

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

MEMBERS PRESENT

Mayor Paul A. Cutler

Council Members Tamilyn Fillmore
William Ince
Stephanie Ivie
George McEwan
Robyn Mecham (excused at 9:34 p.m.)

STAFF PRESENT

Steve Thacker, City Manager
Lisa Romney, City Attorney
Jacob Smith, Assistant to the City Manager
Cory Snyder, Community Development Director
Randy Randall, Public Works Director
Kevin Campbell, City Engineer
Katie Rust, Recording Secretary

VISITORS Interested citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE led by Spencer Rees and Vance Moser

PRAYER OR THOUGHT Councilwoman Ivie

OPEN SESSION

Dale McIntyre – Mr. McIntyre said he heard spirited defense of the concept of buffering when it comes to zoning at a recent Council meeting. After considering the result of the use of buffering in Centerville, Mr. McIntyre said he feels that apparently the purpose of buffering is not to lower density, but to raise density. He said he is not in favor of the concept. Mr. McIntyre said, in his opinion, buffering represents the will of the developers and planners, and circumvents the will of the citizens of Centerville.

Heather Strasser – Ms. Strasser read aloud the comments of Dean Williams, a retired firefighter who was not in attendance. Mr. Williams referenced a recent situation involving emergency response vehicles at the Porter Walton Townhome development, and expressed the opinion that the narrow streets in the development and resulting vehicle congestion are a safety hazard. Mr. Williams wrote that he feels the City cannot continue to approve this type of development. Ms. Strasser added her opinion that the Council has a responsibility to listen to the citizens of Centerville. The Council has the power to change ordinances to better reflect the desires of the citizens. Maximizing developer profits at the cost of Centerville's quality of life is not in the best interest of citizens. Ms. Strasser said she feels it is urgent that the Centerville Zoning Code be updated for all areas of Centerville to reflect the desires of citizens living in Centerville, not developer profits.

Dave Numbers – Mr. Numbers explained that his artesian water well dried up as a result of Centerville City drilling for a well higher on the hill in 2001. He said he feels he should not need to pay for City water since his water source was stolen. Mr. Numbers also said he feels Centerville departments should take care of everything that needs to be done for the streets and parks themselves rather than raising taxes to accomplish the work by contract.

1 Tracy James – Mr. James reminded the Council that he is hoping to see the retention
2 pond on 100 South on a meeting agenda soon. Lisa Romney, City Attorney, said she hopes to
3 have the matter on the agenda for the August 15th meeting. Mr. James stated he supports a
4 property tax increase to help fund street maintenance.

5
6 **MINUTES REVIEW AND ACCEPTANCE**

7
8 The minutes of the July 18, 2017 work session and regular Council meeting, and July
9 25, 2017 special meeting were reviewed. Mr. Thacker pointed out a correction to the July 18
10 work session minutes. Council members Mecham and Fillmore requested corrections to the
11 July 18 Council meeting minutes. Mayor Cutler requested an addition to the July 18 work
12 session minutes. Councilman Ince made a **motion** to accept the July 25, 2017 special meeting
13 minutes and both sets of July 18, 2017 minutes as amended. Councilwoman Ivie seconded the
14 motion, which passed by unanimous vote (5-0).

15
16 **ZONING MAP AMENDMENT – 640 W PORTER LANE – JAMES GRAHAM,**
17 **APPLICANT**

18
19 On June 28, 2017, the Planning Commission reviewed and recommended for approval
20 the proposed rezone of property from Agricultural-Low (A-L) to Residential-Medium (R-M). On
21 July 18, 2017, the City Council held a public hearing and reviewed this matter, and tabled
22 discussion with direction to staff to gather additional information regarding water pressure,
23 traffic, road repair issues, and safety matters. Randy Randall, Public Works Director, reported
24 that culinary water pressure in the subject area is sufficient and should not fluctuate during
25 construction. Kevin Campbell, City Engineer, reported that Deuel Creek Irrigation has
26 experienced pressure problems in the southwest quadrant of the Deuel Creek service area this
27 year, but not because of additional demand from the Porter-Walton Townhomes. Deuel Creek
28 Irrigation is currently making a major investment to improve service west of Main Street.
29 According to the Deuel Creek General Manager, higher density development typically uses less
30 irrigation than single-family development. In City staff's opinion, secondary water for the subject
31 property is not an "ability to serve" issue.

32
33 Mr. Campbell reported there were several road surface issues during construction of the
34 Porter-Walton Townhomes development, but he believes all those issues have been resolved.
35 Sidewalks have been installed on the north side of Porter Lane from the Frontage Road to 400
36 West. Randy Randall, Public Works Director, reported that public drainage facilities in the
37 vicinity of the subject property are adequate to serve the subject property if on-site detention is
38 required. The challenge for the developer, however, would be to get the runoff from the
39 property to the public drainage system. Due to the slope of the land, staff anticipate the
40 developer would need to either bring in fill to raise the north end of the property to drain to the
41 south, or will need an easement from an adjoining property owner on the west to get the water
42 to the Frontage Road storm drain.

43
44 Staff reviewed the traffic study conducted by the Porter-Walton Townhomes developer's
45 traffic engineer in 2015, as well as the review and independent traffic study done by the City's
46 traffic engineer later that same year. The first traffic study reported a level of service C for the
47 intersection of 400 West and Porter Lane. When the City had that report verified, the level of
48 service during weekdays was upgraded to level of service B, and remained level of service C for
49 Saturdays and peak evening hours. Based on those studies and staff's observations of current
50 traffic, staff conclude: 1) that Porter Lane can easily handle the additional vehicles from a
51 medium-residential development on the subject property; and 2) these additional vehicles will
52 not cause the traffic at 400 West/Porter Lane to meet the threshold for a traffic signal. Porter

1 Lane is identified as a "major collector" in the City's Master Street Plan, and therefore, is
2 intended to carry more traffic than a local residential road.

3
4 Councilman Ince commented there seems to be a fairly dramatic difference between the
5 comments regarding water pressure from residents in Shaela Park (directly south of the subject
6 property), and staff. Mr. Randall responded that the water system has plenty of pressure. He
7 said his department would be happy to help residents check individual home water pressure
8 regulators.

9
10 City Attorney Romney reminded the Council that this legislative decision is subject to
11 four factors specified in City ordinance for a rezone decision:

- 12
13 • Direction in the General Plan
14 • Is the rezone request harmonious with the overall character of existing development
15 in the vicinity?
16 • The extent the requested rezone may adversely affect adjacent properties
17 • Adequacy of facilities
18

19 Staff is recommending approval of the application based on these factors. Ms. Romney
20 stated that if the Council is inclined to deny the application, findings will be needed to support
21 the decision. Councilwoman Fillmore stated that, although it may sometimes feel like the
22 Council has not heard or responded to citizen concerns, she feels there are many evidences
23 that the Council has listened and responded. For example, the Main Street process resulting in
24 density reduction, and reconsideration of the Southeast Neighborhood General Plan.
25 Councilwoman Fillmore said she personally feels a responsibility for consistency in the way
26 principles are applied in decision making. She pointed out that one section of the Southeast
27 General Plan has remained Residential-Medium (R-M), despite the fact that citizens have
28 expressed a desire for Residential-Low in that area. She said the reason she was given for
29 leaving the R-M Zoning in place is to provide a buffer around City Hall. She repeated that she
30 feels principles should be applied consistently. Councilwoman Fillmore said she reviewed the
31 minutes of the City Council meeting when Shaela Park was approved. It was obviously a
32 difficult decision, but the Council at the time decided the development would fill a need, and
33 bring wonderful people into the community. Councilwoman Fillmore asked what has changed
34 from then to now that would change how the principles are applied, especially considering
35 population growth and increased need. She showed photographs of the subject property and
36 vicinity as it is now, including Shaela Park. Councilwoman Fillmore said she is trying to look at
37 the specifics of each location and each situation. She said that in encouraging approval of the
38 change to R-M, it is her intent to protect the character of the area. She stated she feels the
39 greatest risk to the area is blight and neglect. For this specific area, she said she does not feel
40 Residential-Low makes sense.

41
42 Councilwoman Mecham said she feels a mistake was made when the Porter-Walton
43 Townhomes development was approved. She said it is too dense. She said she feels the area
44 could be developed in a nice way, but with zoning options available now, R-M is too high.
45 Councilwoman Ivie agreed that the Porter-Walton Townhomes development was a mistake, and
46 she is not comfortable going ahead with the proposed rezone. Councilman McEwan said he
47 feels that the impact created with increased density reaches farther than the adjacent
48 properties. He said he is concerned with the idea of packing as much as possible into the City.
49 Councilman McEwan said he does not feel it is his responsibility to ensure maximum profit for
50 developers. He said he does not feel denying the rezone would be limiting the options for the
51 subject property. He also expressed concern with the drainage issue. Councilwoman Ivie
52 commented that the City as a whole has recently added a lot of units, all concentrated in this

1 area. She pointed out that none of the Council members feel the same impact that citizens in
2 Shaela Park experience, and said she is not comfortable voting in favor of the rezone.

3
4 Mr. Snyder explained it would probably not be possible to fit a public street and housing
5 units together on the subject property. Councilwoman Fillmore said she personally feels
6 commercial would not be viable at that location. Councilwoman Fillmore asked the Council
7 what has changed since the Shaela Park development was approved. Responding to a
8 question from Councilman Ince, Mr. Snyder stated private developments are not required to
9 include public streets, but are required to meet fire standards. Mr. Snyder said that with the
10 Porter-Walton development, Brighton Homes was encouraged by staff to go in the direction of
11 townhomes and private streets rather than buildings of stacked flats and parking lots. He said,
12 in his opinion, the Porter-Walton Townhomes development is a better development than what
13 could have been built with medium density. Mr. Snyder emphasized that the Porter-Walton
14 Townhomes development met all fire codes in place at the time of development. He stated that
15 the conditional use process would include looking at ways to improve development on the
16 subject property. Mr. Snyder said he is not aware of any wetlands restrictions on the subject
17 property.

18
19 Responding to Councilwoman Fillmore's question about what has changed since the
20 Shaela Park development was approved in 1998, Councilwoman Mecham said the City had
21 more control over conditional use in 1998 than is now allowed by the State. Mr. Snyder
22 responded that cities were misinterpreting conditional use until the State Legislature stepped in.
23 Councilwoman Mecham said she feels eight units are too many for the subject property. She
24 said she understands the Council needs to be comfortable with the maximum allowed when
25 approving medium density, and she is not comfortable with eight units.

26
27 Councilman McEwan asked what would happen to the two homes near the subject
28 property if medium density is approved. Mr. Snyder responded they would likely remain in the
29 same condition. Responding to Councilwoman Fillmore, Councilwoman Mecham said she
30 would like to see the R-M Zoning in her neighborhood changed. Councilwoman Mecham said
31 she feels the City needs more zoning options. Councilwoman Fillmore made a **motion** to adopt
32 Ordinance No. 2017-18 amending the Centerville Zoning Map by changing the zoning of
33 approximately 2.055 acres of real property located at approximately 640 West Porter Lane from
34 A-L to R-M. The motion failed for lack of second.

35
36 Councilman Ince made a **motion** to reject Ordinance No. 2017-18, stating that he is
37 uncomfortable with rejecting the Ordinance, but he is also uncomfortable with eight units per
38 acre on the subject property. Councilwoman Ivie seconded the motion. Ms. Romney repeated
39 that staff is recommending approval, and findings are required for a denial. Based on the
40 Council's discussion, she recommended the following findings for denial.

41
42 Findings:

- 43
44 1. Due to the impact on the overall character of the existing development in the vicinity
45 2. The fact that the General Plan allows for Residential-Medium or Residential-Low in
46 this area; so there is still available and viable use of the land at a lower density
47 3. Concern for the drainage issues as discussed
48 4. Based upon testimony and written public comment received

49
50 Councilman Ince suggested the following additional finding, which Ms. Romney stated
51 she does not feel is valid:

1 5. Concern with the adequacy of fire protection

2
3 Councilwoman Fillmore stated she does not feel R-L would work on this specific piece of
4 property. Councilman Ince said he does not think R-M would work either. The motion to deny
5 Ordinance No. 2017-18, including the five suggested findings, passed by majority vote (1-4),
6 with Councilwoman Fillmore dissenting.
7

8 **PUBLIC HEARING – ZONING CODE AMENDMENTS – “CONSTRUCTION SALES**
9 **AND SERVICE, LIMITED” DEFINITION AND USE TABLE**

10
11 The City Council recently directed staff and the Planning Commission to consider and
12 evaluate whether “Construction Sales and Services” ought to be allowed in Commercial-Medium
13 Zones. Mr. Snyder said it is staff’s understanding that the current Fire Station, located on South
14 Main Street (in a C-M District) may be moved to another location and that a potential
15 construction contractor business desires to acquire the existing station and reuse the facility for
16 their business. However, the Planning Commission’s primary focus was on whether this type of
17 use is consistent with the City’s General Plan, the neighborhood plans where the C-M Zone
18 exists, and also whether it is consistent with the purpose of the C-M Zone. On July 12, 2017,
19 the Planning Commission reviewed and forwarded to the Council a recommendation to approve
20 the proposed Zoning Code Amendments regarding “Construction Sales and Services, Limited”,
21 which prohibits any outdoor storage.
22

23 Mr. Snyder stated his personal recommendation is to not approve the proposed limited
24 use. Answering a question from the Council, Ms. Romney reported that Main Street is a
25 designated truck route within the city.
26

27 At 8:20 p.m., Mayor Cutler opened a public hearing.
28

29 Lee Skabelund – Mr. Skabelund said it sounds like the City is trying to change
30 something to benefit the Fire District rather than thinking about what the City really wants on
31 Main Street. He said he believes the existing Fire Station property has many possibilities, and
32 he encouraged the Council not to give special favor.
33

34 Kyle Shupe – Mr. Shupe said he is with Shupe Electric, the proposed buyer of the
35 existing Fire Station property. He commented that the property is unique, and his plan would be
36 to keep the frontage looking good. He stated that most of their service vehicles are not stored
37 on the property over night, and all materials and equipment are stored inside. Deliveries are
38 received onsite from box trucks, not large semi-trucks. Shupe Electric has been in the
39 community for more than 30 years, and they would like to keep the business in Centerville as
40 the business grows. Service trucks usually go out before school starts in the morning, and
41 return by 4:00 in the afternoon.
42

43 Councilman Ince asked Mr. Shupe if the proposed limited use would work for Shupe
44 Electric, and Mr. Shupe responded it would. He said it is not their intention to add on to the
45 building to a point that the Main Street Overlay would be involved.
46

47 Jeff Bassett, South Davis Metro Fire Chief – Chief Bassett pointed out there are already
48 similar businesses on Main Street, and he does not consider Shupe Electric to be a business
49 that would deter or cause problems on Main Street. He said he views this as an opportunity for
50 revitalization on Main Street.
51

52 Mayor Cutler closed the public hearing at 8:28 p.m. Councilwoman Fillmore stated she
53 is committed to applying principles consistently and not ever make a decision based on one

1 applicant. She added that she is torn on this issue. She said she is concerned with the
2 Council's tendency lately to say no to everything. Councilwoman Fillmore said she views a lack
3 of activity and occupation as more of a problem and concern, and she leans more toward
4 allowing the proposed change. She said she feels saying no to everything encourages blight
5 and hurts everyone's property values.

6
7 Councilman Ince said he feels the public input is inadequate for this decision, and
8 proposed postponing a decision for two weeks. Mayor Cutler pointed out that open houses
9 have been held and information has been available to the public. The Mayor said he does not
10 believe extending the public hearing for two weeks would make a difference. Councilman Ince
11 made a **motion** to continue the public hearing to August 15th to give opportunity for additional
12 public input. Councilwoman Ivie seconded the motion.

13
14 Councilwoman Mecham said she thinks Shupe Electric would be great at that location,
15 but she understands the zoning would apply to the whole area. She asked Mr. Snyder if
16 approving the change would open the possibility for a different company with a lot of trucks and
17 impact to open within the zone. Mr. Snyder responded that he does not recommend approval of
18 the amendment. He gave a brief history of changes to the Main Street Plan, and stated he feels
19 he needs to defend the existing policy until it is no longer in place. Councilman McEwan said he
20 feels the dilemma faced by the Council is that Centerville does not have a lot of available space
21 left, and decisions made by the Council will have ripple effects for a long time. The motion to
22 table for two weeks passed by unanimous vote (5-0).

23
24 **PUBLIC HEARING – FOUNDERS PARK PROPOSED NAME CHANGE TO THE**
25 **WILLIAM R. SMITH PARK**

26
27 Mr. Thacker presented a timeline of documents and events related to Founders Park.
28 Councilman McEwan asked how the property was used between its donation to the County in
29 1934 and the lease of the property to Centerville City in 1953 to be used as a public park.

30
31 Mayor Cutler opened a public hearing at 8:49 p.m.

32
33 Carolyn Smith Stephens – Ms. Stephens said she is a native of Centerville. She shared
34 some of her son's thoughts, since he was unable to attend. She expressed that her son grew
35 up with the park in his backyard and he is proud of his heritage. She stated he is in support of
36 changing the name to the William Reed Smith Park to represent a commitment of City
37 leadership to the heritage and sacrifices of the City's forefathers. Ms. Stephens said she grew
38 up hearing that the park is to be called the William Reed Smith Park, and she recommends
39 changing the name in honor of her grandfather and great-grandfather.

40
41 Holly Ince – Ms. Ince stated she is in favor of changing the name to Smith Park. She
42 said she finds it hard to believe that after the Smith family donated the land, supplies, and
43 services to create the park that the name was changed. She said most people do not know who
44 the founders of the City were. Ms. Ince said it would be effective to recognize specific founders
45 with informational plaques. She suggested that the Smith family gave the property for a park,
46 and if the City is not going to honor their ancestors as intended, maybe the property should be
47 given back to the Smith family. Ms. Ince said she feels the City needs to honor the man and the
48 family.

49
50 Lowell Dean Smith Junior – Mr. Smith said he is a grandson of David Felshaw Smith.
51 He said he is in favor of the existing plaque and in favor of changing the name to Smith Park.
52 However, he pointed out that the mother of David F. Smith (donor of the property) is not listed
53 on the existing plaque. William R. Smith had an enormous impact on Davis County, and

1 Centerville in particular. Mr. Smith said he thinks it was the intent of his father in donating
2 property for the park to honor his father. Mr. Smith commented that William R. Smith had four
3 wives and 31 children, and that many descendants still live in the area.
4

5 Marilyn Beckman – Ms. Beckman said she feels we ought to honor agreements that
6 were made. She passed on comments of Shauna Essig, who could not attend the meeting, and
7 reminded the Council that the park could be renamed the William R. Smith Park and plaques
8 could be placed around the pavilion to honor other founding families. Ms. Beckman said she
9 supports that suggestion.
10

11 Grant Chavez – Mr. Chavez commented that a Google search of the name William R.
12 Smith can show anyone the history.
13

14 Becky Neville – Ms. Neville said she remembers when the name was changed to
15 Founders Park, and she remembers feeling slighted and offended, as though history didn't
16 matter. She pointed out that another branch of the Smith family donated materials for the
17 restroom at the Park. Ms. Neville said she feels the name should be returned to Smith Park.
18

19 Kathleen Roskelley – Ms. Roskelley said she has lived in Centerville for 28 years and is
20 not a Smith descendent. She said she felt sick when she learned the name of Founders Park
21 may be changed. She commented that a lot of families have made Centerville what it is today,
22 not just the Smith family. She said she likes the name "Founders Park" because it is more
23 inclusive. Ms. Roskelley said she would like to see the name remain Founders Park to include
24 everyone who has lived here and made a contribution.
25

26 Ann Casper – Ms. Casper said she has always lived in Centerville (63 years), and she
27 remembers that the park was always Smith Park. She questioned why the name cannot be
28 changed back, considering the City also has Smoot Park and Porter-Walton Park.
29

30 Phil Sessions – Mr. Sessions said he is a great-grandson of William R. Smith. He said
31 he knows his uncle gave the property to the County to honor his father. He said he would like to
32 see people be as good as their word and change the name back to William R. Smith Park. Mr.
33 Sessions said he would like to pay tribute to 22 J.C.'s who started the 4th of July celebration, the
34 parade, the Easter egg hunt, and Christmas decorations through hard work.
35

36 Councilwoman Mecham asked if anyone in attendance knows when the park actually
37 became a park. Mr. Sessions responded the park was completed in 1957.
38

39 John Smith – Mr. Smith said it was his understanding the park was to be Smith Park,
40 and he can't see why there would be a problem with changing the name back.
41

42 Mayor Cutler closed the public hearing at 9:08 p.m. Councilwoman Fillmore said she is
43 absolutely grateful and thankful for the donation of the land from the Smith family and for all the
44 work done. She said she thinks a large plaque and statue dedicated to William R. Smith would
45 be even more significant. Councilwoman Fillmore said that reading the history convinced her
46 even more firmly to keep the name Founders Park. She said she feels the issue has come up
47 over and over again because the name Smith Park did not stick for the residents. In 1989 the
48 Council felt they needed to find a name that would stick for the community. She said she feels
49 changing the name to Smith Park would cause confusion for citizens as a whole, and that the
50 name Founders Park would continue to be used. Councilwoman Ivie said her younger sister
51 still calls it Smith Park. Councilwoman Mecham said she did not realize the name had changed
52 for a long time - to her it was always Smith Park.

1 Councilwoman Mecham said the issue for her is that the property was donated by Mr.
2 Smith to honor his father. Without that donation of land there would be no downtown park.
3 Councilman McEwan questioned why it took 20 years for it to become a park if that was why the
4 property was donated. He said he does not see evidence on paper of that intention.
5 Councilman McEwan commented that Centerville suffers a little from the difference between
6 "my town" and "our town". He said when he moved to Centerville 14 years ago it was apparent
7 there is a bit of ostracism for those not related to a founding family. Councilwoman Fillmore
8 agreed that she feels she is representing those who have lived in Centerville 30 years or less.
9

10 Councilwoman Ivie said she believes kids these days need heroes, and she loves the
11 idea of kids coming to the park, seeing a name they do not know, and looking the name up on
12 their phones to learn the great things that were done in the past. She said she loves the idea of
13 putting plaques on the pavilion about the founding fathers. Councilwoman Ivie said she has
14 heritage in this city, not because of her name, but because she has claimed the people and the
15 heritage as her own.
16

17 Councilman McEwan asked Mayor Cutler what past Councils have said about this issue.
18 Mayor Cutler responded that he does not remember the issue coming to a formal vote in the
19 past, but there was plenty of discussion. He said past Councils were willing to stick with the
20 status quo. The Mayor said he felt the Centennial year would have been an appropriate time to
21 name the pavilion the William R. Smith Pavilion, with the name of the park remaining Founders
22 Park. He stated he feels something needs to be done to commemorate the Smith family's
23 significant contribution, but he would leave the name Founders Park. Councilwoman Mecham
24 said she thinks there are plenty of people living who remember the land was donated to be a
25 park. Councilman McEwan emphasized the need to be careful to differentiate between fact and
26 what has been built up over time as legend. Existing documents do not support some of the
27 statements made. Councilwoman Fillmore stated that, from a practical standpoint, there is 30
28 years of inertia behind the name Founders Park. Councilwoman Mecham responded the
29 Council would not be changing the name, but would be reinstating a name that many people still
30 use.
31

32 Councilwoman Ivie made a **motion** to reinstate the name of the park to William R. Smith
33 Park and fund the sign change with RAP Tax revenues. Councilman Ince seconded the motion,
34 which passed by majority vote (4-1), with Councilwoman Fillmore dissenting. Mayor Cutler
35 encouraged the Smith descendants to come together and raise money to help change the sign
36 and fund a nice plaque that would tell the story of William R. Smith. Councilwoman Ivie made a
37 **motion** to explore the suggestion made by Shauna Essig regarding recognizing multiple
38 founding families with plaques on the pavilion. Councilman Ince seconded the motion. Mayor
39 Cutler suggested making that part of the annual 4th of July celebration.
40

41 The Council took a break at 9:26 p.m., and returned at 9:38 p.m. Councilwoman
42 Mecham left the meeting at 9:34 p.m.
43

44 Mayor Cutler and Councilwoman Fillmore suggested turning the idea of plaques at the
45 pavilion commemorating founding families over to the Whitaker Museum Board. Mayor Cutler
46 suggested also taking the idea to the 4th of July Committee for consideration. The motion to
47 explore the suggestion made by Ms. Essig passed by unanimous vote (4-0).
48

49 MANAGEMENT SERVICES DEPARTMENT

50

51 Councilman McEwan made a **motion** to adopt Ordinance No. 2017-22 creating the
52 Management Services Department, Ordinance No. 2107-23 amending the Position Pay Grade
53 Schedule, and Resolution No. 2017-14 appointing Jacob Smith as the Management Services

1 Director and Finance Director. Councilman Ince seconded the motion. Councilman McEwan
2 emphasized that the public should understand this decision is based on the fact that it will save
3 the City money, improve financial accountability, and provide flexibility the City has not had in
4 the past. The motion passed by unanimous vote (4-0).

5
6 **COUNTY PROPOSITION ONE GRANT APPLICATION DISCUSSION**
7

8 Mr. Thacker reported that the City submitted letters of intent to the County for four
9 projects, but based on recent conversations with County Commissioners, he feels two of those
10 projects would not be considered viable applications. If the Council wants to pursue an
11 application for hillside access improvements, he suggested zeroing in on a specific trailhead
12 that connects to a regional trail (Bonneville Shoreline Trail). Mr. Thacker said he believes
13 improved bus stops on Main Street, and a restroom along the Legacy Parkway Trail would both
14 be viable project applications. He added he would rather see the County build and maintain the
15 restroom on the Trail because it would be a shared regional facility. Mayor Cutler agreed, and
16 said the City could contribute manpower for construction, or contribute an amount financially for
17 construction, but should not take on maintenance responsibility.

18
19 Mr. Thacker explained that West Bountiful submitted a letter of intent for improvements
20 to 1250 West between West Bountiful and Centerville. The Council discussed the possibility of
21 partnering with West Bountiful for that project. Mr. Thacker suggested that Utah Transit
22 Authority and property owners along that portion of 1250 West may also be willing to participate.
23 He said he feels property owners should be asked at a minimum to contribute needed right-of-
24 way. Council members Fillmore and McEwan expressed support for submitting a joint
25 application.

26
27 Regarding bus stop improvements on Main Street, Mayor Cutler said the City has been
28 asked to consider pullouts where they make sense, and supply reasons where they do not
29 make sense. Councilwoman Fillmore said if pullouts will be required, she is not willing to
30 continue with the application. Councilwoman Ivie agreed. Councilman McEwan said he feels
31 there are merits to both sides of the pullout discussion. Councilman Ince questioned whether
32 there would be space for a pullout at any of the bus stops along Main Street. Councilman
33 McEwan said he feels the project to improve bus stops on Main Street is higher priority than
34 improvements on 1250 West. Mr. Thacker pointed out that 1250 West is used by local
35 pedestrians and bicyclists as well as bus users.

36
37 A majority of the Council indicated support for moving forward with the shared
38 application with West Bountiful, and applications to improve bus stops on Main Street and to
39 construct a restroom along the Legacy Parkway Trail, as long as the restroom is maintained by
40 the County.

41
42 **CITY MANAGER'S REPORT**
43

- 44 • Mr. Thacker informed the Council of the need for a new Recording Secretary for the
- 45 Planning Commission.
- 46 • Davis County held a meeting with representatives of Centerville and Farmington
- 47 regarding maintenance of Firebreak Road and improving access for emergency
- 48 services. An agreement will be drafted and presented to the Council.
- 49 • Farmington has asked for Centerville Council support in requesting a change to
- 50 plans for the West Davis Corridor, affecting Sheep Road. A majority of the Council
- 51 indicated support.
- 52 • The Army Corps of Engineers has informed Mr. Thacker that rototilling phragmites in
- 53 the Community Park Expansion area is a violation of wetland regulations. Staff will

begin mowing and possibly use selective pesticides to control the phragmites. Councilman McEwan questioned whether that area truly qualifies as wetland. Mr. Thacker responded that the wetland area was redelineated five years ago.

- The annual Volunteer Appreciation Dinner is scheduled for Monday, September 25, 2017. A majority of the Council agreed with allowing Mr. Thacker to make the decisions regarding who is invited in addition to the regular invitees, after receiving requests from someone representing each invited group.
- Councilwoman Fillmore suggested the Council not schedule a work session on parks and cemetery until a response is received regarding the State grant application. She suggested the Planning Commission should be allowed to finish their Pages Lane deliberation since it is independent of the cemetery issue. Councilwoman Ivie said she would like to schedule a work session. Councilman Ince said he would not want to do anything that would interfere with the current process. Councilwoman Ivie said she feels the Planning Commission process is separate from the Council process, and their process does not prohibit the Council from talking about the issue. She commented that the grant is a reimbursement grant that would not cover the entire cost. The City will receive a response regarding the grant in September or October. Councilman McEwan expressed concern that if discussions are postponed too long, another construction season will go by without having a plan in place.

MISCELLANEOUS BUSINESS

- The annual ULCT Convention will take place September 13-15, 2017.
- The Parks and Recreation Committee has one opening. Mayor Cutler will make a recommendation after talking with the individuals who have applied.

ADJOURNMENT

At 10:57 p.m., Councilwoman Ivie made a **motion** to adjourn the meeting. Councilman Ince seconded the motion, which passed by unanimous vote (4-0).


Marsha L. Morrow, City Recorder

8-15-2017
Date Approved


Katie Rust, Recording Secretary



CENTERVILLE CITY COUNCIL MEETING

Tuesday, August 1, 2017
7:00 p.m.

NAME (PLEASE PRINT)	ADDRESS**
David Eckhoff	Murray, UT
Carolyn Smith Stephens	✓ ✓
Dale McIntyre	259 E. 200 S. Centerville
Grace McIntyre	" "
Andersons	
Clark Wilkinson	50 W. 1200 N. Centerville UT
DEAN FERRIS	788 E. Mutual Hollow Rd
John C Smith Bountiful UT	Kaysville, UT
Curt Hampton	
Spencer Rees	
Vance Moser	
James Redell	533 E Aspen Way
Wally Ince	1148 N. 300 E.
Tracy James	
Marilyn Beckman	
Becky Neville	45 E 100 N.
Grant Chavez	" " "
Mr & Mrs Phil Sessions	
Ann Sessions	
Lee Skabelund	466 E. 200 S.
Kathleen Rostkelly	93 N 100 E.
Blane Rostkelly	93 N. 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.

CENTERVILLE CITY COUNCIL MEETING

Tuesday, August 1, 2017
7:00 p.m.

NAME (PLEASE PRINT)

ADDRESS**

BARBARA FINN

458 S 675 W

Heather Strasser

434 S 600 W

Bruce Rix

252 E Ricks Creek Cir.

Davey Rockett / Jambora

1023 W MAIN ST. CENT.

** 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.

Carolyn Smith Stephens
6428 Castlefield Lane
Murray, Utah 84107

August 1, 2017

Centerville City Council
250 North Main
Centerville, Utah 84010

Members of the City Council,

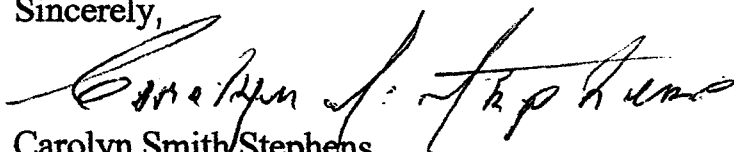
I am Carolyn Smith Stephens, a former resident of Centerville and a granddaughter of David F. Smith who donated the land that is now known as Founders Park. At the time of the donation it was stipulated that the park would be known as the William R. Smith Memorial Park.

William R. Smith who was David F. Smith's father was one of the respected and successful members of Centerville and contributed much of his time to the community. He was known as a Community Builder. He held many public and private positions. He became prominent in his church and was a Bishop for some years and later the President of the Davis Stake of Zion for more than a quarter of a century. He was County Commissioner, probate judge and legislator. He helped promote industries that have proven of great benefit to community life and to community development.

I attended the Centerville City Council meeting in which the park was designated as Founders Park, which was totally contrary to the wishes of our family.

I respectfully request that Centerville City Council properly designate the park as the William R. Smith Memorial Park, as originally specified by my grandfather when he donated the land.

Sincerely,



Carolyn Smith/Stephens

July 28, 2017

Centerville City the Council

Ladies and Gentlemen,

My name is Eleanor Smith Van Sciver and I am a native of Centerville City. I remember in 1955 when my grandfather donated the original land for the park now known as Founders Park .The understanding was that the name of park was to honor the memory of my great grandfather, one of the original founders of Centerville, William Reed Smith. Some years ago this intent was overlooked and the park was renamed Founders Park.

On behalf of the heirs of William Reed Smith and in honor of the wishes of David F. Smith the grantor of the land I request that the wishes of the family be honored and the original name of the park be restored to the William Reed Smith Memorial Park.

Respectfully,

Eleanor Smith Van Sciver

Centerville City Council

My name is Scott Smith Fletcher, William Reed Smith was my Great Great Grandfather. I grew up with the park in my backyard and was very proud of my heritage in the Smith family (my Mother, Carolyn Smith Stephens, is the Great Granddaughter of William Reed Smith). I often heard stories of William and of his role in the establishment of Centerville. He was a true pioneer and contributed much of his life and resources to Centerville City. Because of his commitment to Centerville, his role in the establishment of the city, and his spirit to make Centerville a great place to live and work I lend my support to a name change to a great park in Centerville from Founders Park to William Reed Smith Park. This change would represent a commitment by the Centerville City Leadership to the heritage and sacrifice of our forefathers.

Best Regards,

Scott Smith Fletcher

8/1/19

Bell Rezone denial -

Findings

This application is denied based on the following findings:

- ① Due to the impact on the overall character of the existing development in the vicinity,
- ② Fact that the General Plan allows for Residential-Medium or Residential-Low in this area; so there is still available and viable use of the land at a lower density,
- ③ Concern for the drainage issues as discussed
- ④ The testimony and written public comment received
- ⑤ Concern with the adequacy of fire protection