

1 Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, September 15,
2 2015 at 9:06 p.m. in the Centerville City Hall Council Chambers, 250 North Main Street,
3 Centerville, Utah.
4

5 **DIRECTORS PRESENT**

Paul A. Cutler, Chair
Ken S. Averett
Tamilyn Fillmore
John T. Higginson, Vice Chair
Stephanie Ivie
Lawrence Wright

11 **STAFF PRESENT**

Steve Thacker, RDA Executive Director
Lisa Romney, City Attorney
Jacob Smith, Management Assistant
Katie Rust, Recording Secretary

17 **STAFF ABSENT**

Blaine Lutz, Finance Director

20 **PROPOSED DEVELOPMENT OF LOT 2 OF CENTERVILLE GATEWAY**
21 **SUBDIVISION – ISLAND PARCEL – MARKETPLACE DRIVE AND PARRISH LANE**
22

23 Lisa Romney, City Attorney, explained that the island parcel of the Centerville Gateway
24 Subdivision has been divided into two lots, with the vacant lot under contract with Lyman
25 Management for a pediatric dental office. Conceptual Site Plan approval was granted by the
26 Planning Commission on August 26, 2015. As part of the Centerville RDA Gateway
27 Neighborhood Project Area, the RDA must review the Conceptual Site Plan and can discuss
28 potential contribution from the RDA for upgraded features. Referring to the water feature
29 included in the conceptual site plan, Director Averett commented that the concept of a water
30 feature was not approved for the neighboring Iggy's site.
31

32 Brian Zaitz and Melissa Bigger with JZW Architects presented the conceptual plans.
33 Chair Cutler stated that the RDA wishes Dr. Nelson success, but wants to ensure that a change
34 of use for the building could be successful, considering the large number of dental offices
35 already in the community. Mr. Zaitz responded that JZW has converted many standard office
36 spaces for dental use, and he does not see any reason that dental space could not go the other
37 way. Piping for medical gases could be capped. Staff was unable to state whether parking
38 requirements are different for dental offices than for retail space. The entire island parcel has
39 shared parking, as well as a parking agreement with the MTC across the street. The Planning
40 Commission determined that the lot has sufficient parking.
41

42 Chair Cutler expressed concern regarding long-term maintenance of the proposed water
43 feature. Dr. Mark Nelson explained that at times the water feature will not be operational, and
44 expressed a desire to be sensitive to drought situations. The water feature is designed to look
45 nice with or without flowing water. The building is intended to be shared space primarily
46 dedicated to pediatric dentistry.
47

48 Director Fillmore said she is impressed with the conceptual plan. Director Ivie stated
49 she is uncomfortable with the building design because she feels it looks a lot like a church,
50 which would be out of place considering the surrounding properties. She referred to the
51 possibility of turn-over, and expressed concern regarding future parking problems. Director
52 Wright stated he thinks the architecture looks similar to Farmington Station, and is consistent
53 with commercial use. Chair Cutler said he thinks the high-quality features would enhance the
54 area.

1 Director Wright made a **motion** to accept the Conceptual Site Plan for development of a
2 dental office on Lot 2 of the Centerville Gateway Subdivision. Vice Chair Higginson seconded
3 the motion, which passed by majority vote (4-2), with Directors Averett and Ivie dissenting.
4

5 Director Averett stated that he does not feel the water feature is a good use of natural
6 resources. Director Wright responded that he likes what is presented, and feels it would be nice
7 for the RDA to participate. Chair Cutler suggested asking the design team to present a water-
8 feature option as well as an alternate option. Ms. Romney pointed out that the conceptual
9 proposal complies with City ordinances. The applicant was informed that if RDA contribution is
10 desired, more than one proposal is requested for consideration.
11

12 Mr. Zaitz and Ms. Bigger presented the proposed lighting plan. Chair Cutler made a
13 **motion** to approve the Fourth Amendment to the ADL for the Centerville Gateway Subdivision.
14 Director Wright seconded the motion, which passed by unanimous vote (6-0).
15

16 Director Wright made a **motion** to approve the Assignment and Assumption Agreement
17 for the sale and purchase of Lot 2 of the Centerville Gateway Subdivision. Director Fillmore
18 seconded the motion, which passed by unanimous vote (6-0).
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20 **1250 WEST PARRISH LANE INTERSECTION IMPROVEMENTS**

21
22 Mr. Thacker reported that the design plan for the 1250 West Parrish Lane intersection
23 traffic signal improvements has been completed and submitted to UDOT for review. Director
24 Fillmore added that the delay regarding both the pedestrian bridge fencing and the intersection
25 improvements is providing time to ensure the projects are coordinated in the most efficient
26 manner.
27

28 The RDA previously discussed the possibility of hiring an independent landscape
29 designer to prepare the landscaping plan for the intersection. Director Fillmore reported that the
30 scope of work desired will require the services of a professional landscape architect firm for a
31 complete, cohesive plan. Services of a landscape architect firm will also be helpful in utilizing a
32 \$1,800 place-making grant received for Founders Park frontage. She presented cost estimates
33 from multiple firms, and recommended the services of Grassli Group for both projects. For an
34 additional \$800 Grassli Group would be willing to participate in coordinating the pedestrian
35 bridge fencing project as well. Mr. Thacker expressed support for her recommendations. The
36 landscaping plan for the intersection project would be funded by the RDA. The \$1,000 for a
37 design plan for the Founder's Park project would come from City General Fund or Contingency
38 Fund, with the first \$1,800 for plantings funded by the grant. Chair Cutler and Director Ivie
39 expressed skepticism that Grassli Group's services would be necessary regarding the fencing.
40 Director Fillmore stated that it may not be necessary, but may be helpful if staff is unable to find
41 a satisfactory fencing option.
42

43 Chair Cutler made a **motion** to authorize up to \$2,300 of RDA funds for landscape
44 design services from MGB&A of the Grassli Group for the four corners of the 1250 West Parrish
45 Lane intersection. Director Wright seconded the motion, which passed by unanimous vote (6-
46 0).
47

48 **ADJOURNMENT**

49
50 At 10:05 p.m. Director Wright made a **motion** to adjourn and return to regular meeting.
51 Director Ivie seconded the motion, which passed by unanimous vote (6-0).

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6 Steve H Thacker
7 Steve Thacker, RDA Executive Director

10-6-2015
Date Approved

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11 Katie Rust
12 Katie Rust, Recording Secretary

