

Minutes of the Centerville City Council meeting held Tuesday, November 21, 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 Meham

STAFF PRESENT

Steve Thacker, City Manager
Lisa Romney, City Attorney
Marsha Morrow, City Recorder
Cory Snyder, Community Development Director
Marcus Arbuckle, Keddington & Christensen
Katie Rust, Recording Secretary

STAFF ABSENT

Jacob Smith, Management Services Director

VISITORS

Roger Timmerman, UTOPIA Executive Director
Interested Citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE

PRAYER OR THOUGHT

Councilwoman Fillmore

CANVASS OF 2017 MUNICIPAL GENERAL ELECTION RESULTS

Marsha Morrow, City Recorder, provided the Council with results of the 2017 Municipal General Election, which were read aloud by Mayor Cutler. Councilman McEwan made a **motion** to accept results of the 2017 Municipal General Election as reported by Davis County. Councilman Ince seconded the motion, which passed by unanimous vote (5-0).

OPEN SESSION

No one wished to comment.

MINUTES REVIEW AND ACCEPTANCE

Minutes of the November 8, 2017 work session and regular Council meeting were reviewed. Amendments to the regular Council meeting minutes were requested. Councilman Ince made a **motion** to approve the November 8, 2017 work session minutes, and the regular Council meeting minutes as amended. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).

SUMMARY ACTION CALENDAR

- a. Interlocal Agreement with South Davis Metro Fire Service Area for Collection of Public Safety Impact Fees – Resolution No. 2017-21
- b. Commence warranty period for Miles Manor Subdivision
- c. Municipal Code Amendments regarding appointment of City Recorder and City Treasurer – Ordinance No. 2017-31
- d. Public Utility Easements for Symphony Homes

1 Councilwoman Fillmore made a **motion** to approve all four items on the Summary Action
2 Calendar, including Resolution No. 2017-21 and Ordinance No. 2017-31. Councilman Ince
3 seconded the motion, which passed by unanimous vote (5-0).
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5 **PUBLIC HEARING – ZONING CODE AMENDMENT – DENSITY GRADATION IN R-M**
6 **ZONE**
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8 Cory Snyder, Community Development Director, presented Ordinance No. 2017-28 with
9 revisions requested by the Council to cap the maximum density in the R-M Zone to six units per
10 acre, and to eliminate the conditional use permit option for additional density in the R-M Zone.
11 Development Standards were revised to prohibit apartments and parking lot style development
12 in R-M Zones. Responding to a question from Mayor Cutler regarding exterior design
13 standards, Mr. Snyder stated brick could be added to the list of acceptable building materials.
14

15 Mayor Cutler opened a public hearing at 7:22 p.m., and closed the public hearing seeing
16 that no one wished to comment. Councilman McEwan expressed concern with the “natural
17 elements” requirement in the Design Standards, and commented that most single-family
18 residences in the city would not meet that requirement. Mr. Snyder responded that design
19 standards are increased for the denser zone. Councilwoman Fillmore stated she feels good
20 about the proposed protection and increased standards for quality. She said her concern is not
21 with the bigger developments, but with the smaller multi-family developments that often get
22 neglected over time. She said she believes starting with high-quality materials may help negate
23 that tendency. Responding to a question from Councilman Ince, Mr. Snyder explained that
24 stucco does not have long-term durability. He pointed out that a developer can appeal to the
25 City if they want to build a project with materials not on the approved list.
26

27 Councilwoman Fillmore said she is not comfortable taking away the extra layer of control
28 and protection provided by conditional use, but the design standards as written make her more
29 comfortable. She said she will vote against the proposed Ordinance because she is not
30 comfortable leaving the question of R-M2 unanswered. She said she feels the proposed
31 ordinance is incomplete. Councilwoman Mecham said she believes conditional use has
32 changed since the time it was implemented for Main Street, and she likes the protection
33 provided by the proposed design standards. Responding to a question from Councilman Ince,
34 Mr. Snyder stated the landscaping and open space requirements match the City standard for
35 residential development.
36

37 Councilwoman Mecham made a **motion** to adopt Ordinance No. 2017-28, with the
38 addition of brick as an acceptable building material. Councilwoman Ivie seconded the motion,
39 which passed by majority vote (4-1), with Councilwoman Fillmore dissenting.
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41 **WASATCH INTEGRATED WASTE MANAGEMENT DISTRICT**
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43 John Higginson, Centerville liaison with the Wasatch Integrated Waste Management
44 District, reported that the Davis Energy Recovery Facility (DERF) is permanently closed,
45 resulting in a reduction in the life expectancy of the landfill. The DERF location will become a
46 recyclables processing and transfer facility. The Wasatch Integrated Waste Management
47 District does not anticipate an increase in garbage or waste fees for in-district residents at this
48 time. A \$25 out-of-district drop-off fee has been implemented. Responding to a question from
49 Councilman Ince, Mr. Higginson stated that glass recycling is costly, with little payback.
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51 **UTOPIA/UIA UPDATE**
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53 Roger Timmerman, UTOPIA Executive Director, updated the Council on UTOPIA/UIA
54 progress and growth. He reported growth in all existing UTOPIA markets. Mr. Timmerman

1 stated UIA is considering expansion to areas outside member cities to financially benefit UIA as
2 a whole. He emphasized that expansion outside member cities would only occur if member
3 cities would benefit. He said the desire of the UIA Board is to complete build-out of the network,
4 and make progress toward providing debt relief. The Council asked questions and discussed
5 possible ways to speed up debt relief.

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7 **MAYOR'S REPORT**

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- South Davis Metro Fire Service Area financial statements are available with the agenda on NovusAgenda. Mayor Cutler reported the annual fire assessment formula has been adjusted, which will increase Centerville's fire assessment for the current fiscal year by about \$10,000.
 - The Mayor updated the Council regarding utility bill adjustments.
 - A majority of the Council indicated a desire to put discussion of continued billboard prohibition along Legacy Highway on a future agenda.
 - The Tingey family has donated \$50,000 toward construction of a pavilion at the Community Park Expansion.
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19 **CITY MANAGER'S REPORT**

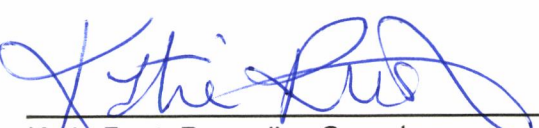
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- The Council discussed future work session topics and scheduling.
 - The Centerville City Employees Association requests an expansion of the definition of "Resident" to include persons with at least 10 years of service as City employees. Councilman McEwan requested information regarding how other cities address the issue. Mayor Cutler suggested the change would cost almost nothing, and might create goodwill with employees. The topic will be placed on a future agenda for discussion.
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29 **ADJOURNMENT**

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31 At 9:23 p.m., Councilman McEwan made a **motion** to adjourn the meeting.
32 Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).

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38 Marsha L. Morrow, City Recorder

12-5-2017
Date Approved

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44 
Katie Rust, Recording Secretary

