

1 Minutes of the Centerville City Council special meeting held Tuesday, February 24, 2015 at
2 7:00 p.m. in the Centerville City Hall Council Chambers, 250 North Main Street, Centerville,
3 Utah.

4
5 **MEMBERS PRESENT**

6
7 Mayor Paul A. Cutler

8
9 Council Members Ken S. Averett
10 Tamilyn Fillmore
11 John T. Higginson
12 Stephanie Ivie
13 Lawrence Wright

14
15 **STAFF PRESENT**

16 Steve Thacker, City Manager
17 Lisa Romney, City Attorney
18 Cory Snyder, Community Development Director
19 Neal Worsley, Centerville Police Chief
20 Paul Child, Assistant Police Chief
21 Katie Rust, Recording Secretary

22 **STAFF ABSENT**

Blaine Lutz, Finance Director/Assistant City Manager

23
24 **VISITORS**

25 Jeff Bassett, South Davis Metro Fire Chief
26 Dave Powers, South Davis Metro Fire Deputy Chief
27 Julia Collins, Wasatch Front Regional Council
28 Richard Brockmyer, Utah Transit Authority
29 Megan Townsend, Wasatch Front Regional Council
30 Callie New, Wasatch Front Regional Council
31 Interested citizens (see attached sign-in sheet)

32 **PLEDGE OF ALLEGIANCE**

33
34 **PRAYER OR THOUGHT**

Councilman Lawrence Wright

35
36 **PUBLIC HEARING FOR AFFECTED ENTITIES – GENERAL PLAN AMENDMENTS,**
37 **ZONING ORDINANCE AMENDMENTS, AND ZONING MAP AMENDMENTS FOR WEST**
38 **CENTERVILLE NEIGHBORHOOD**

39
40 Mayor Cutler invited everyone in attendance to state their name and city of residence or
41 interest in the West Centerville Neighborhood. The Mayor briefly explained the City Council's
42 request that the Planning Commission look at the west side plan and the possibility of rezoning
43 or planning for a FrontRunner transit stop some time in the future. During the process the
44 Planning Commission chose to remove a FrontRunner stop from consideration, but
45 recommended with a split vote that the West Centerville Neighborhood be rezoned to mixed-use
46 for more flexibility. The Mayor formally opened the public hearing for comments related to
47 potential General Plan amendments, Zoning Ordinance amendments, and Zoning Map
48 amendments for the West Centerville Neighborhood at 7:15 p.m.

49
50 Cory Snyder, Community Development Director, explained the proposed scenario, which
51 would be similar to the mixed-use in the Legacy Crossing Development, including a public park,

1 a potential fly-over bridge at Porter Lane, and possibly a bus rapid transit or enhanced bus line
2 station.

3
4 Ken Romney, West Bountiful Mayor – Mayor Romney expressed appreciation for the
5 opportunity to express his concerns. He said he understands that development will occur over
6 time, but he feels that it is important to remember the impact of high density development on the
7 quality of life. Mayor Romney stated that West Bountiful has a goal to keep a rural feel and
8 atmosphere, but acknowledged that a lot of communities are utilizing mixed-use planning. He
9 stated that he feels there are pros and cons to the potential fly-over bridge at Porter Lane.
10 Mayor Romney referred to the split vote of the Planning Commission, and expressed the hope
11 that the Centerville Council will work together to build more consensus for whatever decision is
12 made regarding the West Centerville Neighborhood. He said he believes the development
13 ought to be able to stand on its own without the fly-over or transit station, in case they never
14 happen.

15
16 Mayor Romney added that Utah residents love their cars. Despite the goal of transit
17 oriented communities to reduce car travel, he said he suspects that residents will still choose to
18 drive their cars. There should be space for two or three cars per apartment. He said
19 approximately 75% of our air pollution comes from cars, with the worst pollution contributed by
20 5-10 minute car trips. Mayor Romney stated that a lot of 5-10 minute trips would originate from
21 the proposed development. He said he has never heard it said 20 years after a development is
22 completed that more apartments should have been included. Mayor Romney said he will
23 respect the decision of the Centerville Council, but encouraged them to take time to really figure
24 it out and consider quality of life now and for the future. West Bountiful has had numerous
25 proposals from developers for high density apartments, and chosen not to go that direction at
26 this point.

27
28 Councilwoman Fillmore stated it would be useful to hear what those in attendance
29 envision would be a wise choice for the subject area.

30
31 James Ahlstrom, West Bountiful City Council – Councilman Ahlstrom stated he does not
32 want to be perceived as telling Centerville what to do, and said he appreciates the opportunity to
33 give feedback. He said that the concept of utilizing the highest best use on a property with
34 transition zones between industrial and residential is complicated by the City boundary and the
35 presence of a core group of residents on the other side of the boundary. Councilman Ahlstrom
36 said he feels the best thing for the area would be some form of light commercial. He expressed
37 concern that residential development will take over the area, and the proposed commercial will
38 not happen. He said he believes Syro Steel is there for the long run, and the land suggested for
39 residential development is the most readily available. He suggested that realistically the City
40 will end up with more high density residential than intended. He stated that, with little chance of
41 obtaining a FrontRunner stop, the Council should be realistic and do something that will cater to
42 those already in the area with light commercial.

43
44 Debbie McKean, West Bountiful City Council – Councilwoman McKean said that in West
45 Bountiful a lot of residents complain about being next to an oil refinery, yet the oil refinery was
46 there first. Similarly, residents who built next to a property with animals complained about the
47 animals, resulting in lost rights of the property owners who were there first. She encouraged the
48 Centerville Council to consider what is in the area now, and what will be there 70 years from
49 now.

50
51 Mark Preece, West Bountiful City Council – Councilman Preece stated that he lives in
52 the neighborhood directly west of the subject area, and will be directly impacted by whatever is

1 done. He reported that a brown mist is expelled by Trinity Industries that is always all over his
2 home and cars. Councilman Preece said the proposed residential density would be a bigger
3 problem than the City thinks, and agreed with the previous statement that the residential would
4 come before the commercial. He agreed that light commercial would be a better fit than high
5 density residential.

6
7 Kelly Enquist, West Bountiful City Council – Councilman Enquist stated he looked at the
8 proposed scenario and did not see provision for schools or churches for the proposed
9 residential density. He encouraged the City to respect the desires of the property owners.

10
11 Responding to the comment about schools, City Manager Steve Thacker reported that
12 Chase Rogers with the School District told him very few students are in the school system from
13 the Legacy Crossing apartments, and he did not seem concerned about Centerville school
14 capacity if the proposed development is similar to Legacy Crossing.

15
16 Denis Hopkinson, West Bountiful Planning Commission Chair – Chair Hopkinson stated
17 that West Bountiful has a lot of open space along the Legacy corridor, and is trying to maintain a
18 rural nature within West Bountiful boundaries. West Bountiful, Centerville, and Bountiful occupy
19 a space in Davis County that still has a rural feel. West Bountiful has adopted blended-use
20 zoning. He asked if high density residential is something the Council really wants in their
21 backyard. West Bountiful is fighting hard to keep density as low as possible. He said that
22 commercial use would be a better interface between the cities.

23
24 Mr. Snyder stated that he thinks the weakest point of the proposed scenario is the
25 commercial. The question the City wanted to examine is whether to leave the area zoned
26 industrial, or look at the potential for a FrontRunner stop. The owners of the Legacy Crossing
27 Development and the Legacy Trail Development tried marketing to commercial for a long time
28 with little success. There has been more success with residential and office space. Farmington
29 Station Park has put a damper on the ability to attract commercial development. He agreed that
30 commercial will be a struggle for the area.

31
32 Mark Green – Mr. Green is a business owner with property on the west side. He said he
33 has received four proposals in the last 12 months for commercial development possibilities, all
34 in excess of 25,000 square feet. Mr. Green stated that commercial development is viable in
35 South Davis County. He expressed a desire for the City to establish a plan for the subject area
36 that residents can be proud of without cringing. He said he believes the neighborhood will
37 change in the future, including Syro Steel. He feels what is needed is a collective effort and
38 incentives to design a plan that works. He said he has submitted a plan that he believes has
39 potential, but is contrary to the proposed plan. Mr. Green stated he believes it is best for the
40 City to do nothing at this time. He said he is opposed to more residential because those already
41 there are miserable. If the City does something now, it should be general without being too
42 specific regarding "bricks and mortar." Mr. Green expressed appreciation for the opportunity to
43 speak.

44
45 Rick Davidson - Mr. Davidson is a broker representing the Parrish Holdings property
46 owners. He agreed with Mr. Green that the City should not do much at this time. Parrish
47 Holdings is currently under contract with a local climbing gym. He said he would hate for
48 something to get in the way of a long-time attempt to sell the property. Mr. Snyder responded
49 that, as long as the City's requirements are met, the climbing gym would be an allowed use in
50 the proposed scenario.

1 Richard Rowe – Mr. Rowe is a property/business owner within the subject area. He said
2 he prefers Syro Steel over the proposed plan, and he does not like Syro. Mr. Rowe stated he
3 does not think the proposed plan makes sense. Within the subject area the City does not have
4 as much space available as other cities do. He said he has not heard anyone from Centerville
5 say the proposed plan is a good idea. Mr. Rowe asked the Council to remember that the
6 property belongs to the property owners. He had planned for his business to provide for his
7 retirement, and he has no desire to relocate. He added that the City should not add many more
8 people to the area without expanding or fixing Parrish Lane first. Mr. Rowe suggested that other
9 options for the area are available. He stated that he thinks Mr. Green's proposal is a great plan.
10 The City needs to consider police and fire services. Mr. Rowe said he would like his property to
11 remain industrial. He added that he was informed by a bank that he is unable to get a loan for
12 new construction on his property until the Council makes a decision.

13
14 Spence Packer – Mr. Packer owns property directly west of subject area. He expressed
15 surprise that the proposed plan reached the Council level for consideration. He added that,
16 unless something feels good and is obviously right, it is generally not the wisest decision.

17
18 Grant Shupe – Mr. Shupe owns property outside of the subject area on the west side.
19 He expressed the hope that the increase in crime in the area will be considered. He said he
20 appreciates the Police Department and the time they spend in the area, adding that burglary
21 and vandalism to his business and other businesses in the area have more than doubled in the
22 last year and a half. Crime would increase even further with higher density in the area. Mr.
23 Shupe said he would like to hear how the City would fund the increased need for police
24 services.

25
26 Steve Garner – Mr. Garner owns a business on the west side. He said he feels the
27 consideration process has been a long and good process. Mr. Garner said he is in support of
28 the mixed-use concept, and has had interest from developers for multi-family housing on his
29 property. He stated that there is a great demand and need for multi-family housing in every city.
30 He feels taking the 20-30 year view of what needs to occur is the right action to take.

31
32 Neal Worsley, Centerville Police Chief – Chief Worsley stated that from the 206 units in
33 the Legacy Crossing development, there were a total of 17 crime reports in 2014, with officers at
34 Legacy Crossing 42 times on incidents. A majority of the incidents were noise complaints. He
35 stated that more alarming are the traffic and parking issues. From a public safety standpoint,
36 the City would need to make sure that the proposed mixed-use development includes roads that
37 are lined up and wide enough, and that sufficient parking is provided. Chief Worsley said he
38 feels the Legacy Crossing management company has reacted quickly to any problems. He
39 agreed that Parrish Lane needs to be rebuilt to be able to handle additional traffic, but pointed
40 out that traffic does not yet warrant a signal at Parrish Lane and 1250 West by UDOT
41 standards. Chief Worsley stated that an analysis would be necessary, but he estimates that
42 three additional officers would be needed in the Department to service the proposed business
43 and residential units.

44
45 Mr. Snyder stated that the proposed scenario recommends a total of 15 additional police
46 and fire personnel. Development helps pay for some of its impact through impact fees.

47
48 Jeff Bassett, South Davis Metro Fire Chief – Chief Bassett stated that with current
49 personnel, the Fire Agency is maxed out in its ability to respond, with response times
50 increasing. Emergencies in multi-level housing complexes require more man power. He said
51 the Fire Agency would prefer fewer roundabouts and wider roads, and explained that dead-end
52 parking roads are difficult for emergency exits.

1 Dave Powers, Deputy Fire Chief – Deputy Chief Powers stated that the Fire Agency is
2 heavily involved in the Centerville planning process. He mentioned that difficulties are caused
3 by the State Legislature continually trying to erode the tools given to design for safety.
4

5 Julia Collins – Ms. Collins is a Transportation Planner for Wasatch Front Regional
6 Council (WFRC). She explained the grant awarded to Centerville by WFRC for technical
7 support in the form of scenario development and public outreach for the west side planning
8 process. She clarified that the City is not required by the grant to adopt the scenario that was
9 developed, or to repay any portion of the grant.
10

11 Richard Brockmyer – Mr. Brockmyer is a Strategic Planner with Utah Transit Authority
12 (UTA). He stated that a FrontRunner station would not be feasible in Centerville at this time, but
13 added that things could change in the long-run. Land use is one factor considered. UTA
14 typically invests FrontRunner stops in more densely populated areas. In the long-run, double
15 tracking and electrification may become possible, which might make additional stops feasible.
16

17 Mr. Snyder stated that in his opinion, the subject area could not be developed to an
18 intensity that would warrant a FrontRunner stop. The geographic study area would need to be
19 broadened. Councilman Higginson said he feels it would have been irresponsible for the
20 Council to not ask the question about viability.
21

22 Mark Stanger – Mr. Stanger lives west of the subject area. He said he would not take
23 the School District response at face value because West Bountiful schools are already taxed.
24 The type of residential developments proposed tend to be more transient developments, with
25 residents who do not put down roots or have a stake in the community. He said he is
26 uncomfortable with the densities that have been proposed, especially considering the rights of
27 the property owners in and out of the subject area. Mr. Stanger pointed out that the proposed
28 fly-over would evict some of the current residents from their homes.
29

30 Dale McIntyre – Mr. McIntyre is a Centerville resident. He asked where the children
31 would go to school if 3,600 residents were added. Mr. McIntyre stated that he likes to drive, but
32 he finds the Parrish Lane interchange problematic. He thanked the Police and Fire
33 Departments for their service to the community.
34

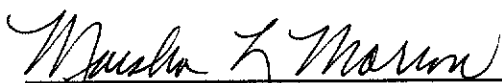
35 Councilwoman Ivie pointed out that 15 additional police and fire officers is a large
36 increase, and the Council would need to look at how to fund the increase before agreeing with
37 the proposal. Mayor Cutler thanked those who provided input, and closed the public hearing at
38 9:04 p.m., to be continued on March 3, 2015.
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40 Councilman Wright made a **motion** to table the matter until March 3rd. Councilwoman
41 Ivie seconded the motion, which passed by unanimous vote (5-0).
42

43 ADJOURNMENT

44

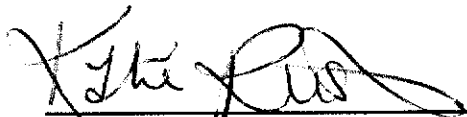
45 At 9:05 p.m. Councilman Wright made a **motion** to adjourn the meeting. Councilwoman
46 Ivie seconded the motion, which passed by unanimous vote (5-0).
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51 _____
52 Marsha L. Morrow, City Recorder

3-17-15

Date Approved

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Katie Rust, Recording Secretary



SPECIAL
CENTERVILLE CITY COUNCIL MEETING
Tuesday, February 24th, 2015
7:00 p.m.

NAME (PLEASE PRINT)	ADDRESS**
Debbie McKeon	10750 107th N W Btfl
Kevin Borkdahl	1255 W. 75 N. Centerville
Grant Shupe	1264 W 50 So. CENT
Bob Masan	Centerville
Mark Green	150 N 105 W Centerville
Richard Debbie Rose	1692 W. 2250 N. W. Bountiful
Dale McIntyre	2538 E. 200 S. Centerville
Grace McIntyre	" " "
Diane Huffman	Rep. W. Bountiful City
Kelly Enquist	West Btfl. CC
Steve Garner	A-1 C-ville Storage 12500 200 N. 346 E. Centerville
Rick Davidson	Newark Quibb
Nita Cottle	817 W 1320 N W Btfl
Shauna Ward	West Bountiful
Melissa Ward	West Bountiful
Susan Ward	West Bountiful
Alan Malen	W B
Laura Chanchenko	West Bountiful
Mark + Connie Stanger	West Bountiful
Mark + Vonne Peace	West Bountiful
Dolly Ince	Centerville
Bill Ince	Centerville

** Your address will be used only in the event the City staff needs to contact you pertaining to an issue discussed in the City Council meeting.

KEN ROMNEY

W.B.

SPENCER PARKER

CENTERVILLE

Florence Farnsworth

Centerville

Alec Green

Centerville