

1 Minutes of the Centerville City Council meeting held Tuesday, May 16, 2017 at 7:00 p.m. at
2 Centerville City Hall, 250 North Main Street, Centerville, Utah.

3
4 **MEMBERS PRESENT**

5 Mayor Paul A. Cutler (left at 7:10 p.m. and returned at 7:40 p.m.)

6 Council Members Tamilyn Fillmore (arrived at 8:34 p.m.)
7 William Ince
8 Stephanie Ivie, Mayor Pro Tem
9 George McEwan
10 Robyn Mecham
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12

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14 **STAFF PRESENT**

15 Steve Thacker, City Manager
16 Lisa Romney, City Attorney
17 Jacob Smith, Assistant to the City Manager
18 Cory Snyder, Community Development Director
19 Cassie Younger, Assistant Planner
20 Lisa Summers, Youth Council Advisor
21 Katie Rust, Recording Secretary

22 **VISITORS**

23 Jeff Bassett, South Davis Metro Fire Chief
24 Interested citizens (see attached sign-in sheet)

25 **PLEDGE OF ALLEGIANCE**

26
27 **PRAYER OR THOUGHT** Mayor Cutler

28
29 **YOUTH CITY COUNCIL REPORT & RECOGNITION**

30
31 Youth Mayor Eli Bangerter reported on 2016-2017 Youth City Council events. A video
32 presentation of the year in review was shown. Lisa Summers, Youth Council Advisor,
33 recognized those leaving the Youth City Council.
34

35 Mayor Cutler left the meeting for a short time at 7:10 p.m.

36
37 **OPEN SESSION**

38
39 No one wished to comment.
40

41 **MINUTES REVIEW AND ACCEPTANCE**

42
43 Councilman McEwan made a motion to table review and acceptance of the minutes to
44 the end of the agenda. Councilman Ince seconded the motion, which passed by unanimous
45 vote (4-0).
46

47 **PUBLIC HEARING – ZONING MAP AMENDMENT - COTTAGE ON THE CORNER AT**
48 **323 EAST PAGES LANE – FROM R-L AND R-H TO R-M**

49
50 The applicant, Scott Balling, previously applied for and received a rezone from
51 Commercial-High (C-H) to Residential-Medium (R-M) for property located at 323 East Pages
52 Lane. Cassie Younger, Assistant Planner, explained the request to rezone additional, newly
53 acquired property to incorporate portions of Residential-High (R-H) and Residential-Low (R-L)
54 into the R-M. The Planning Commission has recommended approval of the request. At 7:21
55 p.m., Mayor Pro Tem Ivie opened a public hearing.

1 Scott Balling – Mr. Balling explained that he was able to purchase approximately 600
2 square feet of land to add to his property.

3
4 Mayor Pro Tem Ivie closed the public hearing at 7:22 p.m. Councilman McEwan made a
5 **motion** to adopt Ordinance No. 2017-12 amending the Centerville Zoning Map by changing the
6 zoning of approximately 0.014 acres of real property located at or near 323 East Pages Lane for
7 the Cottage on the Corner development from R-L and R-H to R-M based on the findings and
8 recommendations of the Planning Commission. Councilman Ince seconded the motion, which
9 passed by unanimous vote (4-0).

10
11 **PUBLIC UTILITY EASEMENT FOR COTTAGE ON THE CORNER**

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13 Ms. Romney stated she finds the revised public utility easement for the Cottage on the
14 Corner acceptable, and recommends approval. Councilman Ince made a **motion** to accept the
15 public utility easement for the Cottage on the Corner site, subject to a review by Deuel Creek
16 Irrigation. Councilman McEwan seconded the motion, which passed by unanimous vote (4-0).

17
18 **PUBLIC HEARING – ZONING CODE AMENDMENT – ACCESSORY BUILDING**
19 **SETBACKS AND HEIGHT RESTRICTIONS IN AGRICULTURAL ZONES – CZC 12.31**
20 **(AGRICULTURAL ZONES)**

21
22 On April 26, 2017, the Planning Commission reviewed and recommended approval of
23 the proposed amendments to Agricultural Zones regarding accessory building setbacks in the
24 Agricultural-Low Zone, and building height restrictions in all agricultural zones. Cory Snyder,
25 Community Development Director, explained the recommended setbacks.

26

Development Standard	Zones	
	A-L	A-M
Setback Standards – Rear Yard		
Main building	30 feet	30 feet
Accessory building (one-story) – Less than 200 square feet ³	3 feet	5 feet
Accessory building (one-story) – 200 square feet or greater ³	5 feet	5 feet
Accessory building (two-story or greater than 10 feet in height) – All sizes ³	10 feet	5 feet

27 3. Setback is measured from any interior and/or rear lot line.

28
29 Mayor Pro Tem Ivie opened a public hearing at 7:31 pm., and closed the public hearing
30 seeing that no one wished to comment. Councilman Ince said he would like to personally talk to
31 people who might be affected and see how they feel before voting. Councilman Ince made a
32 **motion** to table Ordinance No. 2017-13 to the next regular Council meeting to allow time for
33 research. Councilwoman Mecham seconded the motion, which passed by unanimous vote (4-
34 0).

35
36 **FY 2018 BUDGET**

37
38 The FY 2018 Proposed Budget was presented to the City Council at the May 2nd Council
39 meeting. A public hearing regarding the FY 2018 Proposed Budget was opened and continued.

Councilman McEwan said he feels the Budget Newsletter should address what is happening with the Perpetual Care Fund and other budget issues. Councilman Ince agreed. Councilman McEwan suggested there should be a paragraph that explains the issues, the corrective actions, and the net impacts in simple enough language to be transparent but not bore citizens with too much accounting jargon. Councilman Ince stated that, in doing research and gathering information, he learned the Utah League of Cities and Towns (ULCT) is in a similar situation. He said the ULCT has received extensions on filing. Mayor Cutler returned at 7:40 p.m. Councilman McEwan expressed a desire to provide transparency without blowing anything out of proportion, although he is not sure how to accomplish that. Ms. Romney emphasized that the County needs to be notified as soon as possible if the Council decides to implement a truth in taxation process, and explained the timeline involved with the process. Councilman Ince suggested the Budget Newsletter include a general statement that a property tax increase is under consideration.

At 7:50 p.m., Mayor Cutler continued the public hearing from the May 2nd meeting, and closed the public hearing seeing that no one wished to comment. Councilman Ince made a **motion** to adopt the FY 2018 Tentative Budget. Councilwoman Ivie *seconded the motion*, which passed by unanimous vote (4-0). Councilman Ince made a **motion** to schedule a budget work session on May 30, 2017, notice a public hearing on June 6, 2017 for the FY 2018 Tentative Budget, and direct the City Manager to include in the Budget Newsletter an indication that the Council is looking at the need for a proposed property tax increase in the neighborhood of 25%-50%. Councilman McEwan *seconded the motion*. The Council discussed the truth in taxation process. The motion passed by unanimous vote (4-0).

CITY COUNCIL LIAISON REPORT

Councilman McEwan updated the Council regarding the Mosquito Abatement District. He said he feels it would be good if many of the small "wetlands" areas in the City could be reclassified, such as the Community Park area. The Council discussed the desire to improve the pond area south of Chase Lane on the Frontage Road.

CITY MANAGER'S REPORT

- Mr. Thacker reported North Salt Lake City is requesting that UDOT fund an overpass over the train tracks at a particularly accident prone location. UDOT, however, has a policy of not accepting additional roads into the State system without transferring equal segments to cities. North Salt Lake has asked if Centerville would be willing to accept ownership of Main Street to help facilitate their request. Mr. Thacker said he responded that Centerville would not be interested in taking on that responsibility due to the significant cost of maintaining Main Street.
- Fireworks restrictions passed last year remain in effect this year, unless the Council wants to change them. The restrictions will be advertised in the June newsletter.

MAYOR'S REPORT

- Mayor Cutler updated the Council regarding UTOPIA/UIA.
- Mayor Cutler reported that the Sewer District is moving forward with the waste-to-energy project.

SOUTH DAVIS METRO FIRE SERVICE AREA

The Fire Service Area has conducted an impact fee study that indicates cost of growth is not being covered by impact fees. Mayor Cutler stated that Bountiful City does not currently

1 impose a fire impact fee. There is a proposal that the Fire Service Area charge an impact fee
2 across the entire service area, replacing the fire impact fee currently charged by Centerville and
3 other cities.

4
5 Fire Chief Bassett and Mayor Cutler presented the FY 2018 Fire Service Area Tentative
6 Budget. Chief Bassett explained staffing difficulties and needs. He said the proposed tax
7 increase to fund an additional 24 full-time employees would allow him to better staff the stations
8 and reduce serious risks associated with insufficient staffing. Councilwoman Fillmore arrived at
9 8:34 p.m. The average annual tax impact per home would be \$69 over the entire service area
10 (\$73 in Centerville). Chief Bassett expressed a desire to be very open with the public about the
11 needs of the Fire Service Area.

12 13 MINUTES REVIEW AND ACCEPTANCE

14
15 The minutes of the May 2, 2017 work session and regular Council meeting were
16 reviewed. Councilman Ince made a motion to accept both sets of minutes. Councilwoman Ivie
17 seconded the motion, which passed by unanimous vote (5-0).

18 19 MISCELLANEOUS BUSINESS

- 20
21 • Councilwoman Ivie made a motion to approve the polling locations in Centerville
22 and other Davis County cities, as listed in the staff report, and designate them as
23 "Vote Centers" for the Primary Election. Councilman McEwan seconded the motion,
24 which passed by unanimous vote (5-0).
25 • Responding to a citizen request brought to the Council's attention by Councilwoman
26 Fillmore, the Council discussed the possibility of adding glass recycling within the
27 City. In the past, Ace has explained that glass recycling is not economically viable
28 for them. Councilwoman Fillmore said she is acquainted with a citizen willing to do
29 research and report back to the Council. Councilwoman Fillmore asked if it would be
30 possible for green waste cans to be used as recycling (blue) cans in the off season
31 instead of as regular garbage cans. Mr. Thacker said he would ask the Waste
32 District if they would allow the use of green waste cans for recycling during the off
33 season.

34 35 APPOINTMENTS

36
37 Mayor Cutler recommended the Council appoint Sunny Larson to the Trails Committee,
38 reappoint Spence Packer to the Whitaker Museum Board, reappoint Kevin Daly to the Planning
39 Commission, and reappoint Melissa Larsen to the Parks and Recreation Committee.
40 Councilwoman Fillmore made a motion to appoint the individuals as recommended.
41 Councilman Ince seconded the motion, which passed by unanimous vote (5-0).

42 43 RDA MEETING

44
45 At 9:09 p.m., Councilman Ince made a motion to adjourn and move to a meeting of the
46 Redevelopment Agency. Councilwoman Mecham seconded the motion, which passed by
47 unanimous vote (5-0). In attendance at the RDA meeting were: Paul A. Cutler, Chair; Directors
48 Fillmore, Ince, Ivie, McEwan, and Mecham; Steve Thacker, Executive Director; Lisa Romney,
49 City Attorney; Jacob Smith, Assistant to the City Manager; and Katie Rust, Recording Secretary.

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51 The Council returned to regular meeting at 9:18 p.m.

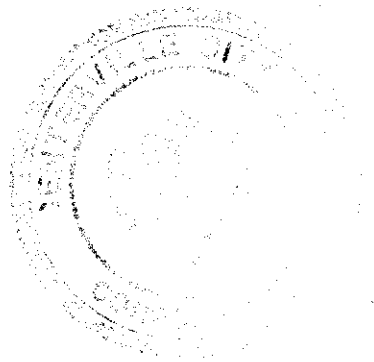
ADJOURN AND CLOSED MEETING

At 9:19 p.m., Councilman McEwan made a **motion** to adjourn the regular Council meeting and move to a closed session in the Council chambers following a short break, for the purpose of discussing the purchase or sale of real property, pending or reasonably imminent litigation, and attorney-client privilege, with the intention to return to work session following the closed meeting. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0). In attendance at the closed meeting were: Paul A. Cutler, Mayor; Council members Fillmore, Ince, Ivie, McEwan, and Mecham; Lisa Romney, City Attorney; Jacob Smith, Assistant to the City Manager; Jeff Bassett, South Davis Metro Fire Chief; and Katie Rust, Recording Secretary. Mr. Thacker, Mr. Smith, and Chief Bassett were excused from the closed meeting at 10:08 p.m.


Marsha L. Morrow, City Recorder

6-6-2017
Date Approved


Katie Rust, Recording Secretary



①

CENTERVILLE CITY COUNCIL MEETING

Tuesday, May 16, 2017
7:00 p.m.

NAME (PLEASE PRINT)

ADDRESS**

Brian Bangerter
SCOTT BALLING

952 Shadow Mtn
1995 No 100 E

** 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.