the requested deferral of public improvements based on the factors set forth in Subsection (f).
- (d) Payment of Costs or Deferral Agreement. If the deferral is approved by the City Council, the applicant shall pay his or her share of the costs of such future

improvements according to the reasonable estimate of the City Engineer, or may enter into a Deferral Agreement satisfactory to the City assuring completion of said improvements upon the demand of the City. No permit shall be issued until the appropriate costs required herein are deposited with the City or a Deferral Agreement has been executed between the parties and recorded against the property assuring the completion of such improvements upon demand of the City.

- (e) No Temporary Certificate of Occupancy Required. No Temporary Certificate of Occupancy shall be required when the appropriate costs required herein are deposited with the City or a Deferral Agreement has been executed between the parties and recorded against the property for the deferral of specified public improvements.
- (f) Required Factors for Deferral. In order to qualify for the deferral of public improvements, the City Council must determine that there is good cause for the deferral and that the application complies with the following requirements:
 - (1) The property is a legally conforming lot or parcel as defined and regulated by the Centerville Zoning Code and applicable provisions of CMC 15 (Subdivisions);
 - (2) The lot or parcel has frontage on a public street;
 - (3) No street improvements exist on the same side of the street contiguous to the lot or parcel in one or both directions, unless otherwise approved by the City Council based on good cause, or the lot or parcel is in an area of the City specifically designated as an area where sidewalks are not required; and
 - (4) The lot or parcel is not within a recorded subdivision, unless otherwise approved by the City Council based on good cause; provided, no deferral of improvements shall be allowed as part of a new subdivision development.
- (g) Veterans and First Responder Expedited Application Procedure. A veteran or service member of the armed forces or any public safety first responder that sustains a service connected disability that requires adjustment to his or her primary residence as a result of the service connected disability, shall be eligible for an expedited review and approval process for any request for deferral application as provided herein. The veteran, service member or first responder shall provide sufficient evidence of applicable employment status, service connected disability, property ownership and primary residence status with the written request for deferral application.
 - (1) For purposes of this Section, “veteran or service member of the armed forces” shall include any veteran or service member of the United States Army, Navy, Air Force, Marine Corps, Coast Guard, or the reserve component of any such forces. For purposes of this Section, “public safety first responder” shall include any law enforcement officer or fire safety personnel of any city, county, local district, or other governmental agency.
 - (2) In order to qualify for this expedited process, the veteran, service member, or first responder applying for the deferral agreement must have sustained a service connected permanent disability. The home or residence must be in the veteran, service member or first responder’s name and must be his or her “primary residence” defined as the principal place where one actually lives.
 - (3) Any veteran or service member of the armed forces or any public safety first responder that sustains a service connected disability that requires adjustment to his or her primary residence as a result of the service connected disability, shall be eligible for an expedited review and approval process for deferral agreement applications allowing for final approval of such application by the City Manager (rather than having to go to the City Council for final approval). All other application requirements and procedures set forth in this

Section shall apply. The Public Works Director shall still conduct the applicable review of the application and provide a recommendation to the City Manager in accordance with the provisions of Subsection (b). The City Manager shall thereafter conduct the final review and approval of the application based on the factors set forth in Subsection (f) and shall be authorized to enter into the deferral agreement on behalf of the City.

- (4) Any veteran, service member, or first responder adversely affected by a final decision of the City Manager under this Subsection (g) regarding the approval or denial of a deferral agreement application may appeal such decision to the City Council by filing a written appeal to the City Recorder within 30 days from the date of the City Manager's decision. The appeal to the City Council shall be expedited to the extent feasible.

SECTION 2: **AMENDMENT** "11.01.057 Franchise Application Fees" of the Centerville Municipal Code is hereby *amended* as follows:

AMENDMENT

11.01.057 Franchise Application Fees

In order to offset the costs to the City to review any application for a franchise or other acceptable rights-of-way use or license agreement as required under CMC 11.01.055, the applicant shall be required to submit at the time of application the applicable franchise application fees as adopted by the City and set forth in the City Fee Schedule, which application fees shall be nonrefundable. An application fee shall also be paid when an amendment, renewal or transfer of such franchise is requested. The applicant shall also be required to pay reasonable costs and expenses for professional services, such as engineering and legal fees, incurred by the City in connection with any application, ~~including a professional services deposit as adopted by the City and set forth in the City Fee Schedule.~~

SECTION 3: **AMENDMENT** "17.03.010 Compensation" of the Centerville Municipal Code is hereby *amended* as follows:

AMENDMENT

17.03.010 Compensation

As fair and reasonable compensation for any Franchise granted pursuant to this Title, a Provider shall have the following obligations:

- (a) Application Fee. In order to offset the cost to the City to review an Application for a Franchise and in addition to all other fees, permits or charges, a Provider shall pay to the City, at the time of Application, a non-refundable Application fee set forth in the City Fee Schedule. The Application fee shall also be paid when an amendment, renewal or transfer of an Application is filed with the City. Applicants shall also be required to pay reasonable costs and expenses for professional services, such as

engineering and legal fees, incurred by the City in connection with any application, ~~including a professional services deposit as adopted by the City and set forth in the City Fee Schedule.~~

- (b) Franchise Fees. The Franchise fee, if any, shall be set forth in the Franchise Agreement. The obligation to pay a Franchise fee shall commence on the Completion Date. The Franchise fee is offset by any business license tax or fee enacted by the City.
- (c) Excavation Permits. The Provider shall also pay fees required for an excavation permit as provided in the Excavation Permit Ordinance set forth in CMC 11.04 (Excavation Permits).

SECTION 4: **AMENDMENT** “18.02.030 Application Fees” of the Centerville Municipal Code is hereby *amended* as follows:

AMENDMENT

18.02.030 Application Fees

Applicants shall be required to submit at the time of application for Franchise, the applicable application fees as adopted by the City and set forth in the City Fee Schedule, which application fees shall be nonrefundable. An application fee shall also be paid when an amendment, renewal or transfer of a Franchise is filed. Applicants shall also be required to pay reasonable costs and expenses for professional services, such as engineering and legal fees, incurred by the City in connection with any application, ~~including a professional services deposit as adopted by the City and set forth in the City Fee Schedule.~~ Such application fees and costs shall be limited to the reasonable cost of processing the application and shall be subject to the limitations set forth in 47 U.S.C. § 542.

SECTION 5: **REPEALER CLAUSE** All ordinances, or parts thereof, in conflict with the provisions of this Ordinance are hereby repealed to the extent necessary to give this Ordinance full force and effect.

SECTION 6: **SEVERABILITY CLAUSE** If any section, part, or provision of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance, which shall remain in full force and effect.

SECTION 7: **EFFECTIVE DATE** This Ordinance shall become effective immediately upon publication or posting or 30 days after passage by the City Council, whichever comes first.

SECTION 8: **PUBLICATION** The City Recorder shall cause this Ordinance to be recorded in the Centerville book of ordinances and posted or published in accordance with Utah law.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY,
STATE OF UTAH, THIS 7th DAY OF APRIL, 2026.**

ATTEST:

CENTERVILLE CITY

Jennifer Robison, City Recorder

By: _____
Mayor Clark A. Wilkinson

Voting by the City Council:

	Aye	Nay	Absent	Abstain
Councilmember Bangerter	_____	_____	_____	_____
Councilmember Hayman	_____	_____	_____	_____
Councilmember Hirst	_____	_____	_____	_____
Councilmember Mecham	_____	_____	_____	_____
Councilmember Plummer	_____	_____	_____	_____

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provisions of the Utah Code § 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 as required by law.

JENNIFER ROBISON, City Recorder

DATE: _____

RECORDED this _____ day of _____, 2026.

PUBLISHED OR POSTED this _____ of _____, 2026.

CENTERVILLE
CITY COUNCIL

Staff Report
4/7/2026

Item No. 7.

Title: Personnel Policies Amendments - Modification of Observation Day for Juneteenth - CPP 4.090 - Resolution No. 2026-03

Initiated By: Staff

Staff Representative: Lisa Romney, City Attorney

SUBJECT:

Personnel Policies Amendments - Observance of Juneteenth - CPP 4.090 (Holiday Schedule)

RECOMMENDATION:

Approve Resolution No. 2026-03 changing the date the Juneteenth holiday is observed by the City to coincide with the observance date of the State of Utah.

BACKGROUND:

The Utah Legislature adopted HB 309 in the 2026 legislative session changing the designated observation day for Juneteenth for the State of Utah as June 19th, unless such date falls on a Saturday, in which case the holiday will be observed on the preceding Friday, or on a Sunday, in which case the holiday will be observed on the following Monday. Staff recommends the City amend Section 4.090 of the Centerville Personnel Policies to follow the designated observation day for Juneteenth as adopted by the State of Utah.

ATTACHMENTS:

1. Resolution No. 2026-03 - Personnel Policies (Juneteenth)

**CENTERVILLE CITY
RESOLUTION 2026-03**

**A RESOLUTION OF THE CENTERVILLE CITY COUNCIL
AMENDING SECTION 4.090 OF THE CENTERVILLE PERSONNEL
POLICIES REDESIGNATING WHEN JUNETEENTH IS TO BE
RECOGNIZED IN COORDINATION WITH STATE AND FEDERAL
RECOGNITION OF THE HOLIDAY**

WHEREAS, the City Council previously amended Section 4.090 of the Centerville Personnel Policies declaring June 19th as Juneteenth National Freedom Day and designating Juneteenth National Freedom Day as a legal City holiday; and

WHEREAS, the City observation of Juneteenth National Freedom Day followed the designated observation day for the State of Utah as set forth in Utah Code § 63G-1-301, which provided that if June 19th falls on a Monday, the holiday is observed on that Monday; if June 19th falls on a Tuesday, Wednesday, Thursday, or Friday, the holiday is observed on the immediately preceding Monday; and if June 19th falls on a Saturday or Sunday, the holiday is observed on the immediately following Monday; and

WHEREAS, the Utah Legislature adopted HB 309 in the 2026 legislative session changing the designated observation day for the State of Utah as June 19th, unless such date falls on a Saturday, in which case the holiday will be observed on the preceding Friday, or on a Sunday, in which case the holiday will be observed on the following Monday; and

WHEREAS, the City Council desires to amend Section 4.090 of the Centerville Personnel Policies to follow the designated observation day for Juneteenth as adopted by the State of Utah.

NOW THEREFORE, be it resolved by the City Council of Centerville City, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “4.090 Holiday Schedule” of the Centerville Personnel Policies is hereby *amended* as follows:

A M E N D M E N T

4.090 Holiday Schedule

The following days are defined as legal holidays upon which all offices of the City shall be closed, except those offices required by law or necessity to remain open. ~~Except as otherwise provided for Juneteenth National Freedom Day, in~~ In the event the holiday falls on a Sunday, the following Monday shall be the holiday, and in the event the holiday falls on a Saturday, the preceding Friday shall be the holiday. ~~The observation of Juneteenth National Freedom Day shall follow the designated observation day for the State of Utah as set forth in Utah Code § 63G-1-301. As provided in Section 63G-1-301, if June 19th falls on a Monday, the holiday is~~

~~observed on that Monday. If June 19th falls on a Tuesday, Wednesday, Thursday, or Friday, the holiday is observed on the immediately preceding Monday. If June 19th falls on a Saturday or Sunday, the holiday is observed on the immediately following Monday.~~

- (a) New Year's Day - January 1st
- (b) Dr. Martin Luther King Jr. Day - third Monday in January
- (c) President's Day - third Monday in February
- (d) Memorial Day - last Monday in May
- (e) Juneteenth National Freedom Day - June 19th
- (f) Independence Day - July 4th
- (g) Pioneer Day - July 24th
- (h) Labor Day - first Monday in September
- (i) Columbus Day - second Monday in October
- (j) Veteran's Day - November 11th
- (k) Thanksgiving - fourth Thursday in November
- (l) Day after Thanksgiving - fourth Friday in November
- (m) Christmas Day - December 25th

SECTION 2: REPEALER CLAUSE All resolutions, or parts thereof, in conflict with the provisions of this Ordinance are hereby repealed to the extent necessary to give this Ordinance full force and effect.

SECTION 3: SEVERABILITY CLAUSE If any section, part, or provision of this Resolution is held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution, which shall remain in full force and effect.

SECTION 4: EFFECTIVE DATE This Resolution shall become effective immediately upon publication or posting or 30 days after passage by the City Council, whichever comes first.

SECTION 5: PUBLICATION The City Recorder shall cause this Resolution to be recorded in the Centerville book of resolutions and posted or published in accordance with Utah law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, THIS 7th DAY OF APRIL, 2026.

ATTEST:

CENTERVILLE CITY

Jennifer Robison, City Recorder

By: _____
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.

JENNIFER ROBISON, City Recorder

DATE: _____

EFFECTIVE DATE: _____ day of _____, 2026.

CENTERVILLE
CITY COUNCIL

Staff Report
4/7/2026

Item No. 1.

Title: Final Bond Reduction - Parrish Creek PDO Amended - Phase 1

Initiated By: Kevin Campbell, City Engineer

Staff Representative: Kevin Campbell, City Engineer

SUBJECT:

Consider Bond Reduction #2 (Final - No Warranty Required) for Parrish Creek PDO Amended - Phase 1 in the amount of \$5,000

RECOMMENDATION:

Approve Bond Reduction #2 (Final - No Warranty Required) for Parrish Creek PDO Amended - Phase 1 in the amount of \$5,000

BACKGROUND:

The attached Bond Reduction #2 (Final) is recommended for the Parrish Creek PDO Amended – Phase 1. No warranty period is required.

ATTACHMENTS:

1. Phase 1 (FINAL) - Parrish Creek PDO Amended - BR #2_03-31-2026

Page 1 of 2
Proj. # 22-122a

Recommendation for approval:

Kevin L. Campbell, P.E. 03-31-2026
City Engineer Date

CENTERVILLE CITY
IMPROVEMENTS AGREEMENT BOND REDUCTION REQUEST
No. 2 (Final)

Date: 03-31-26

Subdivision: PHASE 1 - Parrish Creek PDO Amended

Item Nos.	Description	Estimated Amount	Completed Amount	Amount Released
1	Parking Lot Entrance per ADA and City Standard	\$5,000.00	100%	\$5,000.00
2	Oil Water Separator	\$5,000.00	100%	\$5,000.00
3	Detention Facility	\$7,500.00	100%	\$7,500.00
	Total	\$17,500.00		\$17,500.00

CENTERVILLE
CITY COUNCIL

Staff Report
4/7/2026

Item No. 2.

Title: Final Bond Reduction - The Hive PUD (Pre-Plat Recording Bond)

Initiated By: Kevin Campbell, City Engineer

Staff Representative: Kevin Campbell, City Engineer

SUBJECT:

Consider Bond Reduction #3 (Final - No Warranty Required) for The Hive PUD (Pre-Plat Recording Bond) in the amount of \$38,840.00

RECOMMENDATION:

Approve Bond Reduction #3 (Final - No Warranty Required) for The Hive PUD (Pre-Plat Recording Bond) in the amount of \$38,840.00

BACKGROUND:

No Warranty is required with this bond. Sufficient contingency will be held with the Post-Plat Recording bond (2nd Bond) to cover any warranty items that may need attention.

ATTACHMENTS:

1. The Hive PUD (Pre-Plat Recording Bond) - Bond Reduction #3 (FINAL) _03-16-26

Recommendation for approval:

Kevin L. Campbell, P.E. 03-16-26
City Engineer Date

CENTERVILLE CITY
IMPROVEMENTS AGREEMENT BOND REDUCTION REQUEST
No. 3 (FINAL) Date: 03-16-26

Subdivision: The Hive PUD (Pre-Plat Recording Bond, 1st Bond)

Item Nos.	Description	Estimated Amount	Completed Amount	Amount Released
1	Street Construction	\$39,700.00	100%	\$39,700.00
2	Irrigation	\$7,200.00	100%	\$7,200.00
3	Storm Drain	\$11,500.00	100%	\$11,500.00
4	Miscellaneous	\$30,000.00	100%	\$30,000.00
5	Contingency	\$17,680.00	100%	\$17,680.00
	Total	\$106,080.00		\$106,080.00

CENTERVILLE
CITY COUNCIL

Staff Report
4/7/2026

Item No. 3.

Title: Bond Reduction - The Hive PUD (Post-Plat Recording Bond)

Initiated By: Kevin Campbell, City Engineer

Staff Representative: Kevin Campbell, City Engineer

SUBJECT:

Consider Bond Reduction #3 and Start of Warranty for The Hive PUD (Post-Plat Recording Bond) in the amount of \$20,095.00

RECOMMENDATION:

Consider Bond Reduction #3 and Start of Warranty for The Hive PUD (Post-Plat Recording Bond) in the amount of \$20,095.00

BACKGROUND:

The attached Bond Reduction #3 (Begin Warranty) Bond Reduction is recommended for The Hive PUD (Post-Plat Recording Bond – 2nd Bond).

ATTACHMENTS:

1. The Hive PUD (Post-Plat Recording Bond) - Bond Reduction #3 (Begin Warranty) _03-16-26

Recommendation for approval:

Kevin L. Campbell, P.E. 03-16-26
City Engineer Date

CENTERVILLE CITY
IMPROVEMENTS AGREEMENT BOND REDUCTION REQUEST
No. 3 (Begin Warranty) Date: 03-16-26

Subdivision: The Hive PUD (Post-Plat Recording Bond)

Item Nos.	Description	Estimated Amount	Completed Amount	Amount Released
1	Street Construction	\$200,950.00	100%	\$200,950.00
2	Storm Drain	\$10,000.00	100%	\$10,000.00
3	Contingency	\$42,190.00	50%	\$21,095.00
	Total	\$253,140.00		\$232,045.00

Slurry Seal required during Warranty Period

CENTERVILLE
CITY COUNCIL

Staff Report
4/7/2026

Item No. 4.

Title: Bond Reduction - Hinds Minor Subdivision

Initiated By: Kevin Campbell, City Engineer

Staff Representative: Kevin Campbell, City Engineer

SUBJECT:

Consider Bond Reduction #1 and Start of Warranty for Hinds Minor Subdivision in the amount of \$24,750.00

RECOMMENDATION:

Approve Bond Reduction #1 and Start of Warranty for Hinds Minor Subdivision in the amount of \$24,750.00

BACKGROUND:

ATTACHMENTS:

1. Hinds Minor Subd - BR #1 (Begin Warranty)_03-31-2026

CENTERVILLE CITY
IMPROVEMENTS AGREEMENT BOND REDUCTION REQUEST

No. 1 (Begin Warranty)

Page 1 of 2
Proj. # 24-143

Subdivision or Developer Name: Hinds Minor Subdivision

Sub-divider or Developer: Ashlee and Tyler Hinds

Address: 586 South 400 East Centerville, UT. 84014

Phone: _____

Bonding Entity: Cash Bond

DESCRIPTION OF SUBDIVISION OR DEVELOPMENT IMPROVEMENTS AND
PERCENTAGE OF COMPLETION:

See attached sheet

Original Amount of Bond \$ 27,000.00

Present Amount of Bond \$ 27,000.00

Amount of Bond Release Requested \$ 24,750.00

Remaining Bond Amount \$ 2,250.00

SUBDIVIDER'S OR DEVELOPER'S CERTIFICATION:

All work described above has been completed in accordance with Centerville City Ordinances, Subdivision Standards and Specifications and the Improvements Agreement entered into with the City for the above-described project.

Sub-divider or Developer Date

Receipt of request by City: _____
Received by Date

Release of the sum of \$ 24,750.00 , is hereby authorized.

Recommendation for approval:

Kevin L. Campbell, P.E. 03-31-2026
City Engineer Date

CENTERVILLE CITY
IMPROVEMENTS AGREEMENT BOND REDUCTION REQUEST
No. 1 (Begin Warranty)

Date: 03-31-26

Subdivision: Hinds Minor Subdivision

Item Nos.	Description	Estimated Amount	Completed Amount	Amount Released
1	Sewer, Culinary Water, & Irrigation laterals	\$15,500.00	100%	\$15,500.00
2	Curb gutter, sidewalk, asphalt patch	\$7,000.00	100%	\$7,000.00
3	Contingency	\$4,500.00	50%	\$2,250.00
	Total	\$27,000.00		\$24,750.00

CENTERVILLE
CITY COUNCIL

Staff Report
4/7/2026

Item No. 1.

Title: Minutes Review and Approval

Initiated By:

Staff Representative:

SUBJECT:

March 3, 2026 Work Session Minutes
March 3, 2026 City Council Minutes
March 18, 2026 Budget Retreat Minutes
March 19, 2026 Budget Retreat Minutes
March 24, 2026 Special City Council Minutes

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 03-03-26 WS DRAFT
2. 03-03-2026 CC DRAFT
3. 03-18-2026 budget retreat draft
4. 03-19-2026 budget retreat draft
5. 03-24-2026 Special CC DRAFT

Minutes of the Centerville **City Council Work Session** held Tuesday, March 3, 2026 at 6:00 pm, with participants present at City Hall, 250 North Main Street.

MEMBERS PRESENT

Mayor Clark Wilkinson

Council Members Robyn Mecham
Brian Plummer
Gina Hirst
Rick Bangerter
Cheylynn Hayman

STAFF PRESENT

Brant Hanson, City Manager
Lisa Romney, City Attorney
Jennifer Robison, City Recorder
Nate Plaizier, Finance Director
Bryce King, Administrative Services Director
Mike Carlson, Public Works Director
Mike Eggett, Community Development Director
Dave Walker, Deputy Public Works Director
Sydney DeWees, Planner
Will Barnes, Centerville Police Department
Haley Turner, Community Services Manager
Kevin Campbell, City Engineer

VISITORS

Chris Hupp, Psomas
Interested citizens

DISCUSSION – GENERAL PLAN COMPREHENSIVE UPDATE

Community Development Director Mike Eggett provided background on the planning process, noting that extensive documentation had already been shared with the Council outlining surveys, public engagement, and open house events. He summarized the Planning Commission's review, explaining that public hearings were held and continued across several meetings to allow additional written comments. After reviewing all input, the Planning Commission voted 4–1 to recommend the General Plan to the City Council, identifying eight topics for the Council to further study and evaluate during its review.

Chris Hupp from Psomas presented an overview of the General Plan process and key findings. He explained that the plan's vision and goals were shaped by extensive public engagement, including a survey mailed to all residents and community events. The top priorities identified by residents included maintaining Centerville's culture and quality of life, preserving the hillside from development, improving parks and open space, beautifying Main Street, and creating a cohesive vision for the west side of the city. Additional themes included active transportation, housing options for multiple generations, improved dining opportunities, strategic redevelopment, and water conservation.

The General Plan includes seven elements: land use, transportation, and housing, which are required by state law, along with open space and recreation, public facilities, conservation

1 and preservation, and economic development. Mr. Hupp explained that the future land use map
2 proposes relatively few changes overall, with most occurring on the west side while the east side
3 remains largely designated for detached residential development to preserve neighborhood
4 character. The plan also identifies three potential town centers: the existing civic center and Main
5 Street area, the Centerpoint/Parrish Lane commercial entertainment district, and a proposed
6 mixed-use center on the west side that could eventually include a FrontRunner station.
7

8 Mr. Hupp also reviewed topics such as housing diversity, transportation improvements,
9 active transportation connections, and public facility needs. The analysis identified gaps in park
10 access on the west side, potential locations for new recreation facilities, and the city's critically
11 limited cemetery capacity. Economic development data showed the city performs well in retail but
12 has opportunities to expand food, lodging, and entertainment options.
13

14 The Mayor concluded by noting that a public hearing would occur during the regular
15 council meeting, where Mr. Hupp would provide a brief overview, and that the Council would
16 continue discussing the General Plan in future meetings.
17

18 **ADJOURNMENT**
19

20 At 6:53 pm, Councilmember Hirst **moved** to adjourn the work session which passed by a
21 unanimous vote (5-0).
22
23
24

25 _____
Jennifer Robison, City Recorder

Date Approved

Minutes of the Centerville **City Council** meeting held Tuesday, March 3, 2026, at 7:00 p.m. with participants present at Centerville City Hall, 250 North Main Street.

MEMBERS PRESENT

Mayor Clark Wilkinson

Council Members Robyn Mecham
Brian Plummer
Gina Hirst
Rick Bangerter
Cheylynn Hayman

STAFF PRESENT

Brant Hanson, City Manager
Lisa Romney, City Attorney
Jennifer Robison, City Recorder
Nate Plaizier, Finance Director
Bryce King, Administrative Services Director
Mike Carlson, Public Works Director
Mike Eggett, Community Development Director
Dave Walker, Deputy Public Works Director
Sydney DeWees, Planner
Will Barnes, Centerville Police Department
Haley Turner, Community Services Manager
Kevin Campbell, City Engineer

VISITORS

Jenny Nelson, Ute Conference
Stefani Jensen, Ute Conference
Chris Hupp, Psomas
Interested citizens

PRAYER OR THOUGHT

Councilmember Cheylynn Hayman

PLEDGE OF ALLEGIANCE

OPEN SESSION

Larry Smith, Centerville resident, commented on his historical involvement with establishing open sessions in city and school district meetings. He complimented the new city websites mobile functionality, but noted sound system issues in the council chambers, and difficulty printing large PDF documents. Councilmember Rick Bangerter acknowledged the recent loss of Mr. Smith's wife Kim, highlighting the respectful service of emergency responders, which Mr. Smith deeply appreciated.

PUBLIC HEARING – CONCESSIONAIRE AGREEMENT AND FEE WAIVER – UTE CONFERENCE INCORPORATED – COMMUNITY PARK CONCESSION FACILITIES

Community Services Manager Haley Turner, presented an agreement allowing Ute Conference Football to operate concessions during the spring baseball season. Representatives Jenny Nelson and Steph Jensen reported that the program successfully raised funds to cover football registration fees for several players, fully covering costs for nine participants and partially assisting others. They explained that the program employs parents and

1 older players, creating a work-based fundraising opportunity that promotes community
2 involvement while helping families afford participation.

3
4 Councilmember Robyn Mecham praised the program and noted positive community
5 feedback about having concessions available at the park. City Attorney Lisa Romney explained
6 the legal requirements for waiving the concession fee under Utah Code 10-8-2, noting that while
7 a \$1 fee was charged last year, the group was requesting a full waiver this year and that a
8 public hearing would be required. She added that the arrangement provides benefits to both the
9 city and the community.

10
11 Mayor Wilkinson opened a public hearing for this item. No comments were made, so he
12 closed the public hearing.

13
14 Councilmember Hirst **moved** to approve Concessionaire Agreement with Ute
15 Conference Incorporated for use of the concession facilities at Community Park for the Spring
16 2026 Baseball Season for purposes of raising funds for the Viewmont Little League Football
17 Program and approve the fee waiver after the successful completion of a public hearing
18 pursuant to Utah Code 10-8-2. Councilmember Mecham seconded the motion which passed
19 unanimously (5-0).

20
21 **PUBLIC HEARING – GENERAL PLAN – COMPREHENSIVE UPDATE**

22
23 Community Development Director Mike Eggett provided an overview of Centerville's
24 general plan process, which began in June 2024 with consultant Chris Hupp from Psomas. The
25 process included multiple public engagement opportunities, such as an open house in January
26 2025 and a mailed survey in April that generated 419 responses. The Planning Commission
27 reviewed the draft through multiple meetings in October, November, and December 2025,
28 ultimately recommending approval with eight items identified for further evaluation.

29
30 Psomas representative Chris Hupp presented the plan's key components, emphasizing
31 that the vision and goals were derived directly from public feedback. The top resident priorities
32 included maintaining Centerville's culture and quality of life, preserving the hillside for open space,
33 improving and maintaining city parks, enhancing Main Street's aesthetics, and creating a
34 comprehensive plan for west-side development. The plan is organized into seven elements: land
35 use, transportation, and housing (state-mandated), as well as open space and recreation, public
36 facilities, conservation and preservation, and economic development, reflecting community
37 priorities and city needs.

38
39 Council members engaged in detailed discussion about several aspects of the plan.
40 Councilmember Hirst asked about referencing other master plans within the general plan, water
41 supply planning, and the statistical validity of survey responses compared to similar municipalities.
42 Councilmember Mecham raised questions about moderate income housing strategies,
43 specifically the inclusion of the First Home Investment Zones (FHIZ) program, and Mr. Hupp
44 clarified that cities may select among five strategies and that FHIZ could be replaced if desired.
45 Councilmember Bangerter expressed concern about balancing density and development with
46 small-town character, noting that density-related terms appeared more frequently in the plan than
47 references to small-town character. Mr. Hupp explained that density mentions primarily appear in
48 state-mandated housing sections, and that the plan's vision prioritizes maintaining city character.

49
50 Further discussion addressed practical implementation and policy considerations.
51 Councilmember Plummer asked about the editability of the final plan and potential impacts of
52 west-side development on the city's political demographics. Mr. Hupp responded that all source
53 files would be provided, and demographic shifts would likely be minimal. Councilmember Hayman

1 inquired whether political considerations should influence planning decisions, and Mr. Hupp
2 emphasized that planning decisions are based on community needs and state requirements, not
3 political factors, highlighting the importance of providing housing options for young families and
4 residents at all stages of life. The discussion set the stage for further Council review, with public
5 hearings and detailed deliberation expected before final adoption.
6

7 Mayor Wilkinson opened a public hearing for this item.
8

9 Dave Layton, Centerville resident, urged thorough review of citizen comments and praised
10 Planning Commissioner LaRae Patterson for ensuring public input was considered. He expressed
11 acceptance of children potentially living outside Centerville rather than forcing development to
12 accommodate them locally.
13

14 Brita Johnson, Centerville resident, shared that she is supportive of townhomes and the
15 community that they build. She emphasized that growth is inevitable and must be managed
16 responsibly to avoid haphazard development.
17

18 Tyson Creamer, Centerville resident, shared his support of the plan and emphasized that
19 communities that fail to evolve and adapt often suffer decline. He stressed the importance of
20 maintaining Centerville as a vibrant living community.
21

22 Nancy Smith, Centerville resident, provided detailed technical feedback about
23 inconsistencies in the document, including issues with Community Development Area (CDA)
24 references, missing base zone information, and the exclusion of Main Street from reinvestment
25 areas despite being identified as a priority for revitalization. She urged the council to carefully
26 review the documents she submitted with her complete edits and comments.
27

28 Andrea Richmond, Centerville resident, supported Nancy Smith's detailed analysis and
29 urged quality in both planning and construction standards, citing issues with Brighton Homes
30 development in her neighborhood.
31

32 Brian Richmond, Centerville resident, raised concerns about cemetery capacity, noting
33 the city's current cemetery is full and additional land is needed.
34

35 Dennis Davis, Centerville resident, inquired about state authority over local zoning
36 decisions. Mayor Wilkinson confirmed that while cities currently retain zoning authority, the state
37 continues to apply pressure through legislation.
38

39 Dallas Johnson, Centerville resident, supported balanced, thoughtful development. He
40 emphasized the value of providing housing choices for different life stages and highlighted
41 successful higher-density developments like Brighton Homes and Shaela Park that have brought
42 quality families to the community, stating that diversity makes the city stronger.
43

44 Cami Layton, Centerville resident, suggested focusing on smaller homes rather than
45 apartments and townhomes, citing Governor Cox's recent emphasis on smaller single-family
46 housing as a better transition solution. She advocated for more industrial and business
47 development on the west side.
48

49 Larry Smith, Centerville resident, provided extensive comments calling for additional
50 review of the plan to ensure it achieves the "quaint and charming" character outlined in the goals.
51 He emphasized that such character requires significant work and careful planning, particularly for
52 features like walking paths and mountain bike trails. He criticized the high cost of recent

1 developments like The Hive and questioned whether high-density housing truly serves
2 affordability goals.

3
4 Becki Wright, Centerville resident, strongly supported adopting a general plan,
5 emphasizing that without updated planning documents, the city lacks proper guidance for
6 development decisions. She cautioned against viewing all state requirements negatively and
7 urged recognition that planning is essential for responsible growth management.

8
9 Mayor Wilkinson closed the public hearing.

10
11 Staff responded to questions and comments brought up in the public hearing. Mr. Eggett
12 clarified the different types of redevelopment areas (CDA, RDA, CRA) and their historical
13 evolution under changing state legislation. He also discussed implementation challenges for the
14 South Davis Greenway trail project and addressed cemetery location studies. Mr. Hupp
15 responded to concerns about density references, explaining that most appear in state-mandated
16 sections. He clarified that the land use approach provides more flexibility than traditional zoning
17 maps and addressed various housing strategies available to the city.

18
19 This item concluded with no action taken, but with the intention to continue General Plan
20 discussions in future work sessions and City Council meetings.

21
22 **PUBLIC HEARING – MUNICIPAL CODE AMENDMENTS – ADOPTION OF THE**
23 **WILDLAND URBAN INTERFACE CODE AND CENTERVILLE WILDLAND URBAN**
24 **INTERFACE MAP**

25
26 City Attorney Lisa Romney presented the ordinance with a note of solemn respect for the
27 late Fire Chief Stewart, who had been instrumental in the city's wildfire preparedness efforts. She
28 explained that state law requires cities to adopt the 2006 Utah Wildland Urban Interface Code
29 and establish wildland urban interface (WUI) maps to remain eligible for state fire assistance. The
30 ordinance proposes using the state's smooth structure exposure score map to include all
31 properties rated 5 or higher, with minor amendments to ensure correct state terminology is
32 referenced.

33
34 City Manager Brant Hanson emphasized the importance of timely adoption, noting that
35 without the ordinance, the city would be fully responsible for firefighting costs for hillside fires, with
36 no state support. Council discussion focused on implementation and resident impact.
37 Councilmember Hirst suggested that areas previously evacuated, such as Worsley Lane/540
38 North, might need inclusion even if they fall below the state's threshold. Councilmember Plummer
39 raised concerns about potential insurance increases, new building requirements, and the
40 adequacy of public notice. Ms. Romney acknowledged these impacts but stressed that the code
41 promotes critical fire-prevention measures, including proper venting, defensible space, and tree
42 management, ultimately enhancing community safety.

43
44 Mayor Wilkinson opened a public hearing for this item. No comments were made, so he
45 closed the public hearing.

46
47 Councilmember Hayman **moved** Adopt Ordinance No. 2026-03 amending the Centerville
48 Municipal Code to adopt the 2006 Utah Wildland Urban Interface Code and the Centerville
49 Wildland Urban Interface Map as required by State law with two changes to Section 10.03.126 as
50 referenced by staff. Councilmember Hirst seconded the motion which passed unanimously (5-0).

51
52 **ARBOR DAY PROCLAMATION**

1 City Recorder Jennifer Robison explained the proclamation declaring March 28, 2026 as
2 Arbor Day for Centerville, as required for Tree City USA certification. The date was selected to
3 coordinate with Tree Utah's availability and the city's planned tree celebration activities.
4

5 Councilmember Hayman **moved** to Approve Proclamation 2026-01 declaring March 28,
6 2026 as Arbor Day. Councilmember Plummer seconded the motion which passed unanimously
7 (5-0).
8

9 **SUMMARY ACTION**

10
11 Bid Award – Porter Lane Estates Subdivision Culinary Waterline to PNL Construction in
12 the amount of \$78,996.50
13

14 Councilmember Hirst **moved** to approve the bid award for Porter Lane Estates Subdivision
15 Culinary Waterline to PNL Construction in the amount of \$78,996.50. Councilmember Mecham
16 seconded the motion which passed unanimously (5-0).
17

18 **MINUTES**

19
20 Minutes from the February 17, 2026 City Council and Closed Session meetings were
21 reviewed. Councilmember Hirst **moved** to approve both sets of minutes. Councilmember Mecham
22 seconded the motion which passed unanimously (5-0).
23

24 **FINANCIAL REPORT**

25
26 A financial report for the month of January 2026 was provided with the agenda for review.
27

28 **COUNCIL REPORT**

- 29
30 • Councilmember Mecham reported that UTOPIA operations remain stable despite
31 competition from Quantum/AT&T fiber.
32 • Councilmember Mecham highlighted Whitaker Museum activities for Women's History
33 Month, including a free event on March 14, and noted the museum's regular hours:
34 Tuesdays 10 AM–6 PM and Thursdays 5 PM–8 PM.
35 • Councilmember Bangerter inquired about cybersecurity threats to city water systems;
36 Public Works Director Mike Carlson confirmed independent servers, Homeland Security-
37 recommended protections, locked reservoir hatches, and alarm systems are in place.
38

39 **MAYOR REPORT**

- 40
41 • Mayor Wilkinson reported on America 250 planning, noting coordination with
42 Councilmember Hirst and committee chairs developing themed activities and Parks and
43 Recreation planning movie nights and other commemorative events.
44 • Mayor Wilkinson highlighted engagement with the business community, attending a ribbon
45 cutting for the new Coldwell Banker office organized by the Lakeview Business
46 Association.
47 • Mayor Wilkinson reported that Jeff Larson was appointed interim fire chief following Chief
48 Stewart's passing, with the fire board to determine long-term leadership plans.
49 • Mayor Wilkinson invited Bryce King to share updates on Fourth of July preparations,
50 including a children's parade, movie in the park, pickleball tournaments, a children's
51 market, and successful selection of battle of the bands performers despite increased stage
52 costs.
53

1 **CITY MANAGER REPORT**
2

- 3 • City Manager Brant Hanson shared personal reflections on Chief Stewart, recalling their
4 final conversation about purpose-driven leadership and his philosophy for continuous
5 improvement in serving the community.
6

7 **ADJOURNMENT**
8

9 At 10:36 pm, Councilmember Hirst **moved** to adjourn the meeting, which passed by
10 unanimous vote (5-0).
11

12
13
14 _____
Jennifer Robison, City Recorder

Date Approved

Minutes of the Centerville **City Council Special Budget Meeting** held Wednesday, March 18, 2026 at 5:30 p.m. with participants present at Centerville City Hall, 250 North Main Street.

MEMBERS PRESENT

Mayor Clark Wilkinson

Council Members
Cheylynn Hayman
Gina Hirst
Robyn Mecham
Brian Plummer
Spencer Summerhays

STAFF PRESENT

Brant Hanson, City Manager
Lisa Romney, City Attorney
Jennifer Robison, City Recorder
Nate Plaizier, Finance Director
Bryce King, Administrative Services Director
Bruce Cox, Parks and Recreation Director
Mike Carlson, Public Works Director
Mike Eggett, Community Development Director
Dave Walker, Deputy Public Works Director
Haley Turner, Community Services Manager
Allen Ackerson, Chief of Police
Lt. Will Barnes, Centerville Police Department

FY2027 TENTATIVE BUDGET REVIEW AND DISCUSSION

Budget Overview

City Manager Brant Hanson opened the budget overview by praising department heads for what he described as their strongest effort yet, highlighting careful cost analysis and targeted reductions. He presented a balanced budget that includes approximately \$1.2 million from Fund 47 for one-time capital expenses, slightly higher than the prior year. Key elements include a request for an additional police officer and an increased assessment to South Davis Fire, both of which would require a modest property tax increase. Mr. Hanson also noted the city is, for the first time, incorporating a 3% inflationary adjustment into both the budget and property tax to address rising costs amid relatively flat revenues.

Finance Director Nate Plaizier outlined the budget timeline and legal requirements, explaining that the tentative budget must be adopted in early May, followed by a public hearing and one-month review period, with final adoption typically occurring in mid-to-late June after final tax data is received. He also noted that the proposed tax increase would require a separate truth-in-taxation hearing before September 1. Mr. Plaizier reviewed the structure of the budget materials and highlighted several planning assumptions, including estimated increases for medical insurance (10%) and liability coverage (5%), as well as indicators for new or revised budget items.

General Fund Revenues

Finance Director Nate Plaizier provided a detailed overview of the city's general fund revenues, explaining that the primary sources are taxes—particularly property, sales, and franchise taxes—with property tax being the only revenue stream the city can directly control. Mr.

1 Plaizier noted that property tax revenue is projected to increase to about \$2.7 million, while sales
2 tax is expected to rise modestly to \$5.6 million based on conservative estimates, despite current
3 collections trending slightly higher. Court revenues have stabilized and are projected at \$375,000,
4 essentially covering court expenditures, while banking and investment interest is expected to
5 decline by \$50,000 due to falling interest rates. Mr. Plaizier also explained that administrative
6 service fees charged to enterprise funds represent another key revenue source, fluctuating based
7 on overall general fund activity.
8

9 Mr. Plaizier explained Utah's property tax system as a "teeter-totter," where rising property
10 values lower tax rates unless a city adopts a truth-in-taxation increase. He noted the city's heavy
11 reliance on sales tax (57% of revenue versus 25% from property tax), which creates challenges
12 as growth slows and costs rise. The proposed 15% property tax increase would fund a new police
13 officer, increased fire service costs, and inflationary adjustments, adding about \$50–60 annually
14 for an average homeowner. Council discussion reflected concern for both business impacts and
15 residents on fixed incomes, while acknowledging the need to maintain service levels amid rising
16 costs.
17

18 Mayor and Council

19

20 The Mayor and Council budget included minimal changes, with the primary adjustment
21 being an increase in the education and training line item to \$4,000. Mayor Clark Wilkinson
22 explained this would allow for potential attendance at League of Cities and Towns conferences,
23 noting that participation has historically been limited but could be valuable if the agenda warrants
24 it, particularly for the mayor and two council members.
25

26 Mr. Hanson presented a compensation comparison showing Centerville ranks 10th among
27 Davis County cities for both mayor and council pay. Mr. Hanson recommended periodic
28 evaluation of compensation due to the significant time commitment required, suggesting options
29 such as cost-of-living adjustments or tying compensation to objective benchmarks. No increase
30 was proposed in the current budget, but he outlined potential approaches for future consideration
31 that would not affect current office holders.
32

33 Justice Court

34

35 Administrative Services Director Bryce King presented the Justice Court budget, noting a
36 significant increase in prosecuting attorney services. By January, usage had reached 250 hours,
37 with a projection of 300 hours for the upcoming year, and the hourly rate rose from \$100 to \$135
38 with services provided by county attorneys.
39

40 Mr. Hanson explained the city is exploring alternatives, including shared prosecuting
41 services with neighboring cities, while noting that specialized legal skills are required. Mr. King
42 reported the court budget is near break-even, with estimated revenues of \$375,000 against
43 \$378,000 in expenses—an improvement from prior years when losses ranged from \$40,000 to
44 \$80,000. Case filings increased to 3,551 from 2,229 the previous year, with most proceedings
45 now held via Zoom and only occasional in-person trials.
46

47 Administration

48

49 The Administration budget included a request for Appify software (\$11,000) to enhance
50 citizen communication. Computer services increased by \$35,000, reflecting a reorganization of
51 existing software costs rather than new expenses. Personnel-related requests included \$10,000
52 for potential summer internships and \$10,000 for a compensation study to assess current pay
53 practices against market rates.

Attorney

City Attorney Lisa Romney emphasized a “preventative law” approach to minimize litigation through adequate staffing, training, and use of outside counsel as needed. The budget increases part-time intern wages to \$10,400 for 520 hours of work and doubles the outside counsel line to \$20,000, averaging \$400/hour for specialized matters such as employment law and water rights, with \$11,500 already spent this year. Legal research costs remain steady with LexisNexis, enhanced by AI tools, and a \$5,000 special projects line provides flexibility for initiatives like deferral agreements or impact fee reviews.

Finance

Mr. Plaizier, outlined staffing and budget adjustments, including changing Bethany Frank’s title from Accounting Technician to HR Specialist to reflect her responsibilities. The team successfully converted one full-time position into two part-time roles, increasing flexibility and achieving cost savings. Budget increases included audit costs rising to \$22,000 with an additional \$4,000 for federal single audit requirements, as well as computer services for the Rev document management system (\$5,800 total) to improve electronic invoicing and audit trails. Banking service fees increased due to credit card processor hikes, prompting exploration of passing costs to customers and efforts to minimize fees with the current provider.

Youth Council

Community Services Manager Haley Turner presented the Youth Council budget, with spring conference being the largest expense. The city covers all costs for youth council members to attend, making the program accessible regardless of family income. A \$300 line item provided meals for youth council members after their volunteer work at the Easter egg hunt.

Whitaker Museum

The Whitaker budget remained stable with a modest increase in event supplies from \$7,000 to \$7,300 to absorb the Veteran’s Day Memorial flags program, previously run by volunteers. This initiative decorates over 500 graves with American flags, with the city maintaining flag quality through proper replacement while utilizing volunteer labor for placement. Revenue of \$5,500 was projected from facility rentals, tea parties, and after-dark events. Councilmembers noted the high quality of Whitaker events and positive community impact.

Community Services

The Community Services budget included several updates: professional services for master planning were removed since the survey was in progress, while the July 4th contribution increased from \$55,000 to \$70,000 to cover higher vendor costs on the holiday. Funding for neighborhood nights shifted to pickleball instruction on Monday evenings, encouraging participation from newcomers rather than requiring established groups. Education and training rose to \$5,300 to support conferences and a year-long Certified Public Manager program through UVU for Ms. Turner.

Recreation

The Recreation Fund budget, presented by Ms. Turner, included new adult pickleball leagues in spring and fall, operated at full cost recovery with no city subsidy. Revenue sources included Land of Frost sponsorships, dugout banner sales, and movie/music night sponsorships,

1 allowing businesses to provide treats and gain advertising without selling products. Summer
2 recreation wages increased to support an extra week of programming and seasonal staff,
3 providing teens with valuable employment opportunities. Off-season programs, like ski school,
4 grew from 50 to 65 participants while maintaining cost recovery, and baseball expenses were
5 refined, including ongoing professional umpire coaching. Overall, the fund operated at a modest
6 \$21,180 loss subsidized by the general fund, ensuring recreational access for all residents.

7
8 Fire Services
9

10 The Fire Department budget discussion focused on the South Davis Metro Fire Area,
11 which serves five cities and county areas and is governed by mayors and city managers. City
12 Manager Brant Hanson explained the proposed 3% assessment increase for Centerville (\$1.249
13 million) and the structure of the district. Councilmember Mecham raised transparency concerns,
14 noting that assessments had historically been reduced with the expectation the fire district would
15 pursue its own tax increases, and she questioned the fairness compared to other special service
16 districts. Mayor Wilkinson and Mr. Hanson supported keeping assessments flat and having the
17 district seek property tax increases directly, but they were in the minority. The debate highlighted
18 tension between city oversight via assessments and district independence, with the administrative
19 committee ultimately agreeing that increases should not exceed CPI, providing a policy framework
20 for gradual growth.

21
22 Emergency Management
23

24 Police Chief Allen Ackerson presented the Emergency Management budget, noting
25 minimal changes. He highlighted the ongoing transition of leadership to Louisa McDonald as
26 emergency manager. The biennial preparedness fair is expanding from a South Davis
27 collaboration to a potential county-wide event, requiring a move from Megaplex theaters to the
28 fairgrounds. The \$15,000 budget covers upfront costs and will be offset by sponsorships and
29 booth rentals. Capital equipment upgrades include increasing EOC television sizes from 75 to
30 100 inches to improve Web EOC tracking visibility and expanding ham radio distribution for
31 community communication drills.

32
33 Police
34

35 The Police Department budget, presented by Lieutenant Will Barnes, outlined a staff of 20
36 sworn officers and three civilian support personnel, covering patrol, investigations, administration,
37 and specialized units collaborating with county-level teams such as SWAT, crisis negotiation, and
38 child protection. The primary budget request was for a 21st officer to maintain 20 operational
39 positions, addressing extended hiring and training timelines that can take 9–15 months due to
40 academy and field training requirements. The total cost for the additional officer, including wages,
41 benefits, vehicle, and equipment, was approximately \$250,000, representing a 5% budget
42 increase. Other budget adjustments included a \$7,900 increase for Drone Sense software, a
43 decrease in professional services due to pre-paid body camera storage, and a \$16,131 increase
44 for leadership training at the National Innovation Academy, offset by cuts to other areas including
45 wellness funding.

46
47 Capital projects included three vehicle replacements (\$179,022), six computer
48 replacements (\$22,500), five outdated radios (\$22,188), and a bi-directional amplifier to address
49 radio dead spots in city hall (\$51,390). Revenue discussion clarified that additional officer
50 coverage is not tied to citation quotas, but improved patrol hours may increase incidental revenue.

51
52 The Beer Tax Fund continues to support alcohol enforcement and training. The school
53 crossing guard program received a 4% wage increase but overall costs decreased due to

1 replacing higher-paid guards with entry-level staff. Canine and DARE programs remained
2 unchanged, with drug detection and human tracking dogs Reyna and Maya recognized for
3 excellence.

4
5 Parks
6

7 Parks and Recreation Director Bruce Cox presented the Parks Department budget, which
8 includes five full-time employees and 15–20 seasonal workers, peaking in summer and tapering
9 after Thanksgiving. A \$50,000 reduction in seasonal wages requires careful efficiency
10 management. Budget increases cover computer replacements, expanded tree planting with Tree
11 Utah, and concrete/gutter repairs from risk management inspections. Key capital projects include
12 community park infield fencing, Freedom Hills Park path replacement, and a prefab restroom to
13 support South Davis Recreation little league fields, with discussion of year-round porta potty
14 options during mild winters.

15
16 Future projects include wetland mitigation at Community Park for recreational
17 development, a \$20,000 bike lane study on 1250 West, and Smoot Park renovations addressing
18 aging playgrounds and infrastructure. Equipment replacements include a 22-year-old truck, a 10-
19 year-old snow machine, and a \$54,000 aerial lift trailer for tree work, maintenance, and Christmas
20 lights. Mr. Cox noted the lift would cover 80% of displays, provide a 4–5 year payback by reducing
21 contractor costs, and support other departmental needs, though taller equipment is still required
22 for the highest installations.

23
24 RAP Tax and Perpetual Care
25

26 RAP tax distribution continued the established formula: 85% to parks fund plus interest,
27 5% each to cemetery and theater, and 5% retained for future projects. Cemetery care fund
28 maintained the 80% transfer to general fund policy, providing approximately \$100,000 toward
29 cemetery maintenance costs while building modest fund balance.

30
31 Community Development
32

33 Community Development Director Mike Eggett presented a concise budget with minimal
34 changes, covering land use permitting, subdivisions, site plans, zoning requests, code
35 amendments, and other city issues. Minor increases addressed uniforms for the vacant code
36 enforcement officer position and vehicle maintenance, while reductions included professional
37 services and odor enforcement equipment. Ongoing priorities include general plan updates,
38 economic development initiatives, code enforcement programs, fee schedule updates with the
39 city attorney, and practical code improvements. No capital equipment was requested, with the
40 department focused on completing the general plan, supporting economic development, and
41 updating land development codes to address regulatory gaps.

42
43 The Council was scheduled to continue discussion of the FY2027 Tentative Budget on
44 Thursday, March 19, 2026.

45
46 ADJOURNMENT
47

48 At 9:48 pm Councilmember Hirst **moved** to adjourn the meeting. Councilmember Hayman
49 seconded the motion which passed by unanimous vote (5-0).

50
51
52
53 _____
Jennifer Robison, City Recorder

Date Approved

Minutes of the Centerville **City Council Special Budget Meeting** held Thursday, March 19, 2026 at 5:30 p.m. with participants present at Centerville City Hall, 250 North Main Street.

MEMBERS PRESENT

Mayor Clark Wilkinson

Council Members
Cheylynn Hayman
Gina Hirst
Robyn Mecham
Brian Plummer
Spencer Summerhays

STAFF PRESENT

Brant Hanson, City Manager
Lisa Romney, City Attorney
Jennifer Robison, City Recorder
Nate Plaizier, Finance Director
Bryce King, Administrative Services Director
Bruce Cox, Parks and Recreation Director
Mike Carlson, Public Works Director
Mike Eggett, Community Development Director
Dave Walker, Deputy Public Works Director
Allen Ackerson, Chief of Police
Lt. Will Barnes, Centerville Police Department
Cameron Woodbury, Drainage Utility Supervisor
Steve Hunt, Water Supervisor
Marc Marchant, Streets Supervisor

FY2027 TENTATIVE BUDGET REVIEW AND DISCUSSION

Facilities

Facilities Manager Cameron Woodbury presented the facilities budget, highlighting improvements of city buildings totaling about 60,000 square feet. Parks and Recreation facilities received increases for professional services, maintenance, HVAC programs, and exterior window cleaning, with the office HVAC system slated for replacement under capital projects. Public Works facilities saw additional funding for maintenance, janitorial supplies, and touchless faucet installations, as well as \$40,000 for repaving the salt shed area and \$13,000 for HVAC improvements in upstairs offices.

City Hall's budget reduced part-time wages as custodial work shifted to a contractor, while professional and mechanical services were increased to maintain fire systems, boilers, air conditioning, and other building needs. A major focus was City Hall's electrical infrastructure upgrades, including transfer switches and disconnects critical to its role as the Emergency Operations Center. Council discussed Ferguson Group's \$60,000 annual grant-writing services, noting their value in securing a \$1.5 million grant for the water tank project and multiple other projects, and navigating complex federal funding applications.

Public Works Admin

Public Works Director Mike Carlson highlighted operational challenges, particularly staff retention, noting that the department typically loses 1–2 employees annually and that the water department currently has wide experience gaps. He reviewed the department's responsibilities,

1 including 65 miles of roads, 106 miles of water mains, and 5,165 service connections,
2 emphasizing that budget increases largely reflect factors beyond their control, such as a 14.3%
3 Weber Basin water rate increase. The city purchases 500 acre-feet annually from Weber Basin,
4 enough to supply the system for about two and a half months in winter, allowing wells to rest and
5 aquifers to recharge.

6
7 Mr. Carlson also reviewed recent grant successes and future opportunities, including 400
8 East/Pages Lane improvements funded through WFRC grants and the 400 South widening
9 project, where county sales tax funding reduced the city's contribution from 50% to 20%. He
10 stressed the city's strong performance in grant applications due to being "shovel ready" and noted
11 upcoming projects like north Main Street improvements and the potential Canyon well project,
12 with staff regularly coordinating with county representatives to identify additional funding.

13 14 Streets, Transportation

15
16 Streets Supervisor Marc Marchant presented the budget, noting slight increases in vehicle
17 maintenance and hauling costs for asphalt and concrete disposal, while snow removal funding
18 decreased by \$26,000 due to milder winters and street sign costs dropped by \$9,000 with no new
19 RRFB requests. City Manager Hanson noted that while some cities add streetlight fees to utility
20 bills, this was not being recommended for Centerville at this time.

21
22 Capital equipment requests included a \$175,000 ten-wheel roll-off hook truck with plow, a
23 \$120,000 bobtail truck with plow and integrated asphalt conveyor, and a \$59,000 CAT asphalt
24 roller to replace aging units with maintenance issues. Major transportation projects highlighted
25 were the \$4.194 million 400 East/100 South to Pages Lane reconstruction, mostly grant-funded,
26 and preliminary work for Parrish Lane widening and drainage improvements, with full construction
27 planned for the following fiscal year.

28 29 GIS, Engineering

30
31 Deputy Public Works Director Dave Walker highlighted GIS Specialist Mike Smith and his
32 critical role in supporting all city departments. Recent work included automating Davis County
33 parcel and subdivision data, upgrading interactive maps for emergency management, trails, and
34 garbage services, and developing mobile apps for public works and parks. Departments use GIS
35 for salt distribution, drainage tracking, and water inspections, while Mr. Smith also provides
36 technical support for parks, public works, and the Whitaker Museum. Councilmembers praised
37 the system's usability and Mr. Smith's flexibility. The GIS budget saw a 57% increase in vehicle
38 maintenance (\$350 to \$550) to maintain an aging vehicle preferred by the employee.

39
40 Mr. Walker explained that engineering services are largely pass-through costs billed to
41 developers, with parks/cemetery and miscellaneous project costs representing city expenses.
42 Councilmember Bangerter asked about cemetery expansion funding, and Mr. Hanson noted no
43 allocation exists yet, and any spending would require a budget amendment.

44 45 Water, Sanitation

46
47 Water Supervisor Steve Hunt highlighted staffing challenges, noting wide experience gaps
48 and ongoing retention issues as employees leave for higher-paying municipalities. Several staff
49 are pursuing water operator certifications and CDL licenses. Deputy Public Works Director Dave
50 Walker outlined budget adjustments, including reduced vehicle maintenance and professional
51 services, and noted a 14.3% annual increase in the Weber Basin water purchase, still far below
52 new contract rates. The maintenance budget increased \$25,000 for valve replacements, fire
53 hydrant upkeep, and PRV rehabilitation to prevent costly failures.

1
2 Major projects include a \$2.6 million Main Street waterline reconstruction from Chase Lane
3 to 1700 North, funded through an internal loan from Fund 47, requiring a 7% water rate increase.
4 Timing is critical due to upcoming I-15 construction. Council members also discussed
5 conservation measures and rate structures, with Waterworth studies guiding the city's inclining
6 block system to balance conservation and revenue.

7
8 Drainage
9

10 Dave Walker praised Cameron Woodbury and Drew Howard for their exceptional work on
11 stormwater compliance and infrastructure assessment, highlighting their dedication to regulatory
12 requirements despite limited recognition from state audits. Budget increases focused on system
13 maintenance and pipe lining/rehabilitation, leveraging advanced video inspection technology to
14 efficiently identify and repair deteriorated storm drains without excavation. Ongoing projects
15 included the frontage road sub-drain funded by UDOT and broader inspections of the drainage
16 system. A major \$750,000 capital project was proposed for the Ariane Way sub-drain replacement
17 to address aging infrastructure, prevent flooding, and enhance system integrity.

18
19 Councilmember Bangerter raised whether the city should pay storm drain fees on its own
20 properties, arguing it would improve transparency and fairness. Mr. Hanson explained that the
21 city is not legally required to pay itself and doing so would require a property tax increase. Mayor
22 Wilkinson noted the difficulty in justifying a tax increase, and the potential for public confusion.
23 Councilmembers expressed mixed opinions, with some concerned about shifting costs from
24 business to residents. The discussion concluded with consensus that further study and analysis
25 of impacts across taxpayer classes is needed before taking action.

26
27 UTOPIA, Telecommunications, RDA
28

29 Mr. Plaizier explained the Utopia fund covers the city's bond payment, noting a rebate is
30 expected to keep net costs stable. Mr. Hanson added that RDA funds cover this, making it general
31 fund-neutral.

32
33 Mr. Plaizier reviewed the telecommunications fund, noting revenues decrease as property
34 owner loans are repaid. General fund transfers include capital projects, recreation, RDA
35 (\$180,000 sales tax incentive for Young Power Sports), drainage, and transportation (from the
36 2017 property tax increase). RDA revenue, mainly from tax increment funding, supports
37 contractual obligations and projects like "Welcome to Centerville" signage.

38
39 Personnel
40

41 Mr. Hanson recommended a 2.9% cost-of-living adjustment (COLA) plus the standard 2%
42 merit pool for department heads to allocate based on performance, but proposed applying only
43 the COLA initially while completing a compensation study to guide merit increases. The study
44 would assess individual employee pay to ensure competitiveness and sustainability, with
45 retroactive adjustments as needed. Councilmembers expressed concern about morale and
46 impacts on lower-paid employees, ultimately agreeing to proceed with both the 2.9% COLA and
47 2% merit as planned while conducting the study for future adjustments.

48
49 The council discussed scheduling for budget finalization and potential truth in taxation
50 hearings. They agreed to prioritize budget discussions over general plan meetings to ensure
51 adequate review time before the May budget presentation. A tentative date of August 11th was
52 identified for a potential truth-in-taxation hearing if needed.
53

ADJOURNMENT

At 9:13 pm Councilmember Hayman **moved** to adjourn the meeting. Councilmember Hirst seconded the motion which passed by unanimous vote (5-0).

Jennifer Robison, City Recorder

Date Approved

Minutes of the Centerville **Special City Council** meeting held Tuesday, March 24, 2026, at 5:30 p.m. with participants present online via Zoom.

MEMBERS PRESENT

Mayor Clark Wilkinson

Council Members Robyn Mecham
Brian Plummer
Gina Hirst
Rick Bangerter
Cheylynn Hayman

STAFF PRESENT

Brant Hanson, City Manager
Lisa Romney, City Attorney
Jennifer Robison, City Recorder
Nate Plaizier, Finance Director

**REAUTHORIZATION OF RAP TAX AND ADOPTION OF MUNICIPAL CODE
AMENDMENTS – CMC 5.12 (RECREATIONAL, ARTS AND PARKS (RAP) TAX – 2025)**

The Mayor explained the special meeting was needed to implement the voter-approved RAP tax by the end-of-March deadline. City Attorney Lisa Romney clarified that, in addition to voter approval, state law requires the council to formally vote to impose the tax and adopt an ordinance outlining how funds will be distributed. She noted the proposed ordinance follows the city's standard 10-year framework and aligns with the original ballot language, and includes ratification language to support the planned April 1, 2026 implementation after prior notice to the Utah Tax Commission. The Mayor confirmed the tax passed with about 62% support and that no public hearing was required.

Councilmember Hirst **moved** to authorize the imposition of the RAP Tax as approved by the voters of Centerville City at the November 4, 2025 municipal election and approve Ordinance No. 2026-07 enacting CMC 5.12 (Recreational, Arts And Parks (RAP) Tax - 2025) providing for the imposition, collection, and distribution of the RAP Tax. Councilmember Hayman seconded the motion which passed unanimously (5-0).

ADJOURNMENT

At 5:40 pm, Councilmember Hirst **moved** to adjourn the meeting. Councilmember Hayman seconded the motion which passed by unanimous vote (5-0).

Jennifer Robison, City Recorder

Date Approved

CENTERVILLE
CITY COUNCIL

Staff Report
4/7/2026

Item No. 1.

Title: Monthly Financial Report

Initiated By: Nate Plaizier, Finance Director

Staff Representative: Nate Plaizier, Finance Director

SUBJECT:

Monthly Financial Report - February 2026

RECOMMENDATION:

BACKGROUND:

Municipal code requires the Finance Director provide the City's monthly financials. Attached to this agenda item, you will find the financials for the month ending February 2026. Unless there are questions, this agenda item is purely informational.

ATTACHMENTS:

1. Centerville City Financial Report - February 2026

Centerville City Corporation

FINANCIAL REPORT

As of February 28, 2026

	Contents	Page Number
1.	Cash Position	1
2.	Financial Summary	3
3.	Financial Statements Detail	7

Centerville City Corporation
Cash Position by Fund and in Total

Month	General	RDA	MBA	Rec	RAP	Cemetery	Debt Service	Park	Capital Projects	Transp	UTOPIA	Water	Sani	Drainage	Telecom	Whitaker	Total	St Treas Int. Rate
Feb-26	4,319,083	3,305,730	-	44,128	46,140	137,484	-	333,168	6,154,858	1,362,969	(63)	1,278,527	310,701	787,807	5,203	-	18,085,734	3.8567%
Jan-26	4,564,949	3,359,126	-	37,688	40,212	136,742	-	287,719	6,224,469	1,162,189	13,911	631,563	309,263	767,182	6,395	-	17,541,409	3.8578%
Dec-25	4,136,621	3,407,042	-	27,022	47,247	134,985	-	238,123	6,373,571	1,300,735	-	713,775	296,826	782,473	4,007	-	17,462,427	4.0116%
Nov-25	2,602,318	3,450,601	-	28,345	41,085	133,322	-	198,428	6,481,036	1,788,646	-	1,439,800	319,036	803,366	4,128	-	17,290,111	4.1330%
Oct-25	2,202,602	3,496,804	-	20,182	34,744	132,161	-	164,905	6,439,764	1,581,261	-	1,345,077	278,479	691,626	4,100	-	16,391,706	4.2704%
Sep-25	3,725,089	3,943,938	-	(282)	34,738	145,349	-	52,836	5,744,731	1,594,946	-	1,146,099	267,613	615,814	5,509	-	17,276,379	4.3833%
Aug-25	3,656,659	3,989,673	-	6,885	27,390	143,079	-	21,101	5,702,256	1,284,539	-	1,151,011	258,911	538,154	3,518	-	16,783,177	4.4658%
Jul-25	3,822,960	4,081,166	-	22,862	18,080	142,100	-	(9,410)	5,758,268	1,249,197	-	1,445,260	289,188	673,147	9,279	-	17,502,097	4.4692%
Jun-25	4,405,478	4,117,185	-	20,543	209,727	140,322	-	26,652	5,780,218	1,174,095	-	1,302,985	183,656	584,415	7,100	-	17,952,378	4.4796%
May-25	4,236,392	4,197,027	-	22,598	451,396	139,550	-	38,141	5,807,061	1,341,258	977	1,212,837	230,787	542,681	7,250	-	18,227,956	4.4721%
Apr-25	4,336,441	4,485,211	-	35,578	606,219	136,903	-	120,501	5,803,715	1,149,532	(13,070)	853,069	223,655	490,383	9,917	-	18,238,056	4.4871%
Mar-25	4,513,716	2,542,835	-	43,583	603,964	136,132	-	94,987	5,797,402	1,103,098	-	786,797	265,844	459,193	8,125	-	16,355,676	4.4856%
Feb-25	4,430,272	2,603,787	-	40,853	595,326	134,726	-	252,130	5,881,476	999,683	27	673,616	207,928	498,276	7,631	-	16,325,731	4.5259%
Jan-25	4,173,167	2,642,726	-	30,490	586,233	133,766	-	664,039	5,983,750	972,132	13,097	638,611	196,208	475,223	7,574	-	16,517,015	4.5451%
Dec-24	4,314,675	2,715,899	-	18,115	583,998	132,489	-	741,262	5,947,884	789,426	26,166	534,372	217,697	453,814	8,663	-	16,484,460	4.7359%
Nov-24	2,565,971	2,769,406	-	22,373	574,544	131,605	-	766,080	6,068,273	884,090	39,236	578,950	248,760	393,820	9,811	-	15,052,921	4.8681%
Oct-24	2,454,015	2,821,875	-	18,813	565,549	130,223	-	739,305	6,044,679	1,284,071	52,306	519,798	195,325	346,030	4,462	-	15,176,452	5.0377%
Sep-24	3,980,828	2,862,920	-	1,762	563,639	128,230	-	699,426	5,227,427	1,103,352	73,403	390,118	176,689	248,284	4,134	-	15,460,213	5.3241%
Aug-24	3,975,240	2,917,173	-	(4,278)	553,671	127,032	-	654,932	5,208,208	1,361,314	78,445	476,366	166,832	117,196	4,238	-	15,636,370	5.4058%
Jul-24	4,538,090	2,966,124	-	(1,592)	545,467	149,226	-	598,582	5,188,303	1,328,714	99,543	478,091	166,761	40,590	1,775	-	16,099,674	5.4310%
Jun-24	5,691,028	3,044,595	-	(4,699)	541,621	142,220	-	548,997	5,385,075	1,275,082	112,613	367,643	104,842	21,242	7,824	-	17,238,081	5.4391%
May-24	4,723,478	3,331,401	-	1,915	530,891	141,021	-	956,753	5,323,305	1,270,814	(12,492)	1,254,502	143,174	107,242	10,821	-	17,782,825	5.4314%
Apr-24	4,950,801	3,432,656	-	13,441	520,483	136,717	-	893,131	5,413,235	1,074,192	(6,246)	1,201,638	153,944	84,292	15,738	-	17,884,021	5.4469%
Mar-24	5,075,098	3,509,603	-	10,362	517,448	133,919	-	959,168	5,607,716	919,423	-	1,217,418	114,564	82,364	8,609	-	18,155,693	5.4438%
Feb-24	4,785,892	1,738,058	-	18,325	507,730	132,516	-	927,005	5,735,601	865,918	-	1,094,851	99,675	59,302	11,534	-	15,976,407	5.4808%
Jan-24	4,629,216	1,790,271	-	1,658	498,012	128,326	-	893,421	5,677,442	795,020	-	1,132,342	94,139	109,079	7,438	-	15,756,363	5.4817%
Dec-23	4,586,077	1,844,933	-	(3,940)	494,391	122,624	-	849,642	5,659,518	491,935	4,773	1,245,798	126,686	96,103	4,726	-	15,523,264	5.4761%
Nov-23	3,351,041	1,896,781	-	3,475	484,923	119,922	-	826,840	5,612,023	436,527	11,019	1,409,339	115,460	79,861	4,519	-	14,351,729	5.4874%
Oct-23	3,328,790	1,960,097	-	5,352	475,232	117,828	-	883,914	5,575,562	746,908	17,265	1,498,909	70,927	53,965	3,816	-	14,738,565	5.4334%
Sep-23	7,558,129	2,012,123	-	(4,454)	473,544	115,230	-	848,622	1,700,257	1,642,000	23,510	1,663,831	62,541	24,475	5,793	-	16,125,603	5.4308%
Aug-23	7,804,276	2,090,236	-	5,242	464,111	110,939	-	808,491	1,670,032	1,299,399	29,756	1,779,332	54,525	215,576	878	-	16,332,794	5.3014%
Jul-23	8,028,304	2,207,268	-	3,550	438,474	134,048	-	758,957	1,728,835	1,714,844	36,002	1,041,894	100,477	205,464	4,426	-	16,402,542	5.1762%
Jun-23	8,042,303	2,268,667	-	9,552	433,477	133,162	-	702,013	1,680,830	1,677,041	42,248	1,458,824	65,320	550,024	4,213	-	17,067,675	5.1759%
May-23	8,314,749	2,501,429	1,207	2,962	425,528	127,082	3,839	1,049,663	1,610,477	1,616,533	(49,374)	1,525,703	60,313	558,717	3,328	-	17,752,156	5.0620%
Apr-23	8,241,789	2,517,903	1,207	31,533	416,027	126,302	3,839	1,008,675	1,544,671	1,471,931	(5,927)	1,468,144	65,732	545,636	3,143	-	17,440,605	5.0063%
Mar-23	8,458,679	2,673,562	1,207	33,709	414,308	123,430	3,839	965,465	1,525,557	1,426,519	-	1,374,699	67,462	594,094	3,010	-	17,665,541	4.8008%
Feb-23	7,965,515	1,081,540	1,207	38,220	406,194	120,760	3,839	923,803	1,607,518	1,507,799	-	1,364,135	60,903	678,129	2,215	-	15,761,775	4.6641%

Centerville City Corporation
Cash Position by Fund and in Total
As of February 28, 2026

	Cash	Debt Reserve Cash	Restricted Cash						
			Cash/Bonds Deposits	TRF	DUI Funds	Class C & Prop 1	Impact Fees	ARPA	Gun Range Deposit
GENERAL FUND	\$ 4,319,083		\$ 1,003,571		\$ 32,420				\$ 9,000
RDA	\$ 3,305,730			\$ 843,717					
MBA	\$ -								
RECREATION	\$ 44,128								
RAP	\$ 46,140								
PROJECT IMPACT - CAPITAL IMP	\$ 6,154,858								
UTOPIA PROJECT FUND	\$ (63)								
WATER FUND	\$ 1,278,527								
SANITATION FUND	\$ 310,701								
DEBT SERVICE	\$ -								
CEMETERY (\$37,700 Perm Restricted)	\$ 137,484								
DRAINAGE UTILITY	\$ 787,807								
TELECOM FUND	\$ 5,203								
WHITAKER TRUST FUND	\$ -								
PARK (Impact Fee)	\$ 333,168								
TRANSPORTATION (Class C & Prop 1)	\$ 1,362,969								
TOTAL	\$ 18,085,734	\$ -	\$ 1,003,571	\$ 843,717	\$ 32,420	\$ -	\$ -	\$ -	\$ 9,000

Centerville City Corporation Financial Summary
For the Month Ended February 28, 2026
(No Assurance Provided)

67% of the Fiscal Year has Elapsed

GENERAL FUND		February Actual	Year-to-Date Actual	Current Budget	Remaining Budget	Percentage of Budget Used	Page	Comments
Revenues:								
1	Taxes:	719,312	7,128,340	9,155,249	2,026,909	78%	11	
2	Property Taxes	70,327	2,327,801	2,330,249	2,448	100%	11	
3	Fee In Lieu of Taxes	10,427	94,419	110,000	15,581	86%	11	
4	Property Taxes - Due	64	117,155	50,000	(67,155)	234%	11	Feb 2025 - \$3,826,624
5	Sales Tax - General	535,316	3,988,890	5,500,000	1,511,110	73%	11	Feb 2025 - \$515,221
6	Franchise Tax - Power	53,605	417,653	600,000	182,347	70%	11	
7	Franchise Tax - Natural Gas	28,454	89,216	425,000	335,784	21%	11	Feb 2025 - \$160,185
8	Franchise Tax - Telecomm	21,119	61,720	70,000	8,280	88%	11	
9	Franchise Tax - CATV	-	31,485	70,000	38,515	45%	11	
10	Licenses and Permits	28,011	309,144	319,230	10,086	97%	11	
11	Intergovernmental	-	53,200	81,100	27,900	66%	11	
12	Charges for Services	230,169	1,837,264	2,877,845	1,040,581	64%	12	
13	Fines and Forfeitures	28,502	254,226	350,000	95,774	73%	12	
14	Miscellaneous	13,876	265,128	582,710	317,582	45%	12	
15	Non-Operating Revenue	6,722	56,676	76,800	20,124	74%	13	
16	Contributions & Transfers	2,485	19,938	55,500	35,562	36%	13	
17	Total Revenues	1,029,077	9,923,916	13,498,434	3,574,518	74%	13	Feb 2025 - \$9,524,199
Expenditures:								
18	Legislative	7,019	62,040	102,410	40,370	61%	14	
19	Judicial	18,841	233,789	349,878	116,089	67%	14	
20	Administrative	60,831	637,508	962,590	325,082	66%	15	
21	Attorney	11,060	172,487	258,554	86,067	67%	16	
22	Finance	30,017	451,580	686,481	234,901	66%	17	
23	Emergency Management	25	2,580	8,750	6,170	29%	17	
24	Fire Services	101,416	811,331	1,216,997	405,666	67%	18	
25	Elections	-	10,661	37,100	26,439	29%	18	
26	Youth Council	4,318	5,016	12,650	7,634	40%	18	
27	Whitaker	2,405	33,798	54,806	21,008	62%	18	
28	Police	227,387	2,601,279	4,095,514	1,494,235	64%	20	
29	Liquor Law Enforcement	2,543	5,888	26,000	20,112	23%	20	
30	School Crossing Program	5,376	64,801	95,537	30,736	68%	20	
31	K-9	169	1,291	7,500	6,209	17%	20	
32	D.A.R.E. Program	399	1,421	5,000	3,579	28%	20	
33	Public Works Administration	41,590	535,234	766,598	231,364	70%	21	
34	Streets	61,821	612,766	1,067,224	454,458	57%	22	
35	GIS Department	20,623	124,228	187,232	63,004	66%	23	
36	Engineering	19,676	120,387	238,450	118,063	50%	23	
37	Parks	50,836	727,654	1,128,697	401,043	64%	24	
38	Parks and Recreation Committee	-	115	840	725	14%	24	
39	Trails Committee	-	2,120	1,440	(680)	147%	25	
40	Department 4513	-	291	940	649	31%	25	
41	Community Events	4,714	120,410	186,135	65,725	65%	25	
43	Parks and Recreation Facility	1,883	13,537	22,947	9,411	59%	26	
44	General Gov. Buildings - Maint. Facility	5,660	38,834	57,744	18,910	67%	26	
45	General Gov. Buildings - City Hall	11,713	118,365	201,339	82,974	59%	26	
46	Public Works Storage Facility	1,186	8,064	16,094	8,030	50%	27	
47	Whitaker Home	671	17,168	35,648	18,480	48%	27	
48	Community Development	20,992	331,684	544,408	212,724	61%	27	
49	Planning Commission	205	2,422	7,600	5,179	32%	28	
50	Board of Adjustment	-	-	550	550	0%	28	
51	Landmarks Commission	-	-	100	100	0%	28	
52	Building Inspection	4,378	30,121	71,800	41,679	42%	28	
53	Transfers to Other Fund	60,657	485,254	1,042,881	557,627	47%	28	
54	Total Expenditures	778,413	8,384,124	13,498,434	5,114,310	62%	28	Feb 2025 - \$8,049,181
55	Net Revenue Over/(Under) Expenditures	250,664	1,539,792	-	(1,539,792)	-	28	YTD Net Income Feb 2025 - \$1,475,018
REDEVELOPMENT AGENCY FUND								
Revenues:								
56	Tax Revenue	-	-	2,023,000	2,023,000	0%	30	will receive in Mar/Apr
57	Miscellaneous Income	7,626	69,053	50,000	(19,053)	138%	30	
58	Payments - Contributions	3,877	96,821	110,000	13,179	88%	30	
59	Contributions & Transfers	-	-	180,000	180,000	0%	30	
59	Total Revenues	11,503	165,874	2,363,000	2,197,126	7%	30	
Expenditures:								
60	Expenditures	27,395	170,457	1,362,414	1,191,957	13%	31	
61	Transfer to Other Fund	37,504	300,034	460,586	160,552	65%	31	
62	Improvement Projects	-	505,958	540,000	34,042	94%	31	
63	Total Expenditures	64,899	976,449	2,363,000	1,386,551	41%	31	
64	Net Revenue Over (Under) Expenditures	(53,396)	(810,574)	-	810,574	-	31	

**Centerville City Corporation Financial Summary
For the Month Ended February 28, 2026**

67% of the Fiscal Year has Elapsed

(No Assurance Provided)

RECREATION FUND		February Actual	Year-to-Date Actual	Current Budget	Remaining Budget	Percentage of Budget Used	
Revenues:							
1	Charges for Services	9,485	66,285	81,000	14,715	82%	33
2	Donations	-	6,500	8,200	1,700	79%	33
3	Contributions & Transfers	1,640	13,117	19,676	6,559	67%	35
4	Total Revenues	11,125	85,902	108,876	22,974	79%	33
Expenditures:							
5	Summer Recreation	29	20,285	28,540	8,255	71%	34
6	Off Season Recreation	3,777	12,675	18,500	5,825	69%	34
7	Youth Baseball/Softball	578	28,698	61,836	33,138	46%	34
8	Total Expenditures	4,385	61,853	108,876	47,023	57%	34
9	Net Revenue Over (Under) Expenditures	6,740	24,050	-	(24,050)	-	34
		Net income					
RAP TAX FUND		February Actual	Year-to-Date Actual	Current Budget	Remaining Budget	Percentage of Budget Used	
Revenues:							
10	RAP Tax	49,694	401,234	550,000	148,766	73%	36
11	Miscellaneous	958	17,800	20,000	2,200	89%	36
13	Total Revenues	50,653	419,034	570,000	150,966	74%	36
Expenditures:							
14	Transfers and Grants	44,725	382,620	570,000	187,380	67%	37
15	Total Expenditures	44,725	382,620	570,000	187,380	67%	37
16	Net Revenue Over (Under) Expenditures	5,928	36,413	-	(36,413)	-	37
		85% to Parks, 5% to Whitaker, 5% to perf arts center					
		Feb 2025 - \$390,860					
CEMETERY PERPETUAL CARE FUND		February Actual	Year-to-Date Actual	Current Budget	Remaining Budget	Percentage of Budget Used	
Revenues:							
17	Charges for Services	1,200	12,000	33,000	21,000	36%	39
18	Miscellaneous Revenue	142	1,322	2,000	678	66%	39
	Total Revenues	1,342	13,322	35,000	21,678	38%	39
Expenditures							
19	Transfers to Other Funds	-	-	35,000	35,000	0%	40
20	Total Expenditures	-	-	35,000	35,000	0%	40
21	Net Revenue Over (Under) Expenditures	1,342	13,322	-	(13,322)	-	40
CAPITAL PROJ. FUND - PARK IMP. FUND		February Actual	Year-to-Date Actual	Current Budget	Remaining Budget	Percentage of Budget Used	
Revenues:							
22	Intergovernmental Revenue	-	-	-	-	-	
23	Charges for Services	45,109	407,036	527,500	120,464	77%	42
24	Miscellaneous Revenue	339	7,325	46,579	39,254	16%	42
25	Contributions & Transfers	-	-	-	-	-	42
26	Total Revenues	45,449	414,610	574,079	159,469	72%	42
Expenditures:							
27	Expenditures	-	-	-	-	-	43
28	Other Park Expenditures	-	64,699	172,600	107,901	37%	43
29	Park Projects	-	16,779	401,479	384,700	4%	43
30	Total Expenditures	-	81,479	574,079	492,600	14%	43
31	Net Revenue Over (Under) Expenditures	45,449	333,132	-	(333,132)	-	43
		majority from RAP					

Centerville City Corporation Financial Summary
For the Month Ended February 28, 2026
(No Assurance Provided)

67% of the Fiscal Year has Elapsed

CAPITAL PROJECTS FUND - CAPITAL IMP

		February Actual	Year-to-Date Actual	Current Budget	Remaining Budget	Percentage of Budget Used	
Revenues:							
1	Charges for Services	23,384	187,075	280,613	93,538	67%	45
2	Miscellaneous Revenue	16,395	150,623	100,000	(50,623)	151%	45
3	Contributions & Transfers	-	-	1,095,496	1,095,496	0%	45
4	Total Revenues	39,779	337,698	1,476,109	1,138,411	23%	45
Expenditures:							
5	Capital - Administrative	-	-	-	-	-	46
6	Capital - Police	103,292	291,747	472,569	180,822	62%	46
7	Capital - Public Works Admin	-	102,101	104,500	2,399	98%	46
8	Capital - Streets	-	327,924	584,800	256,876	56%	46
9	Capital - 4470	-	-	14,500	14,500	0%	46
10	Capital - Parks	-	139,051	139,540	489	100%	46
11	Capital - Parks & Rec Facility	1,599	1,599	7,800	6,201	21%	46
12	Capital - Public Works Facility	-	2,089	11,000	8,911	19%	46
13	Capital - City hall	4,500	4,500	141,400	136,900	3%	46
14	Capital - Public Works Storage	-	-	-	-	-	47
15	Total Expenditures	109,391	869,010	1,476,109	607,099	59%	47
16	Net Revenue Over (Under) Expenditures	(69,611)	(531,312)	-	531,312	-	47

TRANSPORTATION FUND

		February Actual	Year-to-Date Actual	Current Budget	Remaining Budget	Percentage of Budget Used	
Revenues:							
17	Taxes	46,941	360,695	500,000	139,305	72%	49
18	State Revenue	147,932	599,824	725,000	125,176	83%	49
19	Transfers	34,633	277,061	415,592	138,531	67%	49
20	Misc. Revenue	3,592	30,505	50,000	19,496	61%	49
21	Use of fund balance	-	-	144,208	144,208	0%	
22	Total Revenues	233,098	1,268,085	1,834,800	566,715	69%	49
Expenditures:							
23	Capital Proj.	4,100	115,345	49,800	(65,545)	232%	50
24	Annual Proj.	28,218	958,761	1,785,000	826,239	54%	50
25	Total Expenditures	32,318	1,074,107	1,834,800	760,693	59%	50
26	Net Revenue Over (Under) Expenditures	200,780	193,979	-	(193,979)	-	50

CAPITAL PROJ. FUND - UTOPIA

		February Actual	Year-to-Date Actual	Current Budget	Remaining Budget	Percentage of Budget Used	
Revenues:							
27	Utopia Rebate	-	-	167,686	167,686	0%	52
28	Transfers	32,132	257,057	385,586	128,529	67%	52
29	Total Revenues	32,132	257,057	553,272	296,215	46%	52
Expenditures:							
30	Expenditures	46,106	368,848	553,272	184,424	67%	53
31	Total Expenditures	46,106	368,848	553,272	184,424	67%	53
32	Net Revenue Over (Under) Expenditures	(13,974)	(111,790)	-	111,790	-	53

WATER FUND

		February Actual	Year-to-Date Actual	Current Budget	Remaining Budget	Percentage of Budget Used	
Revenues:							
33	Federal Grants	556,237	763,083	1,500,000	736,917	51%	56
34	Charges for Services	19,792	135,472	135,000	(472)	100%	56
35	Miscellaneous	2,901	23,403	50,000	26,597	47%	56
36	Operating Revenue	334,378	2,802,857	4,213,260	1,410,403	67%	56
38	Total Revenues	913,308	3,724,815	5,898,260	2,173,445	63%	56
Expenditures:							
39	Expenditures	241,518	2,474,368	3,460,668	986,300	71%	58
40	Capital Equipment/Proj.	38,826	142,083	2,937,592	2,795,509	5%	58
41	Water Projects	24,679	1,316,804	-	(1,316,804)	-	58
42	Development Waterline Projects	446	160,175	-	(160,175)	-	58
43	Total Expenditures	305,469	4,093,430	6,398,260	2,304,830	64%	58
44	Net Revenue Over (Under) Expenditures	607,839	(368,616)	(500,000)	(131,384)	74%	58

Centerville City Corporation Financial Summary
For the Month Ended February 28, 2026
(No Assurance Provided)

67% of the Fiscal Year has Elapsed

SANITATION FUND		February Actual	Year-to-Date Actual	Current Budget	Remaining Budget	Percentage of Budget Used	
Revenues:							
1	Miscellaneous	7,649	50,049	75,400	25,351	66%	60
2	Operating Revenue	118,189	939,781	1,383,000	443,219	68%	60
3	Total Revenues	125,838	989,830	1,458,400	468,570	68%	60
Expenditures:							
4	Expenditures	119,361	865,474	1,458,400	592,926	59%	61
5	Total Expenditures	119,361	865,474	1,458,400	592,926	59%	61
6	Net Revenue Over (Under) Expenditures	6,477	124,355	-	(124,355)	-	61
DRAINAGE UTILITY FUND							
		February Actual	Year-to-Date Actual	Current Budget	Remaining Budget	Percentage of Budget Used	
Revenues:							
7	Impact Fees	-	13,017	39,000	25,983	33%	63
8	Miscellaneous	1,701	13,104	25,000	11,896	52%	63
9	Operating Revenue	166,406	1,389,446	1,960,000	570,554	71%	63
10	Transfers	1,000	8,000	12,000	4,000	67%	63
11	Total Revenues	169,106	1,423,567	2,036,000	612,433	70%	63
Expenditures:							
12	Expenditures	144,011	1,180,055	2,156,000	975,945	55%	64
13	Drainage Improvement Projects	13,619	70,950	-	(70,950)	-	64
14	Total Expenditures	157,630	1,251,005	2,156,000	904,995	58%	65
15	Net Revenue Over (Under) Expenditures	11,476	172,562	(120,000)	(292,562)	-144%	65
TELECOM FUND							
		February Actual	Year-to-Date Actual	Current Budget	Remaining Budget	Percentage of Budget Used	
Revenues:							
16	Charges for Services	8,360	58,101	110,000	51,899	53%	67
17	Interest Income	18	180	200	20	90%	67
18	Total Revenues	8,378	58,281	110,200	51,919	53%	67
Expenditures:							
19	Professional Services	7,761	56,562	110,200	53,638	51%	68
20	Total Expenditures	7,761	56,562	110,200	53,638	51%	68
21	Net Revenue Over (Under) Expenditures	617	1,719	-	(1,719)	-	68

majority diversion incentive

net income

operating rev/exp

CENTERVILLE CITY CORPORATION
COMBINED CASH INVESTMENT
FEBRUARY 28, 2026

COMBINED CASH ACCOUNTS

01-11110000	CASH - CHECKING	908,609.56
01-11310000	PETTY CASH - GENERAL CITY	200.00
01-11510000	PTIF - INVESTMENT ACCOUNT	8,623,001.33
01-11530000	PTIF-RAP TAX	7,411,527.13
01-11550000	PTIF-DCPA RES ACCT	1,094,176.30
01-11570000	PTIF-CEMETERY PERPETUAL CARE	48,219.66
	TOTAL COMBINED CASH	18,085,733.98
01-11100000	ALLOCATIONS DUE TO OTHER FUNDS	(18,085,733.98)
TOTAL UNALLOCATED CASH		.00

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	4,319,083.02
20	ALLOCATION TO REDEVELOPMENT AGENCY FUND	3,305,729.66
25	ALLOCATION TO RECREATION FUND	44,128.46
27	ALLOCATION TO RAP TAX FUND	46,139.82
30	ALLOCATION TO CEMETERY PERPETUAL CARE	137,484.46
45	ALLOCATION TO PARK FUND	333,167.80
47	ALLOCATION TO CAPITAL PROJECTS FUND	6,154,857.52
48	ALLOCATION TO TRANSPORTATION FUND	1,362,969.20
49	ALLOCATION TO UTOPIA PROJECT FUND	(63.00)
51	ALLOCATION TO WATER FUND	1,278,526.59
52	ALLOCATION TO SANITATION FUND	310,700.77
53	ALLOCATION TO DRAINAGE UTILITY	787,806.63
54	ALLOCATION TO TELECOMMUNICATION FUND	5,203.06
	TOTAL ALLOCATIONS TO OTHER FUNDS	18,085,733.99
	ALLOCATION FROM COMBINED CASH FUND - 01-11100000	(18,085,733.98)
ZERO PROOF IF ALLOCATIONS BALANCE		.01

CENTERVILLE CITY CORPORATION
BALANCE SHEET
FEBRUARY 28, 2026

GENERAL FUND

ASSETS

10-11100000	CASH - COMBINED FUND	4,319,083.02	
10-11210000	CASH-ZIONS ACCOUNT	32,854.99	
10-11310000	CASH - OVER & SHORTS	(42.98)	
10-11320000	DRUG/ALCOHOL INFORMANT ACCOUNT	200.00	
10-11330000	CASH REGISTER CHANGE FUND	100.00	
10-11340000	JP COURT CHANGE FUND	185.00	
10-11900000	ACCOUNTS RECEIVABLE AR	524,361.40	
10-13110000	ACCOUNTS RECEIVABLE ST LIGHT	361.92	
10-13170000	ACCOUNTS RECEIVABLE - OTHER	1,161,360.80	
10-13180000	ACCOUNTS RECIEVABLE-PROP TAXES	2,330,249.00	
10-13200000	ALLOWANCE FOR BAD DEBT	(2,500.00)	
10-13300000	PREPAID EXPENSE	112,985.56	
	TOTAL ASSETS		8,479,198.71

LIABILITIES AND EQUITY

CENTERVILLE CITY CORPORATION
BALANCE SHEET
FEBRUARY 28, 2026

GENERAL FUND

LIABILITIES

10-21310000	ACCOUNTS PAYABLE	50,704.87	
10-21510000	DOG LICENSES PAYABLE	60.00	
10-22200000	WAGES PAYABLE	155,427.27	
10-22210000	FWT PAYABLE	19,623.37	
10-22220000	SWT PAYABLE	26,003.49	
10-22230000	FICA PAYABLE	45,264.68	
10-22300000	401K VOLUNTARY PAYABLE	3,038.20	
10-22301000	457 VOLUNTARY CONTRIB/PAYABLE	(3,178.66)	
10-22302000	MPP VOLUNTARY/PAYABLE	378.63	
10-22303000	ROTH - IRA	2,931.28	
10-22320000	RETIREMENT PAYABLE	26,442.50	
10-22340000	EYEMED/PAYABLE	(4.52)	
10-22360000	FRATERNAL ORDER OF POLICE/PYBL	756.00	
10-22390000	EMPLOYEE MED INS PREMIUM	12,538.27	
10-22391000	PEHP/DENTAL INSURANCE	(6,229.40)	
10-22392000	STANDARD INSURANCE/TERM LIFE	(315.32)	
10-22400000	ASSURITY PAYABLE	(.19)	
10-22420000	EMPLOYEES ASSOCIATION DUES	36.00	
10-22440000	FLEX/HSA ACCOUNT CONTRIBUTIONS	(119,090.97)	
10-22450000	LONG TERM DISABILITY	1,739.24	
10-22460000	WORKERS COMPENSATION PAYABLE	43,045.88	
10-22470000	REIREMENT MEDICAL HOLDING	1,381.86	
10-22480000	FIRE SERVICE IMPACT FEE	644.00	
10-22500000	CREDIT CARDS PAYABLE	(1,258.90)	
10-23130000	CONSTRUCTION DEPOSIT	84,865.00	
10-23132720	CASH BOND - MOSS ACRES	18,754.00	
10-23132730	CASH BOND - BARTILE BLDG 8	14,200.00	
10-23132840	CASH BOND - PARRISH CREEK	5,000.00	
10-23132890	CASH BOND - CW THE HIVE LLC	80,030.00	
10-23132910	CASH BOND - PASTURE	2,500.00	
10-23132930	CASH BOND - ACC TRUCK WORLD	9,000.00	
10-23132950	CASH BOND - CW THE LANE, LLC	9,080.00	
10-23132960	CASH BOND - CENTER POINT CONST	90,295.50	
10-23132980	CASH BOND - HOGAN & ASSOCIATES	211,410.00	
10-23133010	CASH BOND - CANYON POINT SUBDI	62,900.00	
10-23133060	CASH BOND - HINDS SUBDIVISION	27,000.00	
10-23133070	CASH BOND - PORTER LANE ESTATE	158,837.00	
10-23133080	CASH BOND - DEFRIES SUBD	50,460.00	
10-23133090	CASH BOND - MUELLER SUBD	72,990.00	
10-23133100	CASH BOND - PROWS HOME SITE	33,120.00	
10-23150000	POLICE EVIDENCE ACCOUNT	52,038.39	
10-23151000	COURT - BAIL	21,091.57	
10-23160000	GUN RANGE MAINTENANCE	9,000.00	
10-23300000	DEFERRED REVENUE- PROPERTY TAX	2,330,249.00	
10-23630000	UNEARNED REVENUE - OTHER	500.00	
TOTAL LIABILITIES			3,603,258.04

FUND EQUITY

10-28500000	RESTRICTED FUND BALANCE	65,878.16
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CENTERVILLE CITY CORPORATION
BALANCE SHEET
FEBRUARY 28, 2026

GENERAL FUND

UNAPPROPRIATED FUND BALANCE:			
10-29510000	PRIOR UNREST. FUND BALANCE	3,270,270.12	
	REVENUE OVER EXPENDITURES - YTD	<u>1,539,792.39</u>	
	BALANCE - CURRENT DATE		<u>4,810,062.51</u>
	TOTAL FUND EQUITY		<u>4,875,940.67</u>
	TOTAL LIABILITIES AND EQUITY		<u><u>8,479,198.71</u></u>

CENTERVILLE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>TAX REVENUE</u>					
10-31-100000	PROPERTY TAXES	70,327.45	2,327,800.91	2,330,249.00	2,448.09	99.9
10-31-120000	FEE IN LIEU OF TAXES	10,426.53	94,419.35	110,000.00	15,580.65	85.8
10-31-200000	PROPERTY TAXES - DUE	64.35	117,154.66	50,000.00	(67,154.66)	234.3
10-31-300000	SALES TAX - GENERAL	535,316.24	3,988,890.33	5,500,000.00	1,511,109.67	72.5
10-31-410000	FRANCHISE TAX - POWER	53,604.61	417,653.10	600,000.00	182,346.90	69.6
10-31-420000	FRANCHISE TAX - NATURAL GAS	28,453.63	89,215.94	425,000.00	335,784.06	21.0
10-31-430000	FRANCHISE TAX - TELECOMM.	21,119.42	61,719.90	70,000.00	8,280.10	88.2
10-31-440000	FRANCHISE TAX - CATV	.00	31,485.44	70,000.00	38,514.56	45.0
	<u>TOTAL TAX REVENUE</u>	<u>719,312.23</u>	<u>7,128,339.63</u>	<u>9,155,249.00</u>	<u>2,026,909.37</u>	<u>77.9</u>
	<u>LICENSES AND PERMITS</u>					
10-32-100000	BUSINESS LICENSES	13,825.85	57,866.19	60,000.00	2,133.81	96.4
10-32-110000	BUILDING FEES	11,001.60	180,471.81	185,000.00	4,528.19	97.6
10-32-120000	PLAN CHECK FEES	2,312.47	60,019.75	60,000.00	(19.75)	100.0
10-32-130000	ELECTRICAL FEES	420.00	3,290.00	4,000.00	710.00	82.3
10-32-140000	PLUMBING FEES	210.00	1,260.00	2,500.00	1,240.00	50.4
10-32-150000	MECHANICAL FEES	70.00	4,480.00	5,000.00	520.00	89.6
10-32-160000	STATE SURCHARGE FEE	115.73	570.92	500.00	(70.92)	114.2
10-32-200000	APPROACH FEE (STREET & CURB)	35.00	1,015.00	2,000.00	985.00	50.8
10-32-220000	BICYCLE LICENSES	.00	.00	10.00	10.00	.0
10-32-230000	CHICKEN & RABBIT PERMITS	20.00	20.00	120.00	100.00	16.7
10-32-240000	ZONING CODE VIOLATION FEES	.00	150.00	100.00	(50.00)	150.0
	<u>TOTAL LICENSES AND PERMITS</u>	<u>28,010.65</u>	<u>309,143.67</u>	<u>319,230.00</u>	<u>10,086.33</u>	<u>96.8</u>
	<u>INTERGOVERNMENTAL REVENUE</u>					
10-33-580000	STATE GRANT/LIQUOR LAW	.00	.00	26,000.00	26,000.00	.0
10-33-610000	SCHOOL RESOURCE OFFICER	.00	29,200.00	29,200.00	.00	100.0
10-33-630000	PUBLIC SAFETY GRANTS	.00	24,000.00	25,900.00	1,900.00	92.7
	<u>TOTAL INTERGOVERNMENTAL REVENUE</u>	<u>.00</u>	<u>53,200.00</u>	<u>81,100.00</u>	<u>27,900.00</u>	<u>65.6</u>

CENTERVILLE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>CHARGES FOR SERVICES</u>						
10-34-120000	SUBDIVISION INSPECTION FEE	7,412.50	53,890.91	100,000.00	46,109.09	53.9
10-34-130000	ZONING & SUBDIVISION FEES	500.00	10,028.85	100,000.00	89,971.15	10.0
10-34-140000	BUILDING INSPECTION FEES	.00	553.50	1,000.00	446.50	55.4
10-34-150000	SALE OF MAPS & PUBLICATIONS	.00	.00	50.00	50.00	.0
10-34-190000	BOARD OF ADJUSTMENT FEE	.00	250.00	.00	(250.00)	.0
10-34-310000	STREET EXCAVATION FEES	.00	1,447.60	4,000.00	2,552.40	36.2
10-34-330000	STREET LIGHTING FEES	346.79	2,766.40	4,140.00	1,373.60	66.8
10-34-340000	STREET SIGN CHARGES	.00	.00	50.00	50.00	.0
10-34-730000	PARK RENTAL FEES	205.00	3,405.00	7,000.00	3,595.00	48.6
10-34-740000	PARK USE AGREEMENTS	30.00	1,430.00	7,000.00	5,570.00	20.4
10-34-810000	CEMETERY LOTS- ABCD	.00	100.00	.00	(100.00)	.0
10-34-830000	GRAVE OPENING CHARGES	4,000.00	34,600.00	34,000.00	(600.00)	101.8
10-34-840000	NICHE WALL	.00	1,900.00	3,000.00	1,100.00	63.3
10-34-900000	ADMIN OVERHEAD - WATER FUND	115,063.17	909,893.18	1,380,758.00	470,864.82	65.9
10-34-910000	ADMIN OVERHEAD - SANITATION	18,944.00	149,925.00	227,327.00	77,402.00	66.0
10-34-920000	ADMIN OVERHEAD - DRAINAGE FUND	57,373.00	455,984.00	688,477.00	232,493.00	66.2
10-34-940000	ADMIN OVERHEAD - RDA	26,295.00	211,090.00	315,543.00	104,453.00	66.9
10-34-950000	ADMIN OVERHEAD - TELECOMM	.00	.00	5,500.00	5,500.00	.0
TOTAL CHARGES FOR SERVICES		230,169.46	1,837,264.44	2,877,845.00	1,040,580.56	63.8
<u>FINES AND FORFEITURES</u>						
10-35-110000	CITY COURT	28,501.62	254,225.62	350,000.00	95,774.38	72.6
TOTAL FINES AND FORFEITURES		28,501.62	254,225.62	350,000.00	95,774.38	72.6
<u>MISCELLANEOUS REVENUE</u>						
10-36-100000	BANKING/INVEST. INTEREST	12,313.89	118,269.51	250,000.00	131,730.49	47.3
10-36-230000	BANKING/ZIONS BANK INT INCOME	.25	1,395.48	3,000.00	1,604.52	46.5
10-36-250000	RENTAL CHARGES/COMMUNITY CNT	300.00	350.00	250.00	(100.00)	140.0
10-36-270000	SECURITY DEPOSIT/COMMUNITY CTR	.00	.00	50.00	50.00	.0
10-36-280000	WHITAKER FEES	385.00	745.00	7,000.00	6,255.00	10.6
10-36-290000	SALE OF HISTORIC MAPS	.00	.00	10.00	10.00	.0
10-36-400000	SALE OF FIXED ASSETS	.00	79,614.50	305,000.00	225,385.50	26.1
10-36-800000	WITNESS FEES	37.00	166.50	350.00	183.50	47.6
10-36-810000	INSURANCE REIMBURSEMENT	.00	4,396.70	.00	(4,396.70)	.0
10-36-820000	CITIZEN'S ACADEMY	400.00	1,050.00	1,000.00	(50.00)	105.0
10-36-830000	POLICE COMMUNITY PROGRAMS	.00	.00	1,000.00	1,000.00	.0
10-36-840000	SEX OFFENDER REGISTRY FEE	.00	.00	50.00	50.00	.0
10-36-900000	SUNDRY REVENUE	440.30	59,140.42	15,000.00	(44,140.42)	394.3
TOTAL MISCELLANEOUS REVENUE		13,876.44	265,128.11	582,710.00	317,581.89	45.5

CENTERVILLE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>NON-OPERATING REVENUE</u>					
10-38-200000	TRANSFER FROM RDA-HOMELESS	5,372.02	42,976.16	75,000.00	32,023.84	57.3
10-38-340000	CONTRIBUTION/JULY 4TH	.00	4,850.00	1,000.00	(3,850.00)	485.0
10-38-450000	MISC. CONTRIBUTIONS	1,350.00	1,650.00	.00	(1,650.00)	.0
10-38-470000	POLICE CONTRIBUTIONS	.00	5,600.00	.00	(5,600.00)	.0
10-38-750000	GUN RANGE DEPOSIT	.00	1,600.00	800.00	(800.00)	200.0
	TOTAL NON-OPERATING REVENUE	6,722.02	56,676.16	76,800.00	20,123.84	73.8
	<u>CONTRIBUTIONS & TRANSFERS</u>					
10-39-200000	TRANSFER FROM OTHER FUNDS	2,484.72	19,938.27	55,500.00	35,561.73	35.9
	TOTAL CONTRIBUTIONS & TRANSFERS	2,484.72	19,938.27	55,500.00	35,561.73	35.9
	TOTAL FUND REVENUE	1,029,077.14	9,923,915.90	13,498,434.00	3,574,518.10	73.5

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>LEGISLATIVE</u>					
10-4111-120.0	WAGES - COUNCIL	4,325.00	34,600.00	51,900.00	17,300.00	66.7
10-4111-130.0	FICA	338.50	2,708.00	3,971.00	1,263.00	68.2
10-4111-135.0	WORKERS COMPENSATION	90.54	632.48	1,300.00	667.52	48.7
10-4111-141.0	TRANSPORTATION ALLOWANCE	100.00	800.00	1,200.00	400.00	66.7
10-4111-200.0	UNIFORM PURCHASE	.00	.00	1,200.00	1,200.00	.0
10-4111-210.0	ULC&T	1,255.69	10,045.52	15,069.00	5,023.48	66.7
10-4111-211.0	CHAMBER OF COMMERCE MEMBERSHIP	.00	.00	1,000.00	1,000.00	.0
10-4111-217.0	CONTRIBUTIONS	.00	3,000.00	3,000.00	.00	100.0
10-4111-231.0	MAYOR LUNCHEON	.00	41.98	600.00	558.02	7.0
10-4111-240.0	OFFICE SUPPLIES	.00	674.94	100.00	(574.94)	674.9
10-4111-264.0	IT SERVICES AND LICENSES	.00	1,062.48	1,170.00	107.52	90.8
10-4111-310.0	RECORDER SERVICES	49.50	346.50	600.00	253.50	57.8
10-4111-314.0	COMPUTER SERVICES	.00	2,346.98	3,000.00	653.02	78.2
10-4111-330.0	EDUCATION & TRAINING	.00	1,180.00	4,000.00	2,820.00	29.5
10-4111-480.0	MISC SUPPLIES	257.09	1,163.77	300.00	(863.77)	387.9
10-4111-481.0	MEETING MEALS	603.06	3,236.98	4,000.00	763.02	80.9
10-4111-510.0	SPECIAL CONTINGENCY	.00	200.00	10,000.00	9,800.00	2.0
	TOTAL LEGISLATIVE	7,019.38	62,039.63	102,410.00	40,370.37	60.6
	<u>JUDICIAL</u>					
10-4120-110.0	SALARY AND WAGES	4,957.09	86,127.82	129,547.00	43,419.18	66.5
10-4120-111.0	OVERTIME PAY	106.32	398.70	1,000.00	601.30	39.9
10-4120-120.0	WAGES - JUDGE	2,352.72	40,836.50	61,171.00	20,334.50	66.8
10-4120-122.0	PART TIME - OFFICE	536.97	8,683.77	15,957.00	7,273.23	54.4
10-4120-130.0	FICA	1,189.57	10,623.22	15,888.00	5,264.78	66.9
10-4120-131.0	RETIREMENT	2,398.30	21,460.26	35,243.00	13,782.74	60.9
10-4120-132.0	MEDICAL INSURANCE	3,591.92	28,741.38	43,337.00	14,595.62	66.3
10-4120-134.0	LONG TERM DISABILITY	34.08	304.99	600.00	295.01	50.8
10-4120-135.0	WORKERS COMPENSATION	116.33	1,044.60	1,500.00	455.40	69.6
10-4120-240.0	OFFICE SUPPLIES	316.13	651.49	1,000.00	348.51	65.2
10-4120-241.0	PRINTING	.00	.00	300.00	300.00	.0
10-4120-242.0	POSTAGE	73.26	514.10	1,000.00	485.90	51.4
10-4120-260.0	EQUIP MAINT SUPPLIES	.00	.00	100.00	100.00	.0
10-4120-262.0	COPIER SUPPLIES	.00	114.92	400.00	285.08	28.7
10-4120-264.0	IT SERVICES AND LICENSES	.00	739.86	685.00	(54.86)	108.0
10-4120-311.0	PROFESSIONAL SERVICES	66.26	789.89	700.00	(89.89)	112.8
10-4120-314.0	COMPUTER SERVICES	.00	.00	900.00	900.00	.0
10-4120-315.0	PROSECUTING ATTORNEY SERVICES	.00	24,239.04	28,000.00	3,760.96	86.6
10-4120-320.0	PUBLIC DEFENDER SERVICES	1,350.00	5,634.90	8,000.00	2,365.10	70.4
10-4120-330.0	EDUCATION & TRAINING	.00	690.50	1,000.00	309.50	69.1
10-4120-350.0	CONTRACT SERVICES - JUDGE	.00	.00	250.00	250.00	.0
10-4120-480.0	MISC SUPPLIES	41.68	237.19	250.00	12.81	94.9
10-4120-621.0	WITNESS FEES	.00	.00	250.00	250.00	.0
10-4120-623.0	JURY FEES	.00	.00	300.00	300.00	.0
10-4120-624.0	INTERPRETOR	1,710.00	1,956.00	2,500.00	544.00	78.2
	TOTAL JUDICIAL	18,840.63	233,789.13	349,878.00	116,088.87	66.8

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATIVE</u>					
10-4130-110.0 SALARY AND WAGES	17,395.61	308,410.28	448,240.00	139,829.72	68.8
10-4130-111.0 OVERTIME PAY	92.90	651.89	5,000.00	4,348.11	13.0
10-4130-130.0 FICA	2,600.14	24,119.98	34,673.00	10,553.02	69.6
10-4130-131.0 RETIREMENT	5,590.56	50,273.65	76,915.00	26,641.35	65.4
10-4130-132.0 MEDICAL INSURANCE	6,501.22	52,009.50	69,002.00	16,992.50	75.4
10-4130-134.0 LONG TERM DISABILITY	119.05	1,070.58	900.00	(170.58)	119.0
10-4130-135.0 WORKERS COMPENSATION	315.37	2,911.74	4,625.00	1,713.26	63.0
10-4130-141.0 TRANSPORTATION ALLOWANCE	350.00	2,575.00	4,200.00	1,625.00	61.3
10-4130-200.0 UNIFORM ALLOWANCE	94.50	349.43	1,000.00	650.57	34.9
10-4130-210.0 BOOKS & SUBSCRIPTIONS	.00	413.96	1,000.00	586.04	41.4
10-4130-211.0 MEMBERSHIPS	120.00	1,854.49	4,000.00	2,145.51	46.4
10-4130-213.0 MUNICIPAL CODE SERVICES	.00	.00	1,950.00	1,950.00	.0
10-4130-220.0 PUBLIC NOTICES	.00	.00	700.00	700.00	.0
10-4130-230.0 MILEAGE REIMBURSEMENT	.00	301.28	1,000.00	698.72	30.1
10-4130-240.0 OFFICE SUPPLIES	962.57	2,334.55	2,500.00	165.45	93.4
10-4130-241.0 PRINTING	1,243.60	1,243.60	600.00	(643.60)	207.3
10-4130-242.0 POSTAGE	2.22	302.67	1,400.00	1,097.33	21.6
10-4130-250.0 VEHICLE MAINTENANCE	32.99	493.15	2,500.00	2,006.85	19.7
10-4130-260.0 EQUIP MAINT & SUPPLIES	.00	333.24	2,700.00	2,366.76	12.3
10-4130-264.0 IT SERVICES AND LICENSES	.00	3,326.72	7,500.00	4,173.28	44.4
10-4130-280.0 TELEPHONE AND DATA	229.71	1,658.42	3,800.00	2,141.58	43.6
10-4130-290.0 GASOLINE	30.00	482.16	2,000.00	1,517.84	24.1
10-4130-310.0 PROFESSIONAL SERVICES	4,965.98	45,601.62	47,000.00	1,398.38	97.0
10-4130-330.0 EDUCATION AND TRAINING	2,771.71	18,086.63	25,000.00	6,913.37	72.4
10-4130-480.0 MISC SUPPLIES	.00	1,233.46	1,000.00	(233.46)	123.4
10-4130-481.0 EMPLOYEE - TUITION	.00	821.70	8,000.00	7,178.30	10.3
10-4130-482.0 EMPLOYEE - SERVICE	450.00	3,387.99	6,000.00	2,612.01	56.5
10-4130-483.0 EMPLOYEE- DINNER	.00	11,167.49	10,000.00	(1,167.49)	111.7
10-4130-484.0 EMPLOYEE - WELLNESS	400.00	1,200.00	5,000.00	3,800.00	24.0
10-4130-485.0 MARKETING	1,831.35	5,303.50	27,000.00	21,696.50	19.6
10-4130-486.0 NEWSLETTER - PRINTING/POSTAGE	.00	4,245.33	12,000.00	7,754.67	35.4
10-4130-487.0 VOLUNTEER SERVICE RECOGNITION	43.25	2,962.20	3,800.00	837.80	78.0
10-4130-488.0 RISK MANAGEMENT SAFETY	.00	.00	2,800.00	2,800.00	.0
10-4130-512.0 INSURANCE - AUTO LIABILITY	.00	788.35	285.00	(503.35)	276.6
10-4130-740.0 CAPITAL EQUIPMENT	22.99	2,975.20	8,500.00	5,524.80	35.0
10-4130-745.0 NETWORK EQUIPMENT/LICENSING	6,614.61	57,440.66	105,000.00	47,559.34	54.7
10-4130-755.0 WEBSITE	8,050.55	27,177.76	25,000.00	(2,177.76)	108.7
TOTAL ADMINISTRATIVE	60,830.88	637,508.18	962,590.00	325,081.82	66.2

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ATTORNEY</u>					
10-4135-110.0 SALARY AND WAGES	6,591.29	117,698.31	171,367.00	53,668.69	68.7
10-4135-120.0 PART TIME WAGES	.00	2,515.00	5,000.00	2,485.00	50.3
10-4135-130.0 FICA	1,001.71	9,466.41	13,493.00	4,026.59	70.2
10-4135-131.0 RETIREMENT	2,105.24	18,947.16	29,081.00	10,133.84	65.2
10-4135-132.0 MEDICAL INSURANCE	848.02	6,784.40	10,238.00	3,453.60	66.3
10-4135-134.0 LONG TERM DISABILITY	44.82	403.38	700.00	296.62	57.6
10-4135-135.0 WORKERS COMPENSATION	21.18	201.38	300.00	98.62	67.1
10-4135-210.0 BOOKS & SUBSCRIPTIONS	263.00	2,186.46	5,000.00	2,813.54	43.7
10-4135-211.0 MEMBERSHIPS	150.00	150.00	1,500.00	1,350.00	10.0
10-4135-215.0 FILING FEES & COSTS	.00	.00	100.00	100.00	.0
10-4135-230.0 MILEAGE REIMBURSEMENT	.00	.00	500.00	500.00	.0
10-4135-240.0 OFFICE SUPPLIES	.00	.00	500.00	500.00	.0
10-4135-242.0 POSTAGE	.00	.00	25.00	25.00	.0
10-4135-264.0 IT SERVICES AND LICENSES	.00	208.62	250.00	41.38	83.5
10-4135-280.0 TELEPHONE AND DATA	35.00	268.75	500.00	231.25	53.8
10-4135-311.0 ATTORNEY SERVICES	.00	12,333.50	10,000.00	(2,333.50)	123.3
10-4135-314.0 COMPUTER SERVICES	.00	257.42	1,500.00	1,242.58	17.2
10-4135-330.0 EDUCATION & TRAINING	.00	574.81	3,000.00	2,425.19	19.2
10-4135-480.0 MISC SUPPLIES	.00	491.13	500.00	8.87	98.2
10-4135-650.0 SPEC. PROJECT	.00	.00	5,000.00	5,000.00	.0
TOTAL ATTORNEY	11,060.26	172,486.73	258,554.00	86,067.27	66.7

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>FINANCE</u>						
10-4140-110.0	SALARY AND WAGES	10,579.39	184,375.55	272,592.00	88,216.45	67.6
10-4140-111.0	OVERTIME PAY	56.39	390.28	2,000.00	1,609.72	19.5
10-4140-120.0	PART TIME WAGES	2,808.86	49,124.08	79,683.00	30,558.92	61.7
10-4140-130.0	FICA	1,937.65	17,474.51	27,103.00	9,628.49	64.5
10-4140-131.0	RETIREMENT	4,286.63	38,117.58	60,121.00	22,003.42	63.4
10-4140-132.0	MEDICAL INSURANCE	5,193.11	41,544.78	66,987.00	25,442.22	62.0
10-4140-134.0	LONG TERM DISABILITY	58.32	526.17	1,200.00	673.83	43.9
10-4140-135.0	WORKERS COMPENSATION	44.70	464.34	600.00	135.66	77.4
10-4140-200.0	UNIFORM PURCHASE	.00	.00	1,000.00	1,000.00	.0
10-4140-210.0	BOOKS & SUBSCRIPTIONS	.00	.00	150.00	150.00	.0
10-4140-211.0	MEMBERSHIPS	25.00	184.00	1,000.00	816.00	18.4
10-4140-220.0	PUBLIC NOTICES	.00	.00	100.00	100.00	.0
10-4140-230.0	MILEAGE REIMBURSEMENT	.00	483.70	500.00	16.30	96.7
10-4140-240.0	OFFICE SUPPLIES	11.39	2,052.54	2,000.00	(52.54)	102.6
10-4140-241.0	PRINTING	.00	.00	1,000.00	1,000.00	.0
10-4140-242.0	POSTAGE	652.74	2,485.51	3,000.00	514.49	82.9
10-4140-260.0	EQUIP MAINT & SUPPLIES	.00	377.99	1,000.00	622.01	37.8
10-4140-262.0	COPIER SUPPLIES	.00	472.93	1,400.00	927.07	33.8
10-4140-264.0	IT SERVICES AND LICENSES	.00	1,043.10	1,200.00	156.90	86.9
10-4140-280.0	TELEPHONE AND DATA	110.01	601.32	900.00	298.68	66.8
10-4140-310.0	PROFESSIONAL SERVICES	.00	781.58	1,100.00	318.42	71.1
10-4140-311.0	RETIREMENT ADMINISTRATION FEES	.00	608.15	1,500.00	891.85	40.5
10-4140-312.0	CPA SERVICES	.00	19,320.00	22,000.00	2,680.00	87.8
10-4140-313.0	AUDIT SERVICES	.00	21,300.00	25,300.00	4,000.00	84.2
10-4140-314.0	COMPUTER SERVICES	738.75	5,171.25	8,334.00	3,162.75	62.1
10-4140-315.0	FLEX SPENDING SERVICES	.00	700.00	1,200.00	500.00	58.3
10-4140-320.0	BANKING SERVICES	2,893.93	21,258.07	15,000.00	(6,258.07)	141.7
10-4140-327.0	CASH BOND INTEREST EXPENSE	.00	2,819.69	5,000.00	2,180.31	56.4
10-4140-330.0	EDUCATION AND TRAINING	600.00	1,799.40	10,000.00	8,200.60	18.0
10-4140-480.0	MISC SUPPLIES	20.29	274.89	1,200.00	925.11	22.9
10-4140-511.0	INSURANCE - LIABILITY	.00	37,828.54	47,311.00	9,482.46	80.0
10-4140-515.0	LIABILITY DEDUCTIBLE	.00	.00	25,000.00	25,000.00	.0
TOTAL FINANCE		30,017.16	451,579.95	686,481.00	234,901.05	65.8
<u>EMERGENCY MANAGEMENT</u>						
10-4150-261.0	EQUIPMENT MAINTENANCE	.00	.00	250.00	250.00	.0
10-4150-330.0	EDUCATION & TRAINING	.00	1,610.66	3,000.00	1,389.34	53.7
10-4150-350.0	CITIZEN CORP	.00	.00	500.00	500.00	.0
10-4150-480.0	MISC SUPPLIES	24.99	969.02	2,000.00	1,030.98	48.5
10-4150-740.0	CAPITAL EQUIPMENT	.00	.00	3,000.00	3,000.00	.0
TOTAL EMERGENCY MANAGEMENT		24.99	2,579.68	8,750.00	6,170.32	29.5

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>FIRE SERVICES</u>					
10-4155-323.0	SOUTH DAVIS FIRE DIST. ASSMT	101,416.42	811,331.36	1,216,997.00	405,665.64	66.7
	TOTAL FIRE SERVICES	101,416.42	811,331.36	1,216,997.00	405,665.64	66.7
	<u>ELECTIONS</u>					
10-4170-480.0	ELECTION SERVICES	.00	10,660.95	37,100.00	26,439.05	28.7
	TOTAL ELECTIONS	.00	10,660.95	37,100.00	26,439.05	28.7
	<u>YOUTH COUNCIL</u>					
10-4180-480.0	MISCELANEOUS	433.38	1,131.44	5,000.00	3,868.56	22.6
10-4180-486.0	SPRING CONFERENCE	3,885.00	3,885.00	7,100.00	3,215.00	54.7
10-4180-640.0	FLOAT	.00	.00	250.00	250.00	.0
10-4180-645.0	EASTER EGG HUNT	.00	.00	300.00	300.00	.0
	TOTAL YOUTH COUNCIL	4,318.38	5,016.44	12,650.00	7,633.56	39.7
	<u>WHITAKER</u>					
10-4190-120.0	PART TIME WAGES	1,227.36	21,277.90	32,226.00	10,948.10	66.0
10-4190-130.0	FICA	187.80	1,688.24	2,466.00	777.76	68.5
10-4190-131.0	RETIREMENT	392.02	3,524.09	5,469.00	1,944.91	64.4
10-4190-135.0	WORKERS COMPENSATION	51.00	458.48	500.00	41.52	91.7
10-4190-211.0	MEMBERSHIPS	.00	98.00	980.00	882.00	10.0
10-4190-240.0	OFFICE SUPPLIES	101.77	111.02	300.00	188.98	37.0
10-4190-264.0	IT SERVICES AND LICENSES	.00	208.62	425.00	216.38	49.1
10-4190-280.0	TELEPHONE - AIR TIME	20.00	153.57	240.00	86.43	64.0
10-4190-310.0	RECORDING SERVICES	.00	246.88	400.00	153.12	61.7
10-4190-312.0	PUBLIC RELATIONS	177.67	1,254.05	2,500.00	1,245.95	50.2
10-4190-316.0	EVENT SUPPLIES	.00	4,437.72	7,000.00	2,562.28	63.4
10-4190-330.0	EDUCATION & TRAINING	.00	91.33	1,200.00	1,108.67	7.6
10-4190-368.0	KEEPING THE STORIES ALIVE	247.77	247.77	1,100.00	852.23	22.5
	TOTAL WHITAKER	2,405.39	33,797.67	54,806.00	21,008.33	61.7

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>POLICE DEPARTMENT EXPENDITURES</u>						
10-4210-110.0	SALARY AND WAGES	77,152.05	1,390,888.51	2,180,984.00	790,095.49	63.8
10-4210-111.0	OVERTIME PAY	(1,054.58)	23,403.82	88,000.00	64,596.18	26.6
10-4210-115.0	OVERTIME PAY-BALIFF	.00	.00	1,000.00	1,000.00	.0
10-4210-130.0	FICA	11,860.29	112,035.84	173,654.00	61,618.16	64.5
10-4210-131.0	RETIREMENT	48,378.96	437,469.49	671,666.00	234,196.51	65.1
10-4210-132.0	MEDICAL INSURANCE	38,208.87	302,418.42	475,067.00	172,648.58	63.7
10-4210-134.0	LONG TERM DISABILITY	538.94	5,008.38	7,690.00	2,681.62	65.1
10-4210-135.0	WORKERS COMPENSATION	3,219.03	30,368.82	39,785.00	9,416.18	76.3
10-4210-137.0	LINE OF DUTY	.00	.00	2,000.00	2,000.00	.0
10-4210-200.0	UNIFORM PURCHASE	3,394.74	10,224.14	13,800.00	3,575.86	74.1
10-4210-201.0	UNIFORM CLEANING	78.30	561.10	1,500.00	938.90	37.4
10-4210-210.0	BOOKS & SUBSCRIPTIONS	.00	214.48	580.00	365.52	37.0
10-4210-211.0	MEMBERSHIPS	826.26	2,015.99	2,250.00	234.01	89.6
10-4210-220.0	PUBLIC NOTICES	.00	38.27	350.00	311.73	10.9
10-4210-235.0	EVIDENCE SUPPLIES	.00	72.80	1,600.00	1,527.20	4.6
10-4210-240.0	OFFICE SUPPLIES	182.49	2,891.26	5,280.00	2,388.74	54.8
10-4210-241.0	PRINTING	.00	1,036.95	3,000.00	1,963.05	34.6
10-4210-242.0	POSTAGE	33.62	144.23	300.00	155.77	48.1
10-4210-250.0	VEHICLE MAINTENANCE - MISC.	1,336.42	7,435.51	16,000.00	8,564.49	46.5
10-4210-252.0	VEHICLE MAINTENANCE - BODY RPR	.00	.00	5,000.00	5,000.00	.0
10-4210-253.0	VEHICLE MAINTENANCE - TIRES	.00	3,081.40	7,800.00	4,718.60	39.5
10-4210-254.0	VEHICLE MAINT- PREVENTATIVE	878.39	5,270.58	11,000.00	5,729.42	47.9
10-4210-255.0	RADAR MAINTENANCE	.00	.00	2,500.00	2,500.00	.0
10-4210-256.0	DRONE MAINTENANCE	.00	4,517.99	5,000.00	482.01	90.4
10-4210-260.0	EQUIPMENT MAINTENANCE	1,855.49	2,174.01	5,000.00	2,825.99	43.5
10-4210-261.0	RADIO MAINTENANCE	526.45	1,888.11	4,000.00	2,111.89	47.2
10-4210-262.0	COPIER MAINTENANCE	61.05	211.50	300.00	88.50	70.5
10-4210-263.0	OFFICE EQUIPMENT MAINTENANCE	.00	349.46	500.00	150.54	69.9
10-4210-264.0	IT SERVICES AND LICENSES	.00	5,721.47	12,000.00	6,278.53	47.7
10-4210-265.0	CRIME PREVENTION	1,300.00	2,012.53	2,500.00	487.47	80.5
10-4210-267.0	WEAPONS MAINTENANCE	570.64	644.33	650.00	5.67	99.1
10-4210-268.0	UCAN COMMUNICATION FEES	64.98	64.98	.00	(64.98)	.0
10-4210-270.0	TELEPHONE AND DATA	594.72	2,532.66	7,000.00	4,467.34	36.2
10-4210-282.0	DATA - LAPTOPS	716.02	4,852.14	10,100.00	5,247.86	48.0
10-4210-290.0	GASOLINE	3,272.77	28,910.30	75,000.00	46,089.70	38.6
10-4210-310.0	PROFESSIONAL SERVICES	.00	17,620.25	22,000.00	4,379.75	80.1
10-4210-320.0	POLICE RECORDS SOFTWARE	2,562.02	15,949.67	13,825.00	(2,124.67)	115.4
10-4210-330.0	EDUCATION & TRAINING	2,045.02	22,504.35	27,000.00	4,495.65	83.4
10-4210-340.0	LEXIPOL P&P	759.28	11,804.38	10,300.00	(1,504.38)	114.6
10-4210-475.0	SMALL EQUIPMENT	6,512.13	26,327.61	24,000.00	(2,327.61)	109.7
10-4210-480.0	MISC SUPPLIES	386.28	3,131.79	6,200.00	3,068.21	50.5
10-4210-481.0	PHOTOGRAPHY SUPPLIES	.00	.00	1,000.00	1,000.00	.0
10-4210-482.0	AMMUNITION	225.00	3,172.66	8,000.00	4,827.34	39.7
10-4210-483.0	INVESTIGATION SUPPLIES	1,428.98	2,939.98	34,100.00	31,160.02	8.6
10-4210-484.0	MEDICAL SUPPLIES	120.90	192.10	500.00	307.90	38.4
10-4210-511.0	INSURANCE/LIABILITY DED.	.00	930.58	.00	(930.58)	.0
10-4210-512.0	INSURANCE - AUTO LIAB.	.00	16,360.16	13,119.00	(3,241.16)	124.7
10-4210-610.0	CITIZEN ACADEMY	28.97	895.47	.00	(895.47)	.0
10-4210-620.0	EMPLOYEE - RECOGNITION	276.99	515.26	2,000.00	1,484.74	25.8
10-4210-621.0	METRO TASK FORCE	.00	14,857.92	15,000.00	142.08	99.1
10-4210-623.0	EMPLOYEE - WELLNESS	4,048.75	16,232.67	31,314.00	15,081.33	51.8
10-4210-625.0	DISPATCH SERVICES	.00	38,864.99	53,800.00	14,935.01	72.2

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
10-4210-730.0	DEER MITIGATION FUNDS	.00	148.00	500.00	352.00	29.6
10-4210-752.0	GRANT/DONATION PURCHASES	14,997.00	20,372.02	.00	(20,372.02)	.0
	TOTAL POLICE DEPARTMENT EXPENDITURES	227,387.22	2,601,279.33	4,095,514.00	1,494,234.67	63.5
	<u>LIQUOR LAW ENFORCEMENT</u>					
10-4218-110.0	SALARY & WAGES	380.36	1,522.99	8,125.00	6,602.01	18.7
10-4218-130.0	FICA	47.68	113.53	625.00	511.47	18.2
10-4218-135.0	WORKERS COMPENSATION	15.33	36.62	150.00	113.38	24.4
10-4218-330.0	EDUCATION & TRAINING	2,000.00	4,289.94	3,000.00	(1,289.94)	143.0
10-4218-480.0	MISC SUPPLIES	100.00	(75.00)	500.00	575.00	(15.0)
10-4218-740.0	CAPITAL EQUIPMENT	.00	.00	13,600.00	13,600.00	.0
	TOTAL LIQUOR LAW ENFORCEMENT	2,543.37	5,888.08	26,000.00	20,111.92	22.7
	<u>SCHOOL CROSSING PROGRAM</u>					
10-4219-120.0	PART TIME WAGES	4,299.75	57,595.03	85,450.00	27,854.97	67.4
10-4219-130.0	FICA	657.86	4,425.28	6,537.00	2,111.72	67.7
10-4219-135.0	WORKERS COMPENSATION	183.97	1,332.62	1,450.00	117.38	91.9
10-4219-271.0	UTILITIES - POWER	12.36	86.66	300.00	213.34	28.9
10-4219-480.0	MISC SUPPLIES	221.95	1,360.97	1,800.00	439.03	75.6
	TOTAL SCHOOL CROSSING PROGRAM	5,375.89	64,800.56	95,537.00	30,736.44	67.8
	<u>K-9</u>					
10-4223-310.0	PROFESSIONAL SERVICES	.00	132.12	2,000.00	1,867.88	6.6
10-4223-330.0	EDUCATION & TRAINING	.00	.00	2,700.00	2,700.00	.0
10-4223-480.0	MISC SUPPLIES	.00	137.93	500.00	362.07	27.6
10-4223-481.0	FOOD & VITAMINS	169.05	1,021.02	2,300.00	1,278.98	44.4
	TOTAL K-9	169.05	1,291.07	7,500.00	6,208.93	17.2
	<u>D.A.R.E PROGRAM</u>					
10-4225-241.0	PRINTING	.00	.00	500.00	500.00	.0
10-4225-330.0	TRAINING & EDUCATION	.00	.00	500.00	500.00	.0
10-4225-480.0	MISC SUPPLIES	399.28	1,420.67	4,000.00	2,579.33	35.5
	TOTAL D.A.R.E PROGRAM	399.28	1,420.67	5,000.00	3,579.33	28.4

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
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GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>PUBLIC WORKS ADMINISTRATION</u>					
10-4405-110.0	SALARY AND WAGES	18,389.03	337,295.15	480,888.00	143,592.85	70.1
10-4405-111.0	OVERTIME PAY	127.53	127.53	3,000.00	2,872.47	4.3
10-4405-130.0	FICA	2,761.92	26,175.09	37,018.00	10,842.91	70.7
10-4405-131.0	RETIREMENT	5,915.49	53,326.95	82,116.00	28,789.05	64.9
10-4405-132.0	MEDICAL INSURANCE	10,044.49	80,376.52	116,157.00	35,780.48	69.2
10-4405-134.0	LONG TERM DISABILITY	125.95	1,135.36	1,700.00	564.64	66.8
10-4405-135.0	WORKERS COMPENSATION	818.77	7,676.91	6,300.00	(1,376.91)	121.9
10-4405-200.0	UNIFORM PURCHASE	.00	1,882.42	2,000.00	117.58	94.1
10-4405-210.0	BOOK & SUBSCRIPTIONS	.00	.00	200.00	200.00	.0
10-4405-211.0	MEMBERSHIPS	.00	.00	500.00	500.00	.0
10-4405-220.0	PUBLIC NOTICES	.00	.00	100.00	100.00	.0
10-4405-230.0	MILEAGE REIMBURSEMENT	.00	.00	100.00	100.00	.0
10-4405-240.0	OFFICE SUPPLIES	.00	2,055.73	2,800.00	744.27	73.4
10-4405-241.0	PRINTING	.00	.00	200.00	200.00	.0
10-4405-242.0	POSTAGE	.00	.00	600.00	600.00	.0
10-4405-262.0	COPIER SUPPLIES	.00	.00	300.00	300.00	.0
10-4405-264.0	IT SERVICES AND LICENSES	.00	948.48	1,600.00	651.52	59.3
10-4405-280.0	TELEPHONE AND DATA	179.68	1,349.46	2,720.00	1,370.54	49.6
10-4405-310.0	PROFESSIONAL SERVICES	475.00	975.00	400.00	(575.00)	243.8
10-4405-330.0	EDUCATION AND TRAINING	2,095.50	4,823.08	8,500.00	3,676.92	56.7
10-4405-480.0	MISC SUPPLIES	230.09	1,582.21	1,500.00	(82.21)	105.5
10-4405-482.0	SMALL TOOLS & MINOR EQUIPMENT	426.59	13,728.20	16,000.00	2,271.80	85.8
10-4405-512.0	INSURANCE - AUTO LIABILITY	.00	1,775.91	1,899.00	123.09	93.5
	<u>TOTAL PUBLIC WORKS ADMINISTRATION</u>	<u>41,590.04</u>	<u>535,234.00</u>	<u>766,598.00</u>	<u>231,364.00</u>	<u>69.8</u>

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>STREET DEPARTMENT</u>						
10-4410-110.0	SALARY AND WAGES	12,387.60	227,796.58	333,352.00	105,555.42	68.3
10-4410-111.0	OVERTIME	810.20	1,303.70	7,000.00	5,696.30	18.6
10-4410-130.0	FICA	1,959.54	17,815.70	26,037.00	8,221.30	68.4
10-4410-131.0	RETIREMENT	4,152.23	37,907.45	57,758.00	19,850.55	65.6
10-4410-132.0	MEDICAL INSURANCE	7,738.56	61,908.48	101,958.00	40,049.52	60.7
10-4410-134.0	LONG TERM DISABILITY	88.40	806.92	1,000.00	193.08	80.7
10-4410-135.0	WORKERS COMPENSATION	665.07	6,064.24	7,600.00	1,535.76	79.8
10-4410-200.0	UNIFORM PURCHASE	.00	2,042.59	2,375.00	332.41	86.0
10-4410-256.0	VEHICLE MAINTENANCE	1,430.89	35,561.29	62,000.00	26,438.71	57.4
10-4410-261.0	RADIO MAINTENANCE	.00	.00	100.00	100.00	.0
10-4410-264.0	IT SERVICES AND LICENSES	.00	1,719.66	575.00	(1,144.66)	299.1
10-4410-265.0	FIRE EXTINGUISHER	.00	281.70	550.00	268.30	51.2
10-4410-280.0	TELEPHONE AND DATA	309.76	2,392.60	5,000.00	2,607.40	47.9
10-4410-290.0	GASOLINE & DIESEL FUEL	2,560.50	14,977.03	40,000.00	25,022.97	37.4
10-4410-314.0	COMPUTER SERVICES	.00	.00	125.00	125.00	.0
10-4410-330.0	EDUCATION & TRAINING	1,047.75	5,196.14	9,600.00	4,403.86	54.1
10-4410-478.0	SIGNAL UPGRADES	.00	.00	4,300.00	4,300.00	.0
10-4410-479.0	HAULING CONSTRUCTION MATERIAL	.00	894.98	700.00	(194.98)	127.9
10-4410-480.0	MISC SUPPLIES	.29	2,619.14	6,000.00	3,380.86	43.7
10-4410-481.0	SNOW REMOVAL	4,800.03	5,252.45	86,000.00	80,747.55	6.1
10-4410-482.0	ASPHALT	966.48	19,017.97	32,000.00	12,982.03	59.4
10-4410-484.0	MEDICAL SUPPLIES	85.34	215.94	350.00	134.06	61.7
10-4410-485.0	TOOLS	214.49	626.80	2,500.00	1,873.20	25.1
10-4410-486.0	PAINT STRIPING MATERIALS	.00	1,551.76	40,250.00	38,698.24	3.9
10-4410-488.0	SIGNS	5,412.35	16,268.52	39,500.00	23,231.48	41.2
10-4410-489.0	ROAD BASE	.00	.00	1,300.00	1,300.00	.0
10-4410-494.0	STREET SWEEPING CONTRACT	658.81	32,427.08	40,000.00	7,572.92	81.1
10-4410-512.0	INSURANCE	.00	21,975.14	7,294.00	(14,681.14)	301.3
10-4410-520.0	MISCELLANEOUS SERVICES	.00	.00	15,000.00	15,000.00	.0
10-4410-610.0	STREET LIGHT POWER	7,588.25	53,018.26	81,000.00	27,981.74	65.5
10-4410-620.0	STREET LIGHT REPAIRS	8,944.50	43,124.09	56,000.00	12,875.91	77.0
TOTAL STREET DEPARTMENT		61,821.04	612,766.21	1,067,224.00	454,457.79	57.4

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
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GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GIS DEPARTMENT</u>						
10-4470-110.0	SALARY AND WAGES	4,151.21	72,779.98	107,941.00	35,161.02	67.4
10-4470-111.0	OVERTIME PAY	.00	.00	1,000.00	1,000.00	.0
10-4470-130.0	FICA	592.94	5,434.25	8,334.00	2,899.75	65.2
10-4470-131.0	RETIREMENT	1,325.90	11,933.10	18,488.00	6,554.90	64.6
10-4470-132.0	MEDICAL INSURANCE	1,951.45	15,611.60	26,469.00	10,857.40	59.0
10-4470-134.0	LONG TERM DISABILITY	28.22	253.98	400.00	146.02	63.5
10-4470-135.0	WORKERS COMPENSATION	171.26	1,556.55	1,700.00	143.45	91.6
10-4470-200.0	UNIFORM PURCHASE	.00	405.03	400.00	(5.03)	101.3
10-4470-211.0	MEMBERSHIPS	.00	.00	150.00	150.00	.0
10-4470-240.0	OFFICE SUPPLIES	.00	555.12	2,000.00	1,444.88	27.8
10-4470-255.0	VEHICLE MAINTENANCE	.00	289.81	350.00	60.19	82.8
10-4470-262.0	MAINTENANCE & SUPPLIES	.00	323.43	500.00	176.57	64.7
10-4470-264.0	IT SERVICES AND LICENSES	.00	208.62	200.00	(8.62)	104.3
10-4470-280.0	TELEPHONE AND DATA	75.01	548.82	500.00	(48.82)	109.8
10-4470-282.0	DATA - GPS	16.80	757.61	1,200.00	442.39	63.1
10-4470-310.0	PROFESSIONAL SERVICES	.00	1,018.00	1,300.00	282.00	78.3
10-4470-320.0	SOFTWARE SUPPORT	12,310.00	12,310.00	12,300.00	(10.00)	100.1
10-4470-330.0	EDUCATION & TRAINING	.00	222.00	3,000.00	2,778.00	7.4
10-4470-480.0	MISC SUPPLIES	.00	20.15	1,000.00	979.85	2.0
TOTAL GIS DEPARTMENT		20,622.79	124,228.05	187,232.00	63,003.95	66.4
<u>ENGINEERING</u>						
10-4490-316.0	ENG. SERVICES - COMMUNITY DEV.	17,401.32	51,274.02	200,000.00	148,725.98	25.6
10-4490-317.0	ENG SERVICES - INSPECTION	.00	2,553.40	30,450.00	27,896.60	8.4
10-4490-321.0	ENG SERVICES - PARKS & CEMETER	.00	42,222.70	1,000.00	(41,222.70)	4222.3
10-4490-322.0	ENG SERVICES - MISCELLANEOUS	2,275.00	24,337.20	7,000.00	(17,337.20)	347.7
TOTAL ENGINEERING		19,676.32	120,387.32	238,450.00	118,062.68	50.5

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
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GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARKS DEPARTMENT EXPENDITURES</u>						
10-4510-110.0	SALARY AND WAGES	15,871.47	285,318.68	417,496.00	132,177.32	68.3
10-4510-111.0	OVERTIME	.00	3,206.08	10,000.00	6,793.92	32.1
10-4510-120.0	TEMPORARY AND PART TIME WAGES	333.60	128,132.44	160,000.00	31,867.56	80.1
10-4510-130.0	FICA	2,434.92	33,307.40	44,944.00	11,636.60	74.1
10-4510-131.0	RETIREMENT	5,088.51	45,924.30	76,226.00	30,301.70	60.3
10-4510-132.0	MEDICAL INSURANCE	8,749.46	62,408.59	75,778.00	13,369.41	82.4
10-4510-134.0	LONG TERM DISABILITY	143.46	1,293.86	1,600.00	306.14	80.9
10-4510-135.0	WORKERS COMPENSATION	674.66	9,196.99	13,400.00	4,203.01	68.6
10-4510-200.0	UNIFORM PURCHASES	.00	810.23	3,500.00	2,689.77	23.2
10-4510-211.0	MEMBERSHIPS	200.00	200.00	150.00	(50.00)	133.3
10-4510-220.0	PUBLIC NOTICES	.00	.00	100.00	100.00	.0
10-4510-240.0	OFFICE SUPPLIES	.00	364.51	500.00	135.49	72.9
10-4510-242.0	POSTAGE	.00	19.65	50.00	30.35	39.3
10-4510-250.0	VEHICLE MAINT & SUPPLIES	463.78	5,029.30	10,000.00	4,970.70	50.3
10-4510-260.0	MISC EQUIPMENT MAINTENANCE	203.85	2,125.05	9,000.00	6,874.95	23.6
10-4510-264.0	IT SERVICES AND LICENSES	.00	6,979.24	7,800.00	820.76	89.5
10-4510-268.0	MOWER MAINTENANCE	193.12	7,690.22	13,000.00	5,309.78	59.2
10-4510-269.0	PARK MAINTENANCE	.00	.00	60,000.00	60,000.00	.0
10-4510-270.0	UTILITIES - WEBER BASIN WATER	.00	38,613.56	38,614.00	.44	100.0
10-4510-271.0	UTILITIES - DEUEL CREEK WATER	.00	.00	32,725.00	32,725.00	.0
10-4510-274.0	UTILITIES - POWER	467.43	5,607.48	8,500.00	2,892.52	66.0
10-4510-277.0	UTILITIES - SEWER	.00	2,592.00	2,696.00	104.00	96.1
10-4510-280.0	TELEPHONE AND DATA	144.68	1,163.21	2,200.00	1,036.79	52.9
10-4510-290.0	GASOLINE	221.00	7,656.16	18,000.00	10,343.84	42.5
10-4510-310.0	PROFESSIONAL SERVICES	6,303.75	14,926.79	15,000.00	73.21	99.5
10-4510-330.0	EDUCATION & TRAINING	2,104.94	2,856.11	4,500.00	1,643.89	63.5
10-4510-475.0	SMALL EQUIPMENT	3,278.57	3,483.54	5,500.00	2,016.46	63.3
10-4510-480.0	MISC SUPPLIES	353.60	14,908.85	31,000.00	16,091.15	48.1
10-4510-481.0	FERTILIZERS - WEED CONTROL	.00	8,674.91	27,500.00	18,825.09	31.6
10-4510-482.0	PLANTINGS	.00	4,833.96	9,000.00	4,166.04	53.7
10-4510-483.0	SPRINKLER REPAIR	.00	9,458.19	15,000.00	5,541.81	63.1
10-4510-484.0	HOLIDAY LIGHTING	39.87	6,319.19	7,000.00	680.81	90.3
10-4510-485.0	FIELD PREPARATION	.00	.00	1,500.00	1,500.00	.0
10-4510-486.0	CURB & GUTTER REPAIR	3,565.00	4,045.56	3,000.00	(1,045.56)	134.9
10-4510-512.0	INSURANCE	.00	10,135.46	2,918.00	(7,217.46)	347.3
10-4510-752.0	CITIZEN PARTICIPATION PROJECTS	.00	372.63	500.00	127.37	74.5
TOTAL PARKS DEPARTMENT EXPENDITURES		50,835.67	727,654.14	1,128,697.00	401,042.86	64.5
<u>PARKS & RECREATION COMMITTEE</u>						
10-4511-310.0	RECORDING SERVICES	.00	115.35	440.00	324.65	26.2
10-4511-480.0	MISC SUPPLIES	.00	.00	400.00	400.00	.0
TOTAL PARKS & RECREATION COMMITTEE		.00	115.35	840.00	724.65	13.7

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>TRAILS COMMITTEE</u>					
10-4512-310.0	RECORDER SERVICES	.00	20.14	440.00	419.86	4.6
10-4512-480.0	MISC SUPPLIES	.00	2,100.00	1,000.00	(1,100.00)	210.0
	TOTAL TRAILS COMMITTEE	.00	2,120.14	1,440.00	(680.14)	147.2
	<u>TREE BOARD</u>					
10-4513-310.0	RECORDER SERVICES	.00	291.10	440.00	148.90	66.2
10-4513-480.0	MISC SUPPLIES	.00	.00	500.00	500.00	.0
	TOTAL TREE BOARD	.00	291.10	940.00	648.90	31.0
	<u>COMMUNITY EVENTS</u>					
10-4560-110.0	SALARY AND WAGES	2,928.50	47,480.45	76,142.00	28,661.55	62.4
10-4560-130.0	FRINGE BENEFITS - FICA	448.06	3,775.30	5,825.00	2,049.70	64.8
10-4560-131.0	RETIREMENT	935.36	7,868.02	12,922.00	5,053.98	60.9
10-4560-132.0	MEDICAL INSURANCE	9.05	63.35	110.00	46.65	57.6
10-4560-134.0	LONG TERM DISABILITY	19.92	167.88	325.00	157.12	51.7
10-4560-135.0	FRINGE BENEFITS - WORKERS COMP	120.96	1,152.68	2,436.00	1,283.32	47.3
10-4560-240.0	OFFICE SUPPLIES	.00	48.75	300.00	251.25	16.3
10-4560-242.0	POSTAGE	.00	.00	50.00	50.00	.0
10-4560-260.0	EQUIP MAINT & SUPPLIES - MISC.	.00	.00	50.00	50.00	.0
10-4560-264.0	IT SERVICES AND LICENSES	.00	208.62	250.00	41.38	83.5
10-4560-280.0	TELEPHONE AND DATA	35.00	279.50	525.00	245.50	53.2
10-4560-310.0	PROFESSIONAL SERVICES	.00	283.60	15,000.00	14,716.40	1.9
10-4560-330.0	EDUCATION AND TRAINING	217.58	370.08	4,200.00	3,829.92	8.8
10-4560-482.0	CHRISTMAS LIGHTING	.00	1,259.90	2,000.00	740.10	63.0
10-4560-621.0	JULY 4TH CELEBRATION	.00	52,045.99	55,000.00	2,954.01	94.6
10-4560-645.0	EASTER EGG HUNT	.00	.00	2,000.00	2,000.00	.0
10-4560-646.0	CONCERTS IN THE PARK	.00	1,150.00	2,000.00	850.00	57.5
10-4560-647.0	NEIGHBORHOOD NIGHTS	.00	193.41	800.00	606.59	24.2
10-4560-648.0	FALL FESTIVAL	.00	2,276.70	2,000.00	(276.70)	113.8
10-4560-750.0	MOVIES IN THE PARK	.00	1,785.90	4,200.00	2,414.10	42.5
	TOTAL COMMUNITY EVENTS	4,714.43	120,410.13	186,135.00	65,724.87	64.7

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARKS & RECREATION FACILITY</u>						
10-4595-271.0	UTILITIES - POWER	523.88	3,193.11	5,000.00	1,806.89	63.9
10-4595-276.0	UTILITIES - GAS	895.61	2,109.10	7,000.00	4,890.90	30.1
10-4595-277.0	UTILITIES - SEWER	.00	324.00	356.00	32.00	91.0
10-4595-310.0	PROFESSIONAL SERVICES	464.00	3,768.46	5,000.00	1,231.54	75.4
10-4595-480.0	MISC SUPPLIES	.00	33.99	250.00	216.01	13.6
10-4595-481.0	JANITORIAL SUPPLIES	.00	250.85	500.00	249.15	50.2
10-4595-482.0	MAINTENANCE & REPAIR	.00	1,153.03	3,500.00	2,346.97	32.9
10-4595-514.0	INSURANCE	.00	2,703.96	1,341.00	(1,362.96)	201.6
TOTAL PARKS & RECREATION FACILITY		1,883.49	13,536.50	22,947.00	9,410.50	59.0
<u>GENERAL GOVT BLDGS - MAINT FAC</u>						
10-4596-271.0	UTILITIES - POWER	1,346.17	9,464.35	10,500.00	1,035.65	90.1
10-4596-276.0	UTILITIES - GAS	1,910.48	5,537.89	9,900.00	4,362.11	55.9
10-4596-277.0	UTILITIES - SEWER	.00	1,296.00	1,748.00	452.00	74.1
10-4596-280.0	TELEPHONE SERVICE & EQUIPMENT	1,055.58	8,448.97	13,000.00	4,551.03	65.0
10-4596-310.0	PROFESSIONAL SERVICES	14.00	1,984.52	1,000.00	(984.52)	198.5
10-4596-480.0	MISC SUPPLIES	846.48	4,455.64	2,000.00	(2,455.64)	222.8
10-4596-481.0	JANITORIAL SUPPLIES	180.10	1,307.34	2,000.00	692.66	65.4
10-4596-482.0	MAINTENANCE & REPAIR	307.57	2,523.61	15,000.00	12,476.39	16.8
10-4596-514.0	INSURANCE	.00	3,815.94	2,596.00	(1,219.94)	147.0
TOTAL GENERAL GOVT BLDGS - MAINT FAC		5,660.38	38,834.26	57,744.00	18,909.74	67.3
<u>GENERAL GOVT BLDGS - CITY HALL</u>						
10-4597-111.0	OVERTIME PAY	.00	214.95	.00	(214.95)	.0
10-4597-120.0	PART TIME WAGES	630.30	28,216.33	71,455.00	43,238.67	39.5
10-4597-130.0	FICA	83.11	2,284.11	5,467.00	3,182.89	41.8
10-4597-131.0	RETIREMENT	.00	3,547.27	6,897.00	3,349.73	51.4
10-4597-135.0	WORKERS COMPENSATION	22.87	606.02	1,250.00	643.98	48.5
10-4597-230.0	MILEAGE REIMBURSEMENT	.00	.00	50.00	50.00	.0
10-4597-264.0	IT SERVICES AND LICENSES	.00	228.00	120.00	(108.00)	190.0
10-4597-271.0	UTILITIES - POWER	2,045.18	20,886.47	30,810.00	9,923.53	67.8
10-4597-276.0	UTILITIES - GAS	1,651.02	5,751.26	16,000.00	10,248.74	36.0
10-4597-277.0	UTILITIES - SEWER	.00	1,296.00	1,700.00	404.00	76.2
10-4597-280.0	TELEPHONE SERVICE & EQUIPMENT	1,055.57	8,448.96	13,000.00	4,551.04	65.0
10-4597-310.0	PROFESSIONAL SERVICES	4,959.10	15,494.15	10,000.00	(5,494.15)	154.9
10-4597-320.0	ELEVATOR CONTRACT	.00	.00	1,700.00	1,700.00	.0
10-4597-321.0	MECHANICAL SERVICE	.00	9,885.02	15,000.00	5,114.98	65.9
10-4597-480.0	MISC SUPPLIES	401.38	3,869.99	4,300.00	430.01	90.0
10-4597-481.0	JANITORIAL SUPPLIES	511.92	1,801.79	4,000.00	2,198.21	45.0
10-4597-482.0	MAINTENANCE & REPAIR	352.55	5,415.16	8,000.00	2,584.84	67.7
10-4597-514.0	INSURANCE	.00	10,419.45	11,590.00	1,170.55	89.9
TOTAL GENERAL GOVT BLDGS - CITY HALL		11,713.00	118,364.93	201,339.00	82,974.07	58.8

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PUBLIC WORKS STORAGE FACILITY</u>						
10-4598-276.0	UTILITIES - GAS	1,186.32	2,800.31	9,300.00	6,499.69	30.1
10-4598-480.0	MISC SUPPLIES	.00	.00	150.00	150.00	.0
10-4598-482.0	MAINTENANCE & REPAIR	.00	4,590.01	5,000.00	409.99	91.8
10-4598-514.0	INSURANCE - PROPERTY	.00	673.61	1,644.00	970.39	41.0
	TOTAL PUBLIC WORKS STORAGE FACILITY	1,186.32	8,063.93	16,094.00	8,030.07	50.1
<u>WHITAKER HOME</u>						
10-4599-271.0	UTILITIES - POWER	128.65	907.22	1,800.00	892.78	50.4
10-4599-276.0	UTILITIES - GAS	143.21	390.39	1,000.00	609.61	39.0
10-4599-277.0	UTILITIES - SEWER	.00	324.00	330.00	6.00	98.2
10-4599-318.0	CUSTODIAL SUPPLIES	378.96	1,044.18	1,000.00	(44.18)	104.4
10-4599-482.0	BUILDING MAINT & REPAIR	19.78	315.64	3,000.00	2,684.36	10.5
10-4599-514.0	INSURANCE - PROPERTY	.00	982.86	1,018.00	35.14	96.6
10-4599-750.0	CAPITAL PROJECTS	.00	13,203.62	27,500.00	14,296.38	48.0
	TOTAL WHITAKER HOME	670.60	17,167.91	35,648.00	18,480.09	48.2
<u>COMMUNITY DEVELOPMENT</u>						
10-4610-110.0	SALARY & WAGES	11,258.58	197,402.33	294,871.00	97,468.67	67.0
10-4610-111.0	OVERTIME PAY	54.26	54.26	3,000.00	2,945.74	1.8
10-4610-120.0	PART-TIME WAGES	.00	.00	45,000.00	45,000.00	.0
10-4610-130.0	FICA	1,710.34	15,424.97	26,230.00	10,805.03	58.8
10-4610-131.0	RETIREMENT	3,604.65	32,830.13	58,186.00	25,355.87	56.4
10-4610-132.0	MEDICAL INSURANCE	3,863.23	30,905.86	57,321.00	26,415.14	53.9
10-4610-134.0	LONG TERM DISABILITY	76.74	698.96	1,100.00	401.04	63.5
10-4610-135.0	WORKERS COMPENSATION	147.91	1,341.39	4,200.00	2,858.61	31.9
10-4610-210.0	BOOKS & SUBSCRIPTIONS	.00	.00	200.00	200.00	.0
10-4610-211.0	MEMBERSHIPS	.00	.00	1,000.00	1,000.00	.0
10-4610-220.0	PUBLIC NOTICES	.00	.00	500.00	500.00	.0
10-4610-240.0	OFFICE SUPPLIES	126.38	285.73	1,600.00	1,314.27	17.9
10-4610-241.0	PRINTING	.00	179.58	500.00	320.42	35.9
10-4610-242.0	POSTAGE	.00	18.50	800.00	781.50	2.3
10-4610-246.0	IT SERVICES AND LICENSES	.00	26,145.94	38,800.00	12,654.06	67.4
10-4610-260.0	VEHICLE MAINTENANCE	.00	499.40	500.00	.60	99.9
10-4610-262.0	EQUIP MAINT & SUPPLIES	.00	684.07	1,500.00	815.93	45.6
10-4610-264.0	COMPUTER MAINTENANCE	.00	.00	600.00	600.00	.0
10-4610-280.0	TELEPHONE - AIR TIME	74.68	543.21	1,000.00	456.79	54.3
10-4610-290.0	GASOLINE	.00	54.11	200.00	145.89	27.1
10-4610-310.0	PROFESSIONAL SERVICES	75.00	9,047.90	.00	(9,047.90)	.0
10-4610-315.0	RECORDING FEES - DAVIS COUNTY	.00	369.55	.00	(369.55)	.0
10-4610-330.0	EDUCATION & TRAINING	.00	488.00	7,000.00	6,512.00	7.0
10-4610-512.0	INSURANCE - AUTO LIABILITY	.00	270.00	300.00	30.00	90.0
10-4610-752.0	GENERAL PLAN STUDY	.00	14,440.00	.00	(14,440.00)	.0
	TOTAL COMMUNITY DEVELOPMENT	20,991.77	331,683.89	544,408.00	212,724.11	60.9

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PLANNING COMMISSION</u>						
10-4611-305.0	MEMBER ATTENDANCE	155.00	2,075.00	5,500.00	3,425.00	37.7
10-4611-310.0	RECORDER SERVICES	49.50	346.50	600.00	253.50	57.8
10-4611-330.0	EDUCATION & TRAINING	.00	.00	1,500.00	1,500.00	.0
	TOTAL PLANNING COMMISSION	204.50	2,421.50	7,600.00	5,178.50	31.9
<u>BOARD OF ADJUSTMENT</u>						
10-4612-305.0	MEMBER ATTENDANCE	.00	.00	400.00	400.00	.0
10-4612-310.0	RECORDER SERVICES	.00	.00	150.00	150.00	.0
	TOTAL BOARD OF ADJUSTMENT	.00	.00	550.00	550.00	.0
<u>LANDMARKS COMMISSION</u>						
10-4613-310.0	RECORDER SERVICES	.00	.00	100.00	100.00	.0
	TOTAL LANDMARKS COMMISSION	.00	.00	100.00	100.00	.0
<u>BUILDING INSPECTION</u>						
10-4650-210.0	BOOKS & SUBSCRIPTIONS	.00	.00	1,200.00	1,200.00	.0
10-4650-211.0	MEMBERSHIPS	.00	.00	150.00	150.00	.0
10-4650-260.0	EQUIPMENT MAINTENANCE	.00	.00	200.00	200.00	.0
10-4650-264.0	IT SERVICES AND LICENSES	.00	114.00	250.00	136.00	45.6
10-4650-316.0	BUILDING INSPECTION SERVICES	4,377.82	30,006.64	70,000.00	39,993.36	42.9
	TOTAL BUILDING INSPECTION	4,377.82	30,120.64	71,800.00	41,679.36	42.0
<u>TRANSFERS TO OTHER FUND</u>						
10-4710-810.0	TRANSFERS TO CAPITAL PROJECTS	23,384.42	187,075.36	280,613.00	93,537.64	66.7
10-4710-820.0	TRANSFER TO RECREATION FUND	1,639.67	13,117.36	19,676.00	6,558.64	66.7
10-4710-900.0	TRANS.TO REDEVELOP AGENCY FUND	.00	.00	180,000.00	180,000.00	.0
10-4710-920.0	TRANSFERS TO STORM DRAIN FUND	1,000.00	8,000.00	12,000.00	4,000.00	66.7
10-4710-952.0	TRANSFER TRANSPORTATION FUND	34,632.67	277,061.36	415,592.00	138,530.64	66.7
10-4710-990.0	CONTINGENCY - PERSONNEL ADJUST	.00	.00	135,000.00	135,000.00	.0
	TOTAL TRANSFERS TO OTHER FUND	60,656.76	485,254.08	1,042,881.00	557,626.92	46.5
	TOTAL FUND EXPENDITURES	778,413.23	8,384,123.51	13,498,434.00	5,114,310.49	62.1
	NET REVENUE OVER EXPENDITURES	250,663.91	1,539,792.39	.00	(1,539,792.39)	.0

CENTERVILLE CITY CORPORATION
BALANCE SHEET
FEBRUARY 28, 2026

REDEVELOPMENT AGENCY FUND

ASSETS

20-11100000	CASH - COMBINED FUND	3,305,729.66	
20-13170000	ACCOUNTS RECEIVABLE-TAX INCREM	377,206.00	
20-13990000	LEASE RECEIVABLE - CENTERPOINT	1,447,445.28	
	TOTAL ASSETS		5,130,380.94

LIABILITIES AND EQUITY

LIABILITIES

20-24990000	DEFERRED INFLOW - CENTERPOINT	1,370,178.34	
20-25000000	DEFERRED REVENUE-TAX INCRMNT	377,206.28	
	TOTAL LIABILITIES		1,747,384.62

FUND EQUITY

20-28500000	RESTRICTED FUND BALANCE	843,717.01	
	UNAPPROPRIATED FUND BALANCE:		
20-29510000	FUND BALANCE - PREVIOUS YEAR	3,349,853.73	
	REVENUE OVER EXPENDITURES - YTD	(810,574.42)	
	BALANCE - CURRENT DATE	2,539,279.31	
	TOTAL FUND EQUITY		3,382,996.32
	TOTAL LIABILITIES AND EQUITY		5,130,380.94

CENTERVILLE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2026

REDEVELOPMENT AGENCY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>TAX REVENUE</u>					
20-31-100000	TAX INCREMENT - PARRISH LANE	.00	.00	1,222,000.00	1,222,000.00	.0
20-31-150000	TAX INCREMENT - LEGACY XING	.00	.00	404,000.00	404,000.00	.0
20-31-160000	TAX INCREMENT-BARNARD CREEK	.00	.00	322,000.00	322,000.00	.0
20-31-170000	TAX INCREMENT-PORTER WALTON	.00	.00	75,000.00	75,000.00	.0
	TOTAL TAX REVENUE	.00	.00	2,023,000.00	2,023,000.00	.0
	<u>MISCELLANEOUS REVENUE</u>					
20-36-100000	INTEREST INCOME	7,626.20	69,053.33	50,000.00	(19,053.33)	138.1
	TOTAL MISCELLANEOUS REVENUE	7,626.20	69,053.33	50,000.00	(19,053.33)	138.1
	<u>PAYMENTS - CONTRIBUTIONS</u>					
20-38-750000	DCPA LEASE PAYMENT	3,877.05	96,820.87	110,000.00	13,179.13	88.0
	TOTAL PAYMENTS - CONTRIBUTIONS	3,877.05	96,820.87	110,000.00	13,179.13	88.0
	<u>CONTRIBUTIONS & TRANSFERS</u>					
20-39-200000	TRANSFER IN - GENERAL FUND	.00	.00	180,000.00	180,000.00	.0
	TOTAL CONTRIBUTIONS & TRANSFERS	.00	.00	180,000.00	180,000.00	.0
	TOTAL FUND REVENUE	11,503.25	165,874.20	2,363,000.00	2,197,125.80	7.0

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2026

REDEVELOPMENT AGENCY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>						
20-4000-210.0	PUBLIC NOTICES	.00	.00	100.00	100.00	.0
20-4000-310.0	PROFESSIONAL SERVICES	1,100.00	13,731.52	56,000.00	42,268.48	24.5
20-4000-315.0	TRF-ELIGIBLE EXPENSES	.00	1,342.50	1,000.00	(342.50)	134.3
20-4000-316.0	ENGINEERING	.00	.00	1,000.00	1,000.00	.0
20-4000-420.0	OTHER OBLIGATIONS	.00	.00	422,603.00	422,603.00	.0
20-4000-430.0	CONTRACTUAL - LEGACY CROSSING	.00	.00	216,000.00	216,000.00	.0
20-4000-440.0	CONTRACTUAL - BARNARD CREEK	.00	.00	58,000.00	58,000.00	.0
20-4000-445.0	CONTRACTUAL - H&S LLC	.00	.00	19,000.00	19,000.00	.0
20-4000-450.0	CONTRACTUAL - YOUNG POWERSPORT	.00	(84,207.20)	240,000.00	324,207.20	(35.1)
20-4000-480.0	MISC SUPPLIES	.00	500.00	3,000.00	2,500.00	16.7
20-4000-511.0	INSURANCE/PROPERTY & LIABILITY	.00	28,000.60	30,168.00	2,167.40	92.8
20-4000-620.0	ADMINISTRATIVE SERVICES	26,295.00	211,090.00	315,543.00	104,453.00	66.9
	TOTAL EXPENDITURES	27,395.00	170,457.42	1,362,414.00	1,191,956.58	12.5
<u>TRANSFER TO OTHER FUND</u>						
20-4710-810.0	TRANSFER TO GF-HOMELESS	5,372.02	42,976.16	75,000.00	32,023.84	57.3
20-4710-830.0	TRANSFER - ADDITIONAL INCREM	32,132.17	257,057.35	385,586.00	128,528.65	66.7
	TOTAL TRANSFER TO OTHER FUND	37,504.19	300,033.51	460,586.00	160,552.49	65.1
<u>IMPROVEMENT PROJECTS</u>						
20-5000-100.0	TRAFFIC SIGNAL - MARKETPLACE	.00	505,957.69	500,000.00	(5,957.69)	101.2
20-5000-150.0	RDA IMPROVEMENTS	.00	.00	40,000.00	40,000.00	.0
	TOTAL IMPROVEMENT PROJECTS	.00	505,957.69	540,000.00	34,042.31	93.7
	TOTAL FUND EXPENDITURES	64,899.19	976,448.62	2,363,000.00	1,386,551.38	41.3
	NET REVENUE OVER EXPENDITURES	(53,395.94)	(810,574.42)	.00	810,574.42	.0

CENTERVILLE CITY CORPORATION
BALANCE SHEET
FEBRUARY 28, 2026

RECREATION FUND

<u>ASSETS</u>			
25-11100000	CASH	44,128.46	
	TOTAL ASSETS		44,128.46
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
25-21350000	ACCRUED PAYROLL	1,910.86	
25-23170000	CUSTOMER ACCOUNT CREDIT	1,863.25	
	TOTAL LIABILITIES		3,774.11
<u>FUND EQUITY</u>			
	UNAPPROPRIATED FUND BALANCE:		
25-29510000	PRIOR UNRESTRICTED FUND BALANC	16,304.64	
	REVENUE OVER EXPENDITURES - YTD	24,049.71	
	BALANCE - CURRENT DATE	40,354.35	
	TOTAL FUND EQUITY		40,354.35
	TOTAL LIABILITIES AND EQUITY		44,128.46

CENTERVILLE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2026

RECREATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>CHARGES FOR SERVICES</u>					
25-34-100000	SUMMER RECREATION FEES	.00	730.00	19,000.00	18,270.00	3.8
25-34-300000	OFF SEASON RECREATION FEES	.00	28,370.00	22,000.00	(6,370.00)	129.0
25-34-400000	YOUTH BASEBALL/SOFTBALL FEES	9,485.00	37,185.00	40,000.00	2,815.00	93.0
	TOTAL CHARGES FOR SERVICES	9,485.00	66,285.00	81,000.00	14,715.00	81.8
	<u>DONATIONS</u>					
25-38-750000	BASEBALL DONATIONS & FUNDRAISR	.00	6,500.00	8,200.00	1,700.00	79.3
	TOTAL DONATIONS	.00	6,500.00	8,200.00	1,700.00	79.3
	<u>CONTRIBUTIONS & TRANSFERS</u>					
25-39-100000	TRANSFER FROM GENERAL FUND	1,639.67	13,117.36	19,676.00	6,558.64	66.7
	TOTAL CONTRIBUTIONS & TRANSFERS	1,639.67	13,117.36	19,676.00	6,558.64	66.7
	TOTAL FUND REVENUE	11,124.67	85,902.36	108,876.00	22,973.64	78.9

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2026

RECREATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>SUMMER RECREATION</u>					
25-4000-120.0	PART TIME WAGES	.00	14,644.56	10,000.00	(4,644.56)	146.5
25-4000-130.0	FICA	22.95	1,267.40	765.00	(502.40)	165.7
25-4000-135.0	WORKERS COMPENSATION	6.43	303.57	275.00	(28.57)	110.4
25-4000-310.0	MEDICAL EXAMS	.00	55.00	500.00	445.00	11.0
25-4000-314.0	COMPUTER SERVICES	.00	2,778.26	5,000.00	2,221.74	55.6
25-4000-480.0	MISC SUPPLIES	.00	1,236.52	12,000.00	10,763.48	10.3
	TOTAL SUMMER RECREATION	29.38	20,285.31	28,540.00	8,254.69	71.1
	<u>OFF SEASON RECREATION</u>					
25-4200-310.0	INSTRUCTORS	.00	.00	9,500.00	9,500.00	.0
25-4200-480.0	MISC. SUPPLIES	3,777.08	12,674.57	9,000.00	(3,674.57)	140.8
	TOTAL OFF SEASON RECREATION	3,777.08	12,674.57	18,500.00	5,825.43	68.5
	<u>YOUTH BASEBALL/SOFTBALL</u>					
25-4300-120.0	PART TIME WAGES	.00	5,792.75	24,000.00	18,207.25	24.1
25-4300-130.0	FICA	.00	443.17	1,836.00	1,392.83	24.1
25-4300-135.0	WORKERS COMPENSATION	.00	133.90	200.00	66.10	67.0
25-4300-260.0	EQUIP MAINT & SUPPLIES	.00	3,095.00	8,600.00	5,505.00	36.0
25-4300-310.0	UMPIRES	.00	675.00	750.00	75.00	90.0
25-4300-311.0	PROFESSIONAL SERVICES	578.24	3,488.52	2,450.00	(1,038.52)	142.4
25-4300-480.0	MISC. SUPPLIES	.00	15,069.43	24,000.00	8,930.57	62.8
	TOTAL YOUTH BASEBALL/SOFTBALL	578.24	28,697.77	61,836.00	33,138.23	46.4
	<u>CONCESSIONS</u>					
25-4900-310.0	PROFESSIONAL SERVICES	.00	195.00	.00	(195.00)	.0
	TOTAL CONCESSIONS	.00	195.00	.00	(195.00)	.0
	TOTAL FUND EXPENDITURES	4,384.70	61,852.65	108,876.00	47,023.35	56.8
	NET REVENUE OVER EXPENDITURES	6,739.97	24,049.71	.00	(24,049.71)	.0

CENTERVILLE CITY CORPORATION
BALANCE SHEET
FEBRUARY 28, 2026

RAP TAX FUND

ASSETS

27-11100000	CASH - COMBINED FUND	46,139.82	
27-13170000	RAP TAX A/R	108,798.42	
	TOTAL ASSETS		154,938.24

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
27-29510000	FUND BALANCE - PREVIOUS YEAR	118,524.92	
	REVENUE OVER EXPENDITURES - YTD	36,413.32	
	BALANCE - CURRENT DATE	154,938.24	
	TOTAL FUND EQUITY		154,938.24
	TOTAL LIABILITIES AND EQUITY		154,938.24

CENTERVILLE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2026

RAP TAX FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>REVENUE</u>					
27-31-350000	RAP TAX	49,694.38	401,233.67	550,000.00	148,766.33	73.0
	TOTAL REVENUE	49,694.38	401,233.67	550,000.00	148,766.33	73.0
	<u>MISCELLANEOUS REVENUE</u>					
27-36-100000	INTEREST INCOME	958.26	17,800.05	20,000.00	2,199.95	89.0
	TOTAL MISCELLANEOUS REVENUE	958.26	17,800.05	20,000.00	2,199.95	89.0
	TOTAL FUND REVENUE	50,652.64	419,033.72	570,000.00	150,966.28	73.5

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2026

RAP TAX FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>TRANSFERS & GRANTS</u>					
27-5000-710.0	MISC PARK PROJECTS	42,240.22	341,048.62	487,500.00	146,451.38	70.0
27-5000-750.0	WHITAKER TRANSFERS - GRANTS	2,484.72	19,938.27	27,500.00	7,561.73	72.5
27-5000-800.0	DCPA PROJECTS-GRANTS	.00	21,633.52	27,500.00	5,866.48	78.7
27-5000-850.0	USE OF CONTINGENCY	.00	.00	27,500.00	27,500.00	.0
	TOTAL TRANSFERS & GRANTS	44,724.94	382,620.41	570,000.00	187,379.59	67.1
	TOTAL FUND EXPENDITURES	44,724.94	382,620.41	570,000.00	187,379.59	67.1
	NET REVENUE OVER EXPENDITURES	5,927.70	36,413.31	.00	(36,413.31)	.0

CENTERVILLE CITY CORPORATION
BALANCE SHEET
FEBRUARY 28, 2026

CEMETERY PERPETUAL CARE

ASSETS

30-11100000	CASH - COMBINED FUND	137,484.46	
30-11900000	ACCOUNTS RECEIVABLE AR	1,200.00	
	TOTAL ASSETS		138,684.46

LIABILITIES AND EQUITY

FUND EQUITY

30-28500000	RESTRICTED FUND BALANCE	37,700.00	
	UNAPPROPRIATED FUND BALANCE:		
30-29510000	FUND BALANCE - PREVIOUS YEAR	87,662.01	
	REVENUE OVER EXPENDITURES - YTD	13,322.45	
	BALANCE - CURRENT DATE	100,984.46	
	TOTAL FUND EQUITY		138,684.46
	TOTAL LIABILITIES AND EQUITY		138,684.46

CENTERVILLE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2026

CEMETERY PERPETUAL CARE

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>CHARGES FOR SERVICES</u>					
30-34-820000	PERPETUAL CARE FEE	600.00	7,800.00	30,000.00	22,200.00	26.0
30-34-821000	MONUMENT PERMIT FEES	600.00	4,200.00	3,000.00	(1,200.00)	140.0
	TOTAL CHARGES FOR SERVICES	1,200.00	12,000.00	33,000.00	21,000.00	36.4
	<u>MISCELLANEOUS REVENUE</u>					
30-36-100000	INTEREST INCOME	142.24	1,322.45	2,000.00	677.55	66.1
	TOTAL MISCELLANEOUS REVENUE	142.24	1,322.45	2,000.00	677.55	66.1
	TOTAL FUND REVENUE	1,342.24	13,322.45	35,000.00	21,677.55	38.1

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2026

CEMETERY PERPETUAL CARE

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>TRANSFERS TO OTHER FUNDS</u>					
30-4710-810.1	TRANSFER TO GENERAL FUND	.00	.00	28,000.00	28,000.00	.0
30-4710-980.0	CONTRIBUTION FUND BALANCE	.00	.00	7,000.00	7,000.00	.0
	TOTAL TRANSFERS TO OTHER FUNDS	.00	.00	35,000.00	35,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	35,000.00	35,000.00	.0
	NET REVENUE OVER EXPENDITURES	1,342.24	13,322.45	.00	(13,322.45)	.0

CENTERVILLE CITY CORPORATION
BALANCE SHEET
FEBRUARY 28, 2026

PARK FUND

ASSETS

45-11100000	CASH - COMBINED FUND	333,167.80	
	TOTAL ASSETS		333,167.80

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
45-29510000	FUND BALANCE - PREVIOUS YEAR	36.28	
	REVENUE OVER EXPENDITURES - YTD	333,131.52	
	BALANCE - CURRENT DATE	333,167.80	
	TOTAL FUND EQUITY		333,167.80
	TOTAL LIABILITIES AND EQUITY		333,167.80

CENTERVILLE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2026

PARK FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>CHARGES FOR SERVICES</u>					
45-34-700000	PARK IMPACT FEES	2,869.00	65,987.00	40,000.00	(25,987.00)	165.0
45-34-920000	TRANSFER IN - RAP	42,240.22	341,048.62	487,500.00	146,451.38	70.0
	TOTAL CHARGES FOR SERVICES	45,109.22	407,035.62	527,500.00	120,464.38	77.2
	<u>MISCELLANEOUS REVENUE</u>					
45-36-100000	INTEREST INCOME	339.37	7,324.60	46,579.00	39,254.40	15.7
	TOTAL MISCELLANEOUS REVENUE	339.37	7,324.60	46,579.00	39,254.40	15.7
	<u>NON-OPERATING REVENUE</u>					
45-38-450000	MISC CONTRIBUTIONS	.00	250.00	.00	(250.00)	.0
	TOTAL NON-OPERATING REVENUE	.00	250.00	.00	(250.00)	.0
	TOTAL FUND REVENUE	45,448.59	414,610.22	574,079.00	159,468.78	72.2

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2026

PARK FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>OTHER PARK EXPENDITURES</u>					
45-4810-100.0	CAPITAL PROJECTS	.00	40,500.00	172,600.00	132,100.00	23.5
45-4810-120.0	FOUNDERS PARK IMPROVEMENTS	.00	24,199.30	.00	(24,199.30)	.0
	TOTAL OTHER PARK EXPENDITURES	.00	64,699.30	172,600.00	107,900.70	37.5
	<u>PARK PROJECTS</u>					
45-4860-181.0	ISLAND VIEW PRINCIPAL	.00	.00	391,000.00	391,000.00	.0
45-4860-182.0	ISLAND VIEW INTEREST	.00	5,239.40	10,479.00	5,239.60	50.0
45-4860-250.0	COMMUNITY PARK PICKLEBALL COUR	.00	11,540.00	.00	(11,540.00)	.0
	TOTAL PARK PROJECTS	.00	16,779.40	401,479.00	384,699.60	4.2
	TOTAL FUND EXPENDITURES	.00	81,478.70	574,079.00	492,600.30	14.2
	NET REVENUE OVER EXPENDITURES	45,448.59	333,131.52	.00	(333,131.52)	.0

CENTERVILLE CITY CORPORATION
BALANCE SHEET
FEBRUARY 28, 2026

CAPITAL PROJECTS FUND

ASSETS

47-11100000	CASH - COMBINED FUND		6,154,857.52	
	TOTAL ASSETS			6,154,857.52

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
47-29510000	FUND BALANCE PREVIOUS YEAR	6,686,169.95		
	REVENUE OVER EXPENDITURES - YTD	(531,312.43)		
	BALANCE - CURRENT DATE		6,154,857.52	
	TOTAL FUND EQUITY			6,154,857.52
	TOTAL LIABILITIES AND EQUITY			6,154,857.52

CENTERVILLE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2026

CAPITAL PROJECTS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>CHARGES FOR SERVICES</u>					
47-34-100000	TRANSFER FROM GENERAL FUND	23,384.42	187,075.36	280,613.00	93,537.64	66.7
	TOTAL CHARGES FOR SERVICES	23,384.42	187,075.36	280,613.00	93,537.64	66.7
	<u>MISCELLANEOUS REVENUE</u>					
47-36-100000	BANKING-INVEST/INTEREST INCOME	16,394.93	150,622.69	100,000.00	(50,622.69)	150.6
	TOTAL MISCELLANEOUS REVENUE	16,394.93	150,622.69	100,000.00	(50,622.69)	150.6
	<u>CONTRIBUTIONS & TRANSFERS</u>					
47-39-250000	USE OF FUND BALANCE	.00	.00	1,095,496.00	1,095,496.00	.0
	TOTAL CONTRIBUTIONS & TRANSFERS	.00	.00	1,095,496.00	1,095,496.00	.0
	TOTAL FUND REVENUE	39,779.35	337,698.05	1,476,109.00	1,138,410.95	22.9

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2026

CAPITAL PROJECTS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>CAPITAL - POLICE</u>					
47-4210-740.0	CAPITAL EQUIPMENT	103,291.75	291,747.07	472,569.00	180,821.93	61.7
	TOTAL CAPITAL - POLICE	103,291.75	291,747.07	472,569.00	180,821.93	61.7
	<u>CAPITAL - PUBLIC WORKS ADMIN</u>					
47-4405-740.0	CAPITAL EQUIPMENT	.00	102,100.72	104,500.00	2,399.28	97.7
	TOTAL CAPITAL - PUBLIC WORKS ADMIN	.00	102,100.72	104,500.00	2,399.28	97.7
	<u>CAPITAL - STREETS</u>					
47-4410-740.0	CAPITAL EQUIPMENT	.00	327,924.07	584,800.00	256,875.93	56.1
	TOTAL CAPITAL - STREETS	.00	327,924.07	584,800.00	256,875.93	56.1
	<u>CAPITAL - GIS</u>					
47-4470-740.0	CAPITAL EQUIPMENT	.00	.00	14,500.00	14,500.00	.0
	TOTAL CAPITAL - GIS	.00	.00	14,500.00	14,500.00	.0
	<u>CAPITAL - PARKS</u>					
47-4510-740.0	CAPITAL EQUIPMENT	.00	139,050.74	139,540.00	489.26	99.7
	TOTAL CAPITAL - PARKS	.00	139,050.74	139,540.00	489.26	99.7
	<u>CAPITAL - PARKS & REC FACILITY</u>					
47-4595-740.0	CAPITAL EQUIPMENT	1,599.00	1,599.00	7,800.00	6,201.00	20.5
	TOTAL CAPITAL - PARKS & REC FACILITY	1,599.00	1,599.00	7,800.00	6,201.00	20.5
	<u>CAPITAL - PUBLIC WORKS FACILIT</u>					
47-4596-740.0	CAPITAL EQUIPMENT	.00	2,088.88	11,000.00	8,911.12	19.0
	TOTAL CAPITAL - PUBLIC WORKS FACILIT	.00	2,088.88	11,000.00	8,911.12	19.0

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2026

CAPITAL PROJECTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>CAPITAL - CITY HALL</u>					
47-4597-740.0 CAPITAL EQUIPMENT	4,500.00	4,500.00	141,400.00	136,900.00	3.2
TOTAL CAPITAL - CITY HALL	4,500.00	4,500.00	141,400.00	136,900.00	3.2
TOTAL FUND EXPENDITURES	109,390.75	869,010.48	1,476,109.00	607,098.52	58.9
NET REVENUE OVER EXPENDITURES	(69,611.40)	(531,312.43)	.00	531,312.43	.0

CENTERVILLE CITY CORPORATION
BALANCE SHEET
FEBRUARY 28, 2026

TRANSPORTATION FUND

ASSETS

48-11100000	CASH - COMBINED FUND	1,362,969.20	
48-13170000	TAX RECEIVABLE	262,813.95	
	TOTAL ASSETS		1,625,783.15

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
48-29510000	FUND BALANCE - PREVIOUS YEAR	1,431,804.38	
	REVENUE OVER EXPENDITURES - YTD	193,978.77	
	BALANCE - CURRENT DATE	1,625,783.15	
	TOTAL FUND EQUITY		1,625,783.15
	TOTAL LIABILITIES AND EQUITY		1,625,783.15

CENTERVILLE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2026

TRANSPORTATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>TAXES</u>					
48-31-300000	SALES TAX	46,941.39	360,695.32	500,000.00	139,304.68	72.1
	TOTAL TAXES	46,941.39	360,695.32	500,000.00	139,304.68	72.1
	<u>STATE REVENUE</u>					
48-33-430000	CLASS C ROADS	147,932.18	599,824.26	725,000.00	125,175.74	82.7
	TOTAL STATE REVENUE	147,932.18	599,824.26	725,000.00	125,175.74	82.7
	<u>TRANSFERS</u>					
48-34-800000	TRANSFER- GENERAL FUND	34,632.67	277,061.36	415,592.00	138,530.64	66.7
	TOTAL TRANSFERS	34,632.67	277,061.36	415,592.00	138,530.64	66.7
	<u>MISC. REVENUE</u>					
48-36-100000	INTEREST	3,591.93	30,504.50	50,000.00	19,495.50	61.0
	TOTAL MISC. REVENUE	3,591.93	30,504.50	50,000.00	19,495.50	61.0
	<u>CONTRIBUTIONS & TRANSFERS</u>					
48-39-250000	USE OF FUND BALANCE	.00	.00	144,208.00	144,208.00	.0
	TOTAL CONTRIBUTIONS & TRANSFERS	.00	.00	144,208.00	144,208.00	.0
	TOTAL FUND REVENUE	233,098.17	1,268,085.44	1,834,800.00	566,714.56	69.1

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2026

TRANSPORTATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>CAPITAL PROJECTS</u>						
48-4000-310.0	PROFESSIONAL SERVICES	1,000.00	8,431.52	12,000.00	3,568.48	70.3
48-4000-316.0	ENGINEERING - GENERAL	2,290.00	19,005.00	37,800.00	18,795.00	50.3
48-4000-710.0	CAPITAL PROJECTS	.00	1,350.50	.00	(1,350.50)	.0
48-4000-756.1	400 E STREET REBUILD - ENGINEE	.00	12,768.00	.00	(12,768.00)	.0
48-4000-757.1	400 S (PORTER LN) - ENGINEER	810.00	27,252.60	.00	(27,252.60)	.0
48-4000-830.0	PEACH TREE DR STREET REBUILD	.00	3,330.50	.00	(3,330.50)	.0
48-4000-831.0	BRIARWOOD DR STREET REBUILD	.00	21,319.29	.00	(21,319.29)	.0
48-4000-833.0	PARRISH LN/LEGACY TRAIL	.00	3,996.19	.00	(3,996.19)	.0
48-4000-834.2	1250 N STREET REBUILD-CONSTRUC	.00	17,891.80	.00	(17,891.80)	.0
TOTAL CAPITAL PROJECTS		4,100.00	115,345.40	49,800.00	(65,545.40)	231.6
<u>ANNUAL PROJECTS</u>						
48-5000-760.0	STREET OVERLAY PROJECTS	28,218.23	639,097.20	1,360,000.00	720,902.80	47.0
48-5000-770.0	STREET CRACK SEAL PROJECTS	.00	34,565.58	75,000.00	40,434.42	46.1
48-5000-780.0	STREET SLURRY SEAL PROJECTS	.00	212,597.79	225,000.00	12,402.21	94.5
48-5000-800.0	ANNUAL SIDEWALK PROJECTS	.00	72,500.70	125,000.00	52,499.30	58.0
TOTAL ANNUAL PROJECTS		28,218.23	958,761.27	1,785,000.00	826,238.73	53.7
TOTAL FUND EXPENDITURES		32,318.23	1,074,106.67	1,834,800.00	760,693.33	58.5
NET REVENUE OVER EXPENDITURES		200,779.94	193,978.77	.00	(193,978.77)	.0

CENTERVILLE CITY CORPORATION
BALANCE SHEET
FEBRUARY 28, 2026

UTOPIA PROJECT FUND

ASSETS

49-11100000	CASH - COMBINED FUND	(	63.00)	
	TOTAL ASSETS		(	63.00)

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
49-29510000	FUND BALANCE - PREVIOUS YEAR	111,727.41		
	REVENUE OVER EXPENDITURES - YTD	(	111,790.41)	
	BALANCE - CURRENT DATE	(	63.00)	
	TOTAL FUND EQUITY		(	63.00)
	TOTAL LIABILITIES AND EQUITY		(	63.00)

CENTERVILLE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2026

UTOPIA PROJECT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>INTERGOVERNMENTAL REVENUE</u>					
49-33-110000	UTOPIA REBATE	.00	.00	167,686.00	167,686.00	.0
	TOTAL INTERGOVERNMENTAL REVENUE	.00	.00	167,686.00	167,686.00	.0
	<u>TRANSFERS</u>					
49-34-850000	TRANSFER IN - TAX INCREMENT	32,132.17	257,057.35	385,586.00	128,528.65	66.7
	TOTAL TRANSFERS	32,132.17	257,057.35	385,586.00	128,528.65	66.7
	TOTAL FUND REVENUE	32,132.17	257,057.35	553,272.00	296,214.65	46.5

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2026

UTOPIA PROJECT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>EXPENDITURES</u>					
49-4000-800.0	PLEDGE PAYMENTS	46,105.97	368,847.76	553,272.00	184,424.24	66.7
	TOTAL EXPENDITURES	46,105.97	368,847.76	553,272.00	184,424.24	66.7
	TOTAL FUND EXPENDITURES	46,105.97	368,847.76	553,272.00	184,424.24	66.7
	NET REVENUE OVER EXPENDITURES	(13,973.80)	(111,790.41)	.00	111,790.41	.0

CENTERVILLE CITY CORPORATION
BALANCE SHEET
FEBRUARY 28, 2026

WATER FUND

ASSETS

51-11100000	CASH - COMBINED FUND	1,278,526.59	
51-11820000	INVESTMENT IN WATER STOCK	48,616.66	
51-13100000	ACCOUNTS RECIEVABLE - UNBILLED	70,172.00	
51-13110000	ACCOUNTS RECEIVABLE	432,613.63	
51-13120000	ALLOWANCE FOR BAD DEBT	(10,543.00)	
51-15460000	DEFERRED OUTFLOWS-PENSIONS	112,158.00	
51-15500000	WATER INVENTORY	298,080.08	
51-15600000	PREPAID EXPENSE	22,129.36	
51-15610000	PREPAID WATER	141,776.62	
51-16300000	WORK IN PROGRESS	414,666.73	
51-16310000	RESERVOIRS	984,856.84	
51-16320000	ALLOWANCE DEPREC./RESERVIOIRS	(861,207.28)	
51-16330000	WATER DISTRIBUTION SYSTEMS	4,316,538.03	
51-16340000	ALLOWANCE DEPREC./WATERLINES	(5,246,840.89)	
51-16350000	BUILDINGS & WELLS	3,501,966.49	
51-16360000	ALLOW. DEPREC./LAND/BLDGS/WELL	(1,549,375.54)	
51-16390000	WATERLINE SYSTEMS	19,356,836.29	
51-16400000	ALLOWANCE DEPREC./WTRLN SYSTM	(2,405,841.05)	
51-16510000	MACHINERY	951,935.57	
51-16520000	ALLOWANCE DEPREC./MACHINERY	(676,089.92)	
51-16530000	LAND	486,120.27	
	TOTAL ASSETS		21,667,095.48

LIABILITIES AND EQUITY

LIABILITIES

51-21330000	BOND PAYABLE	589,000.00	
51-21340000	BOND PAYABLE-BWR 2003	85,000.00	
51-21341000	ACCRUED INTEREST	8,104.33	
51-21350000	ACCRUED PAYROLL	.01	
51-21351000	ACCRUED ABSENCES	8,000.00	
51-21352000	ACCRUED ABSENCES - ST	48,542.00	
51-23400000	DEFERRED INFLOWS-PENSIONS	324.00	
51-25410000	UNAMORTIZED BOND PREMIUM	64,236.66	
51-25420000	DEFERRED LOSS FROM BOND DEF	(6,957.50)	
51-25450000	NET PENSION LIABILITY	91,841.00	
	TOTAL LIABILITIES		888,090.50

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
51-29510000	PRIOR UNRESTRICTED/BALANCE	21,147,620.49	
	REVENUE OVER EXPENDITURES - YTD	(368,615.51)	
	BALANCE - CURRENT DATE		20,779,004.98
	TOTAL FUND EQUITY		20,779,004.98

CENTERVILLE CITY CORPORATION
BALANCE SHEET
FEBRUARY 28, 2026

WATER FUND

TOTAL LIABILITIES AND EQUITY

21,667,095.48

CENTERVILLE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2026

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>INTERGOVERNMENTAL REVENUE</u>					
51-33-202000	FEDERAL GRANTS	556,237.08	763,083.42	1,500,000.00	736,916.58	50.9
	TOTAL INTERGOVERNMENTAL REVENUE	556,237.08	763,083.42	1,500,000.00	736,916.58	50.9
	<u>CHARGES FOR SERVICES</u>					
51-34-400000	WATER IMPACT FEE	1,013.00	32,933.00	60,000.00	27,067.00	54.9
51-34-450000	WTRLN CONST.FEES/NEW SUBS(CON)	18,778.95	102,538.95	75,000.00	(27,538.95)	136.7
	TOTAL CHARGES FOR SERVICES	19,791.95	135,471.95	135,000.00	(471.95)	100.4
	<u>MISCELLANEOUS REVENUE</u>					
51-36-100000	BANKING & INT./INTEREST INCOME	2,900.62	23,402.53	50,000.00	26,597.47	46.8
	TOTAL MISCELLANEOUS REVENUE	2,900.62	23,402.53	50,000.00	26,597.47	46.8
	<u>OPERATING REVENUE</u>					
51-37-110000	WATER SALES	332,414.03	2,734,109.62	4,127,760.00	1,393,650.38	66.2
51-37-130000	WATER YOKES AND METERS	435.00	8,319.16	10,000.00	1,680.84	83.2
51-37-160000	HYDRANT WATER SALES	.00	179.20	3,500.00	3,320.80	5.1
51-37-200000	DELINQUENT PENALTY	1,528.86	4,699.04	12,000.00	7,300.96	39.2
51-37-300000	GAIN ON SALE OF FIXED ASSET	.00	55,550.00	60,000.00	4,450.00	92.6
	TOTAL OPERATING REVENUE	334,377.89	2,802,857.02	4,213,260.00	1,410,402.98	66.5
	TOTAL FUND REVENUE	913,307.54	3,724,814.92	5,898,260.00	2,173,445.08	63.2

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2026

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EXPENDITURES					
51-4000-110.0	SALARY AND WAGES	11,869.57	219,208.73	353,121.00	133,912.27	62.1
51-4000-111.0	OVERTIME PAY	46.98	4,196.87	5,000.00	803.13	83.9
51-4000-120.0	TEMPORARY & PART-TIME WAGES	.00	5,668.73	20,000.00	14,331.27	28.3
51-4000-130.0	FICA	1,786.19	17,873.92	28,927.00	11,053.08	61.8
51-4000-131.0	RETIREMENT	3,773.12	36,570.99	60,774.00	24,203.01	60.2
51-4000-132.0	MEDICAL INSURANCE	4,910.00	48,302.21	107,378.00	59,075.79	45.0
51-4000-134.0	LONG TERM DISABILITY	80.33	778.62	1,400.00	621.38	55.6
51-4000-135.0	WORKERS COMPENSATION	548.40	5,468.40	8,100.00	2,631.60	67.5
51-4000-200.0	UNIFORM PURCHASE	.00	2,240.00	2,850.00	610.00	78.6
51-4000-205.0	BANK PROCESSING CHARGES-XPRESS	3,836.56	27,128.01	27,000.00	(128.01)	100.5
51-4000-210.0	BOOKS & SUBSCRIPTIONS	.00	.00	300.00	300.00	.0
51-4000-211.0	MEMBERSHIPS	.00	.00	2,800.00	2,800.00	.0
51-4000-220.0	PUBLIC NOTICES	.00	.00	500.00	500.00	.0
51-4000-240.0	OFFICE SUPPLIES	.00	396.58	1,000.00	603.42	39.7
51-4000-241.0	PRINTING	1,687.24	9,481.64	9,500.00	18.36	99.8
51-4000-242.0	POSTAGE	69.56	3,924.67	11,500.00	7,575.33	34.1
51-4000-250.0	VEHICLE MAINT & SUPPLIES	3,548.39	15,318.74	16,000.00	681.26	95.7
51-4000-260.0	EQUIP MAINT & SUPPLIES	.00	1,417.17	2,100.00	682.83	67.5
51-4000-261.0	EQUIPMENT MAINTENANCE - RADIO	.00	.00	500.00	500.00	.0
51-4000-263.0	EQUIPMENT MAINTENANCE - OFFICE	286.03	1,046.52	500.00	(546.52)	209.3
51-4000-264.0	IT SERVICES AND LICENSES	.00	664.62	700.00	35.38	95.0
51-4000-265.0	FIRE EXTINGUISHER SUPPLIES	.00	486.48	400.00	(86.48)	121.6
51-4000-266.0	METER READING MAINTENANCE	.00	200.00	2,300.00	2,100.00	8.7
51-4000-275.0	UTILITIES - PUMPS AND WELLS	7,955.52	41,008.19	66,000.00	24,991.81	62.1
51-4000-280.0	TELEPHONE AND DATA	229.41	1,711.71	3,200.00	1,488.29	53.5
51-4000-286.0	TELEMETERING	247.00	4,259.50	19,000.00	14,740.50	22.4
51-4000-290.0	GASOLINE & DIESEL SERVICES	1,071.50	8,171.82	22,000.00	13,828.18	37.1
51-4000-310.0	PROFESSIONAL SERVICES	1,786.64	14,120.69	54,000.00	39,879.31	26.2
51-4000-314.0	COMPUTER SUPPORT	738.75	5,171.25	7,734.00	2,562.75	66.9
51-4000-316.0	ENGINEER	6,900.00	116,694.08	6,000.00	(110,694.08)	1944.9
51-4000-330.0	EDUCATION AND TRAINING	1,172.75	2,162.75	9,500.00	7,337.25	22.8
51-4000-340.0	CERTIFICATIONS - EXAMS	.00	1,170.00	1,500.00	330.00	78.0
51-4000-478.0	COMMERCIAL WATER METERS	.00	2,985.71	7,500.00	4,514.29	39.8
51-4000-479.0	HAULING CONSTRUCTION MATERIAL	208.90	208.90	1,500.00	1,291.10	13.9
51-4000-480.0	MISC SUPPLIES	2,422.78	18,130.45	40,000.00	21,869.55	45.3
51-4000-481.0	METER REPAIRS	.00	969.47	10,500.00	9,530.53	9.2
51-4000-483.0	NEW METERS - REPLACEMENT	.00	3,758.09	.00	(3,758.09)	.0
51-4000-484.0	WATER MAINS SUPPLIES	1,736.13	42,776.74	43,000.00	223.26	99.5
51-4000-485.0	BLUE STAKES	312.98	2,540.30	6,700.00	4,159.70	37.9
51-4000-486.0	ASPHALT	.00	.00	12,000.00	12,000.00	.0
51-4000-487.0	ROADBASE	1,439.22	4,643.61	5,000.00	356.39	92.9
51-4000-488.0	SAND	.00	267.82	2,000.00	1,732.18	13.4
51-4000-489.0	CHLORINE	1,061.60	13,669.60	17,000.00	3,330.40	80.4
51-4000-490.0	WEBER BASIN PURCHASES	12,429.17	99,433.36	170,945.00	71,511.64	58.2
51-4000-492.0	FLOURIDATION	40.01	1,157.03	35,000.00	33,842.97	3.3
51-4000-493.0	NEW METERS	.00	4,784.44	40,000.00	35,215.56	12.0
51-4000-495.0	WATER RIGHTS	.00	.00	2,000.00	2,000.00	.0
51-4000-496.0	BACKFLOW PROGRAM	.00	995.00	2,000.00	1,005.00	49.8
51-4000-510.0	WATERLINE MAINTENANCE & REPAIR	1,291.27	220,911.50	180,000.00	(40,911.50)	122.7
51-4000-511.0	INSURANCE - LIABILITY	.00	8,468.20	18,819.00	10,350.80	45.0
51-4000-512.0	INSURANCE - AUTO LIAB.	.00	4,992.63	515.00	(4,477.63)	969.4
51-4000-513.0	INSURANCE - WELLS & PUMPS	.00	22,490.85	2,881.00	(19,609.85)	780.7

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2026

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
51-4000-621.0	WATER TESTING	2,529.46	6,518.03	21,000.00	14,481.97	31.0
51-4000-630.0	UNCOLLECTABLE ACCOUNTS	.00	.00	1,000.00	1,000.00	.0
51-4000-640.0	GENERAL FUND ADMIN. SERVICE	115,063.17	909,893.18	1,380,758.00	470,864.82	65.9
51-4000-850.0	UWFA - BOND PAYMENT	.00	108,719.45	108,966.00	246.55	99.8
51-4000-910.0	DEPRECIATION EXPENSE	50,439.16	401,210.68	500,000.00	98,789.32	80.2
	TOTAL EXPENDITURES	241,517.79	2,474,367.93	3,460,668.00	986,300.07	71.5
 <u>CAPITAL EQUIPMENT/PROJECTS</u>						
51-5154-740.0	CAPITAL EQUIPMENT	.00	.00	21,500.00	21,500.00	.0
51-5154-750.0	CAPITAL PROJECTS	.00	51,978.68	2,916,092.00	2,864,113.32	1.8
51-5154-757.0	MAIN ST WL REPLACEMENT	38,825.88	90,104.38	.00	(90,104.38)	.0
	TOTAL CAPITAL EQUIPMENT/PROJECTS	38,825.88	142,083.06	2,937,592.00	2,795,508.94	4.8
 <u>WATER PROJECTS</u>						
51-5520-776.0	OAKRIDGE DRIVE TANK	24,678.70	1,315,251.41	.00	(1,315,251.41)	.0
51-5520-788.1	1250 N - WATERLINE-ENGINEERING	.00	1,552.60	.00	(1,552.60)	.0
	TOTAL WATER PROJECTS	24,678.70	1,316,804.01	.00	(1,316,804.01)	.0
 <u>DEVELOPMENT WATERLINE PROJECTS</u>						
51-5600-804.0	PARRISH CREEK PDO WATERLINE	446.13	53,861.27	.00	(53,861.27)	.0
51-5600-805.0	CENTERVILLE FLEX SUBD. - WTRLN	.00	73,001.25	.00	(73,001.25)	.0
51-5600-812.0	HOSKINS TRUCK SITE FIRE HYDRAN	.00	28,170.91	.00	(28,170.91)	.0
51-5600-813.0	208 E 1875 N - NEW 1" WATER	.00	1,114.50	.00	(1,114.50)	.0
51-5600-815.0	HINDS MINOR SUBD - WATER LATER	.00	1,050.00	.00	(1,050.00)	.0
51-5600-818.0	PORTER LANE ESTATES WATERLINE	.00	2,977.50	.00	(2,977.50)	.0
	TOTAL DEVELOPMENT WATERLINE PROJECTS	446.13	160,175.43	.00	(160,175.43)	.0
	TOTAL FUND EXPENDITURES	305,468.50	4,093,430.43	6,398,260.00	2,304,829.57	64.0
	NET REVENUE OVER EXPENDITURES	607,839.04	(368,615.51)	(500,000.00)	(131,384.49)	(73.7)

CENTERVILLE CITY CORPORATION
BALANCE SHEET
FEBRUARY 28, 2026

SANITATION FUND

ASSETS

52-11100000	CASH - COMBINED FUND	310,700.77	
52-13120000	ALLOWANCE FOR UNCOLLECTIBLE AC	(3,167.00)	
52-13140000	ACCOUNTS RECEIVABLE - GARBAGE	95,608.59	
52-13150000	ACCOUNTS RECEIVABLE - RECYCLE	23,709.51	
52-13160000	ACCOUNTS RECEIVABLE GREEN WAST	18,070.86	
	TOTAL ASSETS		444,922.73

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
52-29510000	FUND BALANCE - PREVIOUS YEAR	320,567.27	
	REVENUE OVER EXPENDITURES - YTD	124,355.46	
	BALANCE - CURRENT DATE	444,922.73	
	TOTAL FUND EQUITY		444,922.73
	TOTAL LIABILITIES AND EQUITY		444,922.73

CENTERVILLE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2026

SANITATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>MISCELLANEOUS REVENUE</u>					
52-36-100000	INTEREST INCOME	715.04	5,991.47	3,000.00	(2,991.47)	199.7
52-36-200000	FALL CLEANUP REVENUE	.00	180.00	400.00	220.00	45.0
52-36-900000	SUNDRY REVENUE	6,933.99	43,877.33	72,000.00	28,122.67	60.9
	TOTAL MISCELLANEOUS REVENUE	7,649.03	50,048.80	75,400.00	25,351.20	66.4
	<u>OPERATING REVENUE</u>					
52-37-100000	REFUSE COLLECTION CHARGES	80,768.24	639,867.72	941,000.00	301,132.28	68.0
52-37-200000	RECYCLING REVENUES	20,728.37	164,675.33	243,000.00	78,324.67	67.8
52-37-250000	GREEN WASTE CHARGES	16,632.85	132,749.25	192,000.00	59,250.75	69.1
52-37-300000	CONTAINER ADVANCE LEASE PAYMT	59.27	2,488.66	7,000.00	4,511.34	35.6
	TOTAL OPERATING REVENUE	118,188.73	939,780.96	1,383,000.00	443,219.04	68.0
	TOTAL FUND REVENUE	125,837.76	989,829.76	1,458,400.00	468,570.24	67.9

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2026

SANITATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
52-4000-205.0 BANKING & INV/INTEREST EXPENSE	420.83	3,366.64	5,050.00	1,683.36	66.7
52-4000-241.0 PRINTING	843.61	4,740.79	3,200.00	(1,540.79)	148.2
52-4000-242.0 POSTAGE	.00	1,243.17	7,000.00	5,756.83	17.8
52-4000-314.0 COMPUTER SUPPORT	738.75	5,171.25	7,734.00	2,562.75	66.9
52-4000-320.0 GREEN WASTE COLLECTION	9,031.74	63,309.48	104,160.00	40,850.52	60.8
52-4000-321.0 COLLECTION	25,938.95	181,928.36	307,020.00	125,091.64	59.3
52-4000-322.0 DISPOSAL & TIPPING FEES	45,836.60	330,453.00	500,000.00	169,547.00	66.1
52-4000-324.0 RECYCLING COLLECTION	17,246.25	120,820.57	205,065.00	84,244.43	58.9
52-4000-325.0 GLASS RECYCLING COLLECTION	360.00	2,399.00	3,200.00	801.00	75.0
52-4000-480.0 MISC SUPPLIES	.00	.00	100.00	100.00	.0
52-4000-485.0 FLYER POSTAGE/FALL/SPG PICKUP	.00	.00	500.00	500.00	.0
52-4000-486.0 SPRING CLEAN-UP	.00	.00	20,000.00	20,000.00	.0
52-4000-510.0 GENERAL LIABILITY INSURANCE	.00	2,117.04	5,569.00	3,451.96	38.0
52-4000-640.0 GF ADMIN SERVICES	18,944.00	149,925.00	227,327.00	77,402.00	66.0
52-4000-750.0 CONTAINERS	.00	.00	62,475.00	62,475.00	.0
TOTAL EXPENDITURES	119,360.73	865,474.30	1,458,400.00	592,925.70	59.3
TOTAL FUND EXPENDITURES	119,360.73	865,474.30	1,458,400.00	592,925.70	59.3
NET REVENUE OVER EXPENDITURES	6,477.03	124,355.46	.00	(124,355.46)	.0

CENTERVILLE CITY CORPORATION
BALANCE SHEET
FEBRUARY 28, 2026

DRAINAGE UTILITY

ASSETS

53-11100000	CASH - COMBINED FUND	787,806.63	
53-13120000	ALLOWANCE FOR UNCOLLECTABLE	(5,171.00)	
53-13140000	ACCOUNTS RECIEVABLE	225,364.37	
53-15460000	DEFERRED OUTFLOWS-PENSIONS	32,214.00	
53-15600000	PREPAID EXPENSE	5,532.34	
53-16350000	BUILDINGS	623,487.88	
53-16360000	ACCUMULATED DEPRECIATION	(2,062,939.77)	
53-16510000	ASSETS	200,461.05	
53-16520000	SUB DRAIN	2,046,416.46	
53-16530000	STORM DRAINS	5,373,367.33	
53-16540000	WORK IN PROGRESS	270,454.95	
TOTAL ASSETS			7,496,994.24

LIABILITIES AND EQUITY

LIABILITIES

53-21320000	BONDS PAYABLE	171,000.00	
53-21321000	ACCRUED INTEREST ON BOND	2,345.67	
53-21330000	BONDS PAYABLE ST	25,000.00	
53-21351000	ACCRUED ABSENCES	36,789.00	
53-21352000	ACCRUED ABSENCES - ST	10,000.00	
53-23400000	DEFERRED INFLOWS-PENSIONS	93.00	
53-25410000	UNAMORTIZED BOND PREMIUM	20,885.36	
53-25420000	DEFERRED LOSS FROM BOND DEF	(1,139.52)	
53-25450000	NET PENSION LIABILITY	26,378.00	
TOTAL LIABILITIES			291,351.51

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
53-29510000	FUND BALANCE - PREVIOUS YEAR	7,033,080.96	
	REVENUE OVER EXPENDITURES - YTD	172,561.77	
BALANCE - CURRENT DATE			7,205,642.73
TOTAL FUND EQUITY			7,205,642.73
TOTAL LIABILITIES AND EQUITY			7,496,994.24

CENTERVILLE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2026

DRAINAGE UTILITY

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>CHARGES FOR SERVICES</u>					
53-34-400000	DRAINAGE IMPACT FEE	.00	12,867.19	30,000.00	17,132.81	42.9
53-34-500000	VIDEO INSPECTION FEE	.00	150.00	9,000.00	8,850.00	1.7
	TOTAL CHARGES FOR SERVICES	.00	13,017.19	39,000.00	25,982.81	33.4
	<u>MISCELLANEOUS REVENUE</u>					
53-36-100000	INTEREST INCOME	1,700.54	13,104.45	25,000.00	11,895.55	52.4
53-36-800000	DEVELOPER CONTRIBUTION	340,630.03	340,630.03	.00	(340,630.03)	.0
	TOTAL MISCELLANEOUS REVENUE	342,330.57	353,734.48	25,000.00	(328,734.48)	1414.9
	<u>OPERATING REVENUE</u>					
53-37-100000	DRAINAGE CHARGES	123,784.26	989,255.39	1,470,000.00	480,744.61	67.3
53-37-300000	SUB DRAIN FEES	42,621.24	369,090.22	460,000.00	90,909.78	80.2
53-37-400000	GAIN/LOSS ON SALE OF ASSETS	.00	31,100.00	30,000.00	(1,100.00)	103.7
	TOTAL OPERATING REVENUE	166,405.50	1,389,445.61	1,960,000.00	570,554.39	70.9
	<u>TRANSFERS</u>					
53-39-700000	TRANSFERS FROM OTHER FUNDS	1,000.00	8,000.00	12,000.00	4,000.00	66.7
	TOTAL TRANSFERS	1,000.00	8,000.00	12,000.00	4,000.00	66.7
	TOTAL FUND REVENUE	509,736.07	1,764,197.28	2,036,000.00	271,802.72	86.7

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2026

DRAINAGE UTILITY

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
53-4000-110.0 SALARY & WAGES	5,800.69	101,478.31	152,872.00	51,393.69	66.4
53-4000-111.0 OVERTIME PAY	.00	249.72	500.00	250.28	49.9
53-4000-130.0 FICA	853.40	7,736.41	11,733.00	3,996.59	65.9
53-4000-131.0 RETIREMENT	1,904.40	16,823.24	26,028.00	9,204.76	64.6
53-4000-132.0 MEDICAL INSURANCE	4,245.28	33,962.16	53,177.00	19,214.84	63.9
53-4000-134.0 LONG TERM DISABILITY	40.55	358.13	400.00	41.87	89.5
53-4000-135.0 WORKERS COMPENSATION	246.26	2,178.93	1,400.00	(778.93)	155.6
53-4000-200.0 UNIFORM PURCHASE	.00	776.69	950.00	173.31	81.8
53-4000-205.0 BANKING & INV/INTEREST EXPENSE	420.83	3,366.64	5,050.00	1,683.36	66.7
53-4000-220.0 PUBLIC NOTICES	.00	.00	200.00	200.00	.0
53-4000-240.0 OFFICE SUPPLIES	6.51	38.83	1,000.00	961.17	3.9
53-4000-241.0 PRINTING	2,381.84	6,278.99	8,000.00	1,721.01	78.5
53-4000-242.0 POSTAGE	1,889.00	3,132.17	9,500.00	6,367.83	33.0
53-4000-250.0 VEHICLE MAINTENANCE	.00	645.64	2,500.00	1,854.36	25.8
53-4000-264.0 IT SERVICES AND LICENSES	.00	417.24	425.00	7.76	98.2
53-4000-280.0 TELEPHONE AND DATA	335.02	708.91	1,460.00	751.09	48.6
53-4000-290.0 GASOLINE	65.44	628.01	3,000.00	2,371.99	20.9
53-4000-310.0 PROFESSIONAL SERVICES	1,184.41	9,537.98	42,000.00	32,462.02	22.7
53-4000-314.0 COMPUTER SUPPORT	1,138.75	11,011.25	25,000.00	13,988.75	44.1
53-4000-316.0 ENGINEERING	49,495.94	79,298.04	40,000.00	(39,298.04)	198.3
53-4000-322.0 DAVIS COUNTY STORM WATER	.00	4,796.00	7,000.00	2,204.00	68.5
53-4000-330.0 EDUCATION & TRAINING	.00	1,054.00	5,000.00	3,946.00	21.1
53-4000-352.0 FRONTAGE ROAD SWALE	5,000.00	40,000.00	60,000.00	20,000.00	66.7
53-4000-353.0 STREET SWEEPING	.00	.00	40,000.00	40,000.00	.0
53-4000-368.0 VIDEO INSPECTION	.00	2,290.00	9,000.00	6,710.00	25.4
53-4000-371.0 UTILITIES-FRONTAGE ROAD PUMP	268.47	969.06	1,500.00	530.94	64.6
53-4000-374.0 SYSTEM MAINTENANCE & REPAIRS	.00	15,149.00	20,000.00	4,851.00	75.8
53-4000-375.0 CONTRACT MAINTENANCE	988.83	159,964.94	225,000.00	65,035.06	71.1
53-4000-479.0 DECANT HAULING & MAINTENANCE	977.13	6,802.35	15,000.00	8,197.65	45.4
53-4000-480.0 MISC SUPPLIES	409.00	799.09	4,500.00	3,700.91	17.8
53-4000-481.0 FLOOD MITIGATION	.00	.00	10,000.00	10,000.00	.0
53-4000-510.0 GENERAL LIABILITY INSURANCE	.00	3,033.58	30,921.00	27,887.42	9.8
53-4000-515.0 LIABILITY RESERVE	.00	.00	5,000.00	5,000.00	.0
53-4000-640.0 GF ADMINISTRATIVE SERVICES	52,373.00	415,984.00	628,477.00	212,493.00	66.2
53-4000-740.0 DEBT SERVICE	.00	30,664.46	30,734.00	69.54	99.8
53-4000-745.0 CAPITAL EQUIPMENT	.00	99,677.39	100,000.00	322.61	99.7
53-4000-750.0 MISC. PROJECTS	.00	9,025.00	458,673.00	449,648.00	2.0
53-4000-900.0 DEPRECIATION EXPENSE	13,986.00	111,219.00	120,000.00	8,781.00	92.7
TOTAL EXPENDITURES	144,010.75	1,180,055.16	2,156,000.00	975,944.84	54.7
<u>DRAINAGE IMPROVEMENT PROJECTS</u>					
53-5000-260.0 *PORTER LANE*	.00	30,536.92	.00	(30,536.92)	.0
53-5000-409.0 1275 N STORM DRAIN	525.00	8,575.00	.00	(8,575.00)	.0
53-5000-410.0 ARIANE WAY SUBDRAIN REPLACEMEN	13,094.40	31,838.40	.00	(31,838.40)	.0
53-5000-411.0 LIFT STATION/SUBDRAIN VAULT RE	340,630.03	340,630.03	.00	(340,630.03)	.0
TOTAL DRAINAGE IMPROVEMENT PROJECTS	354,249.43	411,580.35	.00	(411,580.35)	.0

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2026

DRAINAGE UTILITY

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
TOTAL FUND EXPENDITURES	498,260.18	1,591,635.51	2,156,000.00	564,364.49	73.8
NET REVENUE OVER EXPENDITURES	11,475.89	172,561.77	(120,000.00)	(292,561.77)	143.8

CENTERVILLE CITY CORPORATION
BALANCE SHEET
FEBRUARY 28, 2026

TELECOMMUNICATION FUND

ASSETS

54-11100000	CASH - COMBINED FUND	5,203.06	
54-11220000	NOTES RECEIVABLE-CENTERVILLE	404,209.58	
54-13140000	ACCOUNTS RECEIVABLE	8,379.97	
	TOTAL ASSETS		417,792.61

LIABILITIES AND EQUITY

LIABILITIES

54-21210000	UIA NOTES PAYABLE-ST	49,697.00	
54-21220000	UIA NOTES PAYABLE-LT	354,512.58	
	TOTAL LIABILITIES		404,209.58

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
54-29510000	FUND BALANCE - PREVIOUS YEAR	11,864.01	
	REVENUE OVER EXPENDITURES - YTD	1,719.02	
	BALANCE - CURRENT DATE	13,583.03	
	TOTAL FUND EQUITY		13,583.03
	TOTAL LIABILITIES AND EQUITY		417,792.61

CENTERVILLE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2026

TELECOMMUNICATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>MISCELLANEOUS REVENUE</u>					
54-36-100000	INTEREST INCOME	17.57	180.09	200.00	19.91	90.1
	TOTAL MISCELLANEOUS REVENUE	17.57	180.09	200.00	19.91	90.1
	<u>CHARGES FOR SERVICES</u>					
54-37-100000	UTILITY SERVICE CHARGES	8,360.00	58,101.05	110,000.00	51,898.95	52.8
	TOTAL CHARGES FOR SERVICES	8,360.00	58,101.05	110,000.00	51,898.95	52.8
	TOTAL FUND REVENUE	8,377.57	58,281.14	110,200.00	51,918.86	52.9

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2026

TELECOMMUNICATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>PROFESSIONAL SERVICES</u>					
54-4000-320.0	CONTRACT SERVICES - UIA	7,760.95	56,562.12	104,700.00	48,137.88	54.0
54-4000-640.0	ADMINISTRATIVE SERVICES	.00	.00	5,500.00	5,500.00	.0
	TOTAL PROFESSIONAL SERVICES	7,760.95	56,562.12	110,200.00	53,637.88	51.3
	TOTAL FUND EXPENDITURES	7,760.95	56,562.12	110,200.00	53,637.88	51.3
	NET REVENUE OVER EXPENDITURES	616.62	1,719.02	.00	(1,719.02)	.0

CENTERVILLE CITY CORPORATION
BALANCE SHEET
FEBRUARY 28, 2026

GENERAL FIXED ASSET FUND

ASSETS

91-16110000	LAND	7,928,488.00	
91-16210000	BUILDINGS	18,695,912.00	
91-16510000	EQUIPMENT & MACHINERY	6,888,796.00	
91-16610000	AUTOS & TRUCKS	4,730,913.00	
91-16710000	CONSTRUCTION IN PROGRESS	819,185.00	
91-16910000	INFRASTRUCTURE	17,547,576.00	
91-17000000	ACCUMULATED DEPRECIATION	(17,805,746.00)	
	TOTAL ASSETS		38,805,124.00

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
91-29510000	INVESTMENT IN FIXED ASSETS	38,805,124.00	
	BALANCE - CURRENT DATE	38,805,124.00	
	TOTAL FUND EQUITY		38,805,124.00
	TOTAL LIABILITIES AND EQUITY		38,805,124.00

CENTERVILLE CITY CORPORATION
BALANCE SHEET
FEBRUARY 28, 2026

GENERAL LONG TERM DEBT

ASSETS

95-15460000	DEFERRED OUTFLOW - PENSION	1,500,266.00	
	TOTAL ASSETS		1,500,266.00

LIABILITIES AND EQUITY

LIABILITIES

95-20320000	ISLAND VIEW PARK LEASE	391,000.00	
95-25340000	ACCRUED ABSENCES	530,104.00	
95-25340001	ACCRUED ABSENCES - ST	520,000.00	
95-25450000	NET PENSION LIABILITY	1,812,457.00	
95-25460000	DEFERRED INFLOW - PENSIONS	20,076.00	
95-25480000	OUTSTANDING CLAIMS	29,660.20	
95-25480001	OUTSTANDING CLAIMS - ST	9,608.60	
	TOTAL LIABILITIES		3,312,905.80

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
95-29510000	BEGINNING OF YEAR	(1,812,639.80)	
	BALANCE - CURRENT DATE	(1,812,639.80)	
	TOTAL FUND EQUITY		(1,812,639.80)
	TOTAL LIABILITIES AND EQUITY		1,500,266.00