

1 Minutes of the Centerville City Council meeting held Tuesday, October 3, 2017 at 7:00 p.m. at
2 Centerville City Hall, 250 North Main Street, Centerville, Utah.

3
4 **MEMBERS PRESENT**

5
6 Mayor Paul A. Cutler

7
8 Council Members Tamilyn Fillmore
9 William Ince
10 Stephanie Ivie
11 George McEwan
12 Robyn Mecham

13
14 **STAFF PRESENT**

15 Steve Thacker, City Manager
16 Jacob Smith, Management Services Director
17 Lisa Romney, City Attorney
18 Cory Snyder, Community Development Director
19 Katie Rust, Recording Secretary

20 **VISITORS**

21 Duane and Laura Toney, July 4th Celebration Co-Chairs
22 Interested Citizens (see attached sign-in sheet)

23 **PLEDGE OF ALLEGIANCE**

24
25 **PRAYER OR THOUGHT** Mayor Cutler

26
27 **OPEN SESSION**

28
29 Hunter Nichols – Mr. Nichols commented that the City recycling program has grown in
30 popularity, and suggested recycling collection occur every week rather than every other week.

31
32 **FOURTH OF JULY CELEBRATION REPORT**

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34 Duane and Laura Toney, Co-Chairs of the 2017 July 4th Celebration, reported on this
35 year's events, and agreed to continue as Co-Chairs for the July 4th Celebration in 2018. The
36 Celebration Committee was able to finish under budget this year. Mr. Toney expressed the
37 opinion that the Parade Committee is untenable from a volunteer standpoint. He recommended
38 a City staff member be involved in ongoing parade arrangements to provide continuity. Mr.
39 Toney made several other recommendations, including a study to consider moving July 4th
40 celebrations from Smith Park to Community Park for more space. Ms. Toney commented that a
41 majority of the committee chairs this year were from the north end of Centerville, and said she
42 would welcome suggestions from the Council for volunteers from the south end of the city. Mr.
43 and Ms. Toney said they have received positive feedback on the parade running south to north
44 down Main Street rather than north to south.

45
46 **MINUTES REVIEW AND ACCEPTANCE**

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48 The minutes of the September 19, 2017 work session and regular Council meeting, as
49 well as changes made by the Planning Commission to the September 13, 2017 joint work
50 session minutes were reviewed. Councilwoman Fillmore made a **motion** to ratify the changes
51 made by the Planning Commission to the September 13 work session minutes, and accept both
52 sets of September 19 minutes. Councilman Ince seconded the motion, which passed by
53 unanimous vote (5-0).

SUMMARY ACTION CALENDAR

- a. Accept Public Utility and Sidewalk Easements for Quick Quack Car Wash
- b. Accept Storm Drain Easement for Moto United
- c. Accept Public Utility Easement for Terry and Selene Bleak

Councilman Ince made a **motion** to accept all three items on the Summary Action Calendar. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).

PUBLIC HEARING – GENERAL PLAN AMENDMENTS – NEIGHBORHOOD 1, SOUTHEAST CENTERVILLE, PAGES LANE COMMERCIAL AREA

On September 13, 2017, the Planning Commission reviewed and recommended approval of proposed General Plan amendments to Section 12-480-2, Neighborhood 1, Southeast Centerville, providing future development scenarios that include potential for residential uses and park space for the Pages Lane Commercial Area (south side of Pages Lane between Main Street and 400 East). The Planning Commission recommends the western portion of the Area remain Commercial-High (C-H). Cory Snyder, Community Development Director, presented two different scenarios recommended by the Planning Commission for the eastern portion of the Area, one with a public park proposal and the other with a private/public feature space in lieu of a park. Mr. Snyder said the Commission also expressed that the City Council should evaluate the park scenario first and determine its merits. After the Council considers the park matter, the Council could choose to remand that scenario back to the Commission for further exploration or could move forward with the second private/public feature option and decide its merits in lieu of a public park.

Councilman McEwan asked Mr. Snyder if he believes the proposed amendments would have any impact on property values. Mr. Snyder responded that commercially zoned property will usually appraise with a commercial value, regardless of future potential in the area. He said because of the word "ought" in the proposed amendments – "the City *ought* to reconsider the Southeast Neighborhood's available park acreage and determine if additional park space should be secured" – the property values would most likely not drastically be affected.

Mayor Cutler opened a public hearing at 7:58 p.m.

Buck Swaney – Representing property owners, Mr. Swaney stated it is the desire of the property owners for the mixed-use option available to the western portion of the Pages Lane Commercial Area to be continued across the entire area. He stated that, from a developer standpoint, nothing about the proposed amendments is desirable. Mr. Swaney expressed a desire to help transform the property, but said they do not want to do it with a toolkit that is narrowing. He showed a drawing of a suggested redevelopment scenario that includes public park space with a public/private partnership, and stated that the property owners ask the Council to table action on the proposed amendments to allow the development community and the property owners time to put together a proposal for public/private partnership.

Mr. Snyder stated that C-H is the only option in the Area as currently zoned. There are no planning tools available to achieve mixed-use in the C-H Zone. Responding to a question from Mayor Cutler, Mr. Swaney explained that a public/private partnership for park space would be economically feasible for the property owners. He said the property owners believe the former Dick's Market building could successfully be converted to high-quality indoor storage with an attractive front.

1 Marvin Bloesch – Representing property owners, Mr. Bloesch pointed out that the
2 suggested redevelopment scenario includes a 24-unit garden-type apartment building similar to
3 an apartment building located at 555 South 100 East in Bountiful.

4
5 Mayor Cutler asked why the property owners recently sold the former Zions Bank parcel
6 if they are interested in mixed-use development in the Area. Mr. Swaney responded that the
7 buildings have stood empty for a long time with high upkeep costs, and when the opportunity to
8 sell a portion at a proper commercial value came along, the property owners chose to accept.

9
10 Councilman McEwan stated he is uncomfortable with the direction taken during the
11 public hearing. Mr. Bloesch commented that the opportunity is available to make a change now,
12 and he hopes the opportunity is not wasted.

13
14 Mayor Cutler closed the public hearing at 8:25 p.m. Mr. Snyder said he thinks staff
15 would need to move quickly working with the property owners to put something together in the
16 next month or month and a half if the Council tables Ordinance No. 2017-26. However, he said
17 he suspects the property owners' proposal would include capital improvement and other issues
18 that would take more time. Councilwoman Mecham said she would need time before she could
19 make a decision.

20
21 Councilman McEwan made a motion to table the vote on Ordinance No. 2017-26 to the
22 November 8, 2017 Council meeting. Councilman Ince seconded the motion, which passed by
23 unanimous vote (5-0).

24 25 **WILLIAM R. SMITH PARK SIGNAGE DESIGN SERVICES**

26
27 At their September 19 meeting the City Council directed the City Manager to meet with
28 Dan Sonntag, landscape architect, and bring back a scope of work and fee proposal for design
29 of a sign for the recently renamed Smith Park. Mr. Sonntag suggested that if this is to be the
30 subject of fundraising among the Smith descendants, the Council might want to consider a
31 process that involves those descendants so there will be a more successful response. If the
32 sign is to be similar to the signs in other parks (Porter-Walton and Freedom Hills), the design
33 process would be very simple; or the sign could be more customized based on feedback from
34 the descendants.

35
36 Councilwoman Mecham agreed at a previous Council meeting to contact Smith
37 descendants about fundraising for a new sign. She said she is concerned about the idea of
38 putting a large amount of money into a sign and plaza area on the west end of Smith Park, with
39 a plaza area already established on the east end of the Park, as well as plaza space around the
40 pioneer memorial statue in the southwest corner. Councilwoman Mecham said she would
41 prefer to have more direction from the Council before approaching the family about raising
42 funds.

43
44 Councilwoman Fillmore pointed out that Main Street is a major corridor, and the bus stop
45 at Smith Park is the busiest bus stop in the City. She explained the reasons the professional
46 designs were commissioned several years ago. Councilwoman Fillmore said she believes a
47 detailed design might help inspire donations.

48
49 Councilman McEwan asked if replacing the sign at this park would have any priority if
50 the name change had not occurred. Councilwoman Fillmore agreed it probably would not.
51 Councilwoman Mecham said she likes the idea of using a design similar to the signs at
52 Freedom Hills Park and Porter-Walton Park, with an estimated cost of \$4,000-\$6,000.
53 Councilwoman Ivie said she believes the existing rock pillars around the sign are "classic
54 Centerville". She stated that, considering the recent property tax increase, the City should only

1 be spending money on things that actually matter. Mayor Cutler asked the Council to think
2 long-term. He pointed out that Smith Park is the City's signature park, and suggested the new
3 sign might be appropriate near the beautiful statue on the southwest corner. The Mayor said
4 he hopes with whatever the Council decides that the end result is a quality product.

5
6 Councilman McEwan said he believes the different portions could be done in stages.
7 The immediate issue is the sign change. Councilwoman Fillmore said she recommends
8 minimal investment for a design so the new sign can be placed in the best strategic location.
9 Councilwoman Mecham said she will use photographs of the Freedom Hills Park and Porter-
10 Walton Park signs as examples when she speaks with members of the Smith family. Mr.
11 Thacker suggested the Council authorize a few hours of Dan Sonntag's time to consult with
12 Councilwoman Mecham regarding cost and feasibility of using the existing sign pillars.
13 Councilwoman Fillmore responded to Councilwoman Ivie's comment about the property tax
14 increase stating that she believes there is a clear understanding in the community that a RAP
15 Tax was passed quite some time ago, and she thinks citizens would be glad to see the smaller-
16 size improvements in the parks as we wait for the bigger things to be able to happen.

17 18 SIDEWALK AND PARKSTRIP TREES

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20 The Council expressed a desire to discuss sidewalk and parkstrip trees in a work
21 session setting, and instructed staff to schedule a work session prior to a regularly scheduled
22 Council meeting.

23 24 MAYOR'S REPORT

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26
- The Council has a work session scheduled for Thursday, October 5th, to discuss cemetery and park space.
 - The Council and Mayor discussed the Randall Service Station application for listing on the National Historic Register.
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31 32 CITY MANAGERS REPORT

- 33
- A Meet the Candidates forum will take place on Wednesday, October 4, 2017, in the Council chambers.
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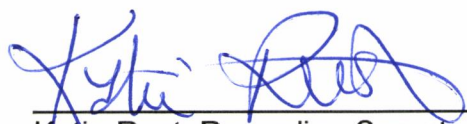
36 37 ADJOURNMENT

38 At 9:23 p.m., Councilman McEwan made a **motion** to adjourn the meeting.
39 Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).
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41
42 
43
44 Marsha L. Morrow, City Recorder

10-17-2017

Date Approved

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46 
47
48 Katie Rust, Recording Secretary
49



CENTERVILLE CITY COUNCIL MEETING

Tuesday, Oct 3, 2017
7:00 p.m.

NAME (PLEASE PRINT)

ADDRESS**

Rock Winegar
Dirk Winegar
Luide Blosser
Marv h
Clark Wlkrason
Hunter Micholr
Buck Swamy

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50 W. 1200 N. Centerville UT

** 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.