

Minutes of the Centerville City Council meeting held Tuesday, January 2, 2018 at 7:00 p.m. at Centerville City Hall, 250 North Main Street, Centerville, Utah.

**MEMBERS PRESENT**

Mayor Clark Wilkinson

Council Members Tamilyn Fillmore  
William Ince  
Stephanie Ivie  
George McEwan  
Robyn Mecham

**STAFF PRESENT**

Steve Thacker, City Manager  
Lisa Romney, City Attorney  
Jacob Smith, Management Services Director  
Marsha Morrow, City Recorder  
Jolene Jackson, City Treasurer  
Cassie Younger, Assistant Planner  
Kevin Campbell, City Engineer  
Katie Rust, Recording Secretary

**VISITORS** Interested Citizens (see attached sign-in sheet)

**PRAYER OR THOUGHT** Councilwoman Ivie

**PLEDGE OF ALLEGIANCE**

**RECOGNITION OF TINGEY FAMILY DONATION**

On behalf of the community, Former-Mayor Cutler thanked the Tingey Family for their donation of funds for a park pavilion at the Community Park Expansion Area. Earl Tingey spoke of his family's history in Centerville and their desire to give something back to the community. City Manager Thacker commented that the William W. "Bill" and Sylvia Tingey Pavilion is scheduled for construction in 2018.

**RECOGNITION OF CITY RECORDER**

Mayor Wilkinson recognized City Recorder Marsha Morrow for her 26 years of service in the City Recorder's Office. Mr. Thacker mentioned some of the significant improvements implemented during her years of service, and expressed appreciation for her loyal, steady, and calm support. Ms. Morrow will retire from the Recorder's Office on January 13<sup>th</sup>.

**OPEN SESSION**

No one wished to comment.

**MINUTES REVIEW AND ACCEPTANCE**

The minutes of the December 5, 2017 Council meeting were reviewed. Councilwoman Fillmore suggested changes. Councilman McEwan made a motion to accept the December 5, 2017 minutes as amended. Councilman Ince seconded the motion, which passed by unanimous vote (5-0).

**SUMMARY ACTION CALENDAR**

- a. Appointment of City Recorder – Resolution No. 2018-01
- b. Appointment of City Treasurer – Resolution No. 2018-02
- c. Approve recording secretary agreements – Connie Larson and Katie Rust
- d. Approve recording secretary agreement – Avalon Comly

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

**PUBLIC HEARING – ZONING CODE AMENDMENTS – LOT WIDTH STANDARDS IN HILLSIDE OVERLAY ZONE**

On November 8, 2017, the Council passed an ordinance to amend the Hillside Overlay, developing a “tiered” width standard for Residential-Low (R-L) lots in Hillside Zones, depending on slope. Cassie Younger, Assistant Planner, explained that the applicant, Fred Hale, would like to see a similar amendment for those lots in Agricultural Zones located within the Hillside Overlay. The Zoning Code currently requires a minimum width of 125 feet at the setback regardless of the slope for agricultural property in the Hillside Overlay. Ms. Younger explained the required width is intended to ensure sufficient space for adequate retention systems on sloped properties, but pointed out that the slope on properties within Hillside Zones varies greatly. She presented the following proposed minimum lot widths for A-L in the Hillside Overlay.

| Minimum Lot Width Development Standards |                                         |                                |
|-----------------------------------------|-----------------------------------------|--------------------------------|
|                                         | Residential-Low<br>(approved 11/8/2017) | Agricultural-Low<br>(proposed) |
| Minimum                                 | 60' (interior lot)                      | 80'                            |
| Hillside, <10% slope                    | 60'                                     | 80' at setback                 |
| Hillside, between 10%<br>and 15% slope  | 80' at setback                          | 100' at setback                |
| Hillside, >15% slope                    | 100' at setback                         | 125' at setback                |

The minimum lot size in Agricultural Zones is 0.5 acre. Councilwoman Fillmore said she appreciates the flexibility the proposed amendment would provide. Mayor Wilkinson opened a public hearing at 7:29 p.m., and closed the public hearing seeing that no one wished to comment. Responding to a question from Councilman McEwan, Ms. Younger stated she does not know what rationale generated the current 125-foot width requirement. Councilman Ince stated he can see potential difficulties in having extremely deep properties, and he would prefer to see agricultural properties remain wider to avoid those potential difficulties. Councilwoman Fillmore responded that minimum lot width for regular Agricultural Zones is 80 feet. The 125-foot minimum only applies to Agricultural Zones in the Hillside Overlay to accommodate retention on sloped properties. The proposed amendment acknowledges that not all properties have the same slope.

Mr. Thacker commented that the applicant desires to develop a dead-end street into a cul-de-sac with wedge-shaped frontages. The property is not significantly sloped, and the 125-foot width would be difficult to accommodate for some of the lots. Councilwoman Fillmore made a **motion** to approve Ordinance No. 2018-02 amending Section 12.42.040 of the Centerville Zoning Code regarding lot width standards for agricultural lots within the Hillside Overlay Zone. The motion failed for lack of a second.

1 Councilman McEwan said it would be helpful to know how the proposed amendment  
2 would affect other properties, and how denial of the proposed amendment would affect the  
3 applicant. Mr. Thacker suggested the Council table the matter and request the applicant be  
4 present at the next Council meeting. Councilwoman Ivie commented that the Hillside Overlay is  
5 sensitive, and she is nervous about adjusting the entire Overlay to accommodate a single  
6 subdivision. Councilwoman Ivie made a **motion** to table the issue to the next Council meeting.  
7 Councilman Ince seconded the motion. Ms. Romney stated it would be possible to prepare a  
8 map of remaining agricultural parcels in the Hillside Overlay, but she pointed out that most of  
9 the property owners would request a rezone to residential to develop. Councilman McEwan  
10 said he would like to know the number and topography of remaining agricultural lots in the  
11 Hillside Overlay. The motion to table the issue and direct staff to obtain data on agricultural lots  
12 in the Hillside Overlay passed by majority vote (4-1), with Councilwoman Fillmore dissenting.

13  
14 **PUBLIC HEARING – MUNICIPAL CODE AND ZONING CODE AMENDMENTS –**  
15 **DEFERRAL AGREEMENTS**

16  
17 As a result of a recent improvement deferral request regarding installation of a sidewalk,  
18 the Council instructed staff to refine and fix subtle inconsistencies between the City's Municipal  
19 Code and the Zoning Ordinance regarding such requests. Ms. Romney presented drafted  
20 revisions for both regulatory codes. A majority of the Council indicated approval for the flexibility  
21 provided by the proposed revisions.

22  
23 Mayor Wilkinson opened a public hearing 7:53 p.m., and closed the public hearing  
24 seeing that no one wished to comment. Councilman McEwan stated he is in favor of  
25 developers paying the full cost of improvements, but acknowledged that deferral agreements  
26 have helped individuals in situations of financial hardship. He suggested the City grant  
27 automatic deferrals for wounded military personnel for whom a remodel is necessary due to an  
28 injury sustained in the line of duty. Councilman Ince suggested the same automatic deferral  
29 should be granted to first responders. Ms. Romney said she feels such situations would be  
30 covered by the language presented. Councilwoman Fillmore said she would be comfortable  
31 approving the language presented, and giving staff time to respond to the proposal.  
32 Councilman Ince made a **motion** to table the matter to the next meeting to allow staff time to  
33 consider and make recommendations regarding deferrals for military service personnel and first  
34 responders. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).

35  
36 **PUBLIC HEARING – PARK IMPACT FEE AMENDMENTS**

37  
38 In November 2017 the Council directed staff to review/update the Park Impact Fee study  
39 to determine if an increase in the park impact fee is justified. Jake Smith, Management  
40 Services Director, explained that the update supports an increase in the park impact fee from  
41 the current amount of \$2,057 per residential unit to a maximum amount of \$2,869.

42  
43 Mayor Wilkinson opened a public hearing at 8:07 p.m., and closed the public hearing  
44 seeing that no one wished to comment. Councilwoman Fillmore made a **motion** to approve  
45 Ordinance No. 2018-03 amending and adopting a park impact fee facilities plan and analysis  
46 and an increased park impact fee of \$2,869. Councilman McEwan seconded the motion, which  
47 passed by unanimous vote (5-0).

48  
49 **FEE SCHEDULE AMENDMENTS – EMPLOYEE RESIDENT STATUS**

50  
51 The Employees Association requested the City Council consider providing current and  
52 former employees with resident status for purposes of certain fees charged by the City, such as  
53 cemetery burial fees, park pavilion reservation fees, and City recreation fees. Ms. Romney  
54 informed the Council that the City also makes a resident/non-resident distinction for the cost of

1 fingerprinting. Councilman Ince stated he would like to be able to recognize residents and  
2 employees for a time after they move away or end employment, but acknowledged the difficulty  
3 it would create. Councilman Ince made a motion to approve Resolution No. 2018-03 as  
4 prepared, amending various sections of the Centerville Fee Schedule to provide current  
5 employees resident status for purposes of certain fees. Councilwoman Ivie seconded the  
6 motion, which passed by unanimous vote (5-0).  
7

#### 8 1250 WEST PATHWAY PLAN

9

10 The City submitted a Letter of Intent in October 2017 to Wasatch Front Regional Council  
11 (WFRC) for federal funding for pedestrian and bicycle paths in the 1250 West corridor. The  
12 next step is submittal of a concept report to WFRC by January 18, 2018. Mr. Thacker explained  
13 the single, multi-use pathway along the west side of 1250 West from Parrish Lane to 1275 North  
14 proposed by staff. A majority of the Council indicated support for moving forward. Mr. Thacker  
15 expressed a hope that part of the required match would be satisfied by the developer of  
16 property on the northwest corner of Parrish/1250 West. The RDA could also provide some of  
17 the match by using some tax increment generated in the Barnard Creek CDA.  
18

#### 19 MAYOR'S REPORT

20

21 Mayor Wilkinson stated he may recommend appointments to committees at the next  
22 Council meeting. He expressed a desire to continue reaching out in the community, and  
23 encouraged Council members to do the same.  
24

#### 25 CITY MANAGER'S REPORT

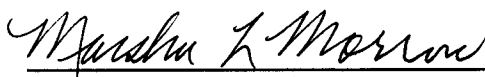
26

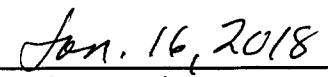
- 27 • Mr. Thacker provided the Council with a list of 2017 projects and issues, and a list of  
28 2018 projects and issues.
- 29 • Mr. Thacker updated the Council regarding eventual extension of 1250 West.
- 30 • The Council is scheduled to meet in a work session with Legislators on January 16<sup>th</sup>  
31 prior to the regular Council meeting.
- 32 • The Council scheduled a joint work session with the Planning Commission to discuss  
33 South Main Street on January 17<sup>th</sup>, and a work session to discuss Pages Lane on  
34 February 6<sup>th</sup> prior to the regular Council meeting.
- 35 • Registration for Local Officials Day at the Legislature is due Wednesday, January  
36 17<sup>th</sup>.
- 37 • A retirement lunch for Marsha Morrow is scheduled to take place on January 10<sup>th</sup>.  
38

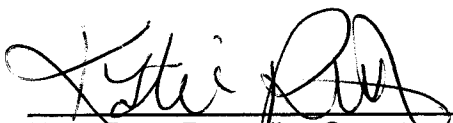
#### 39 ADJOURNMENT

40

41 At 8:55 p.m., Councilwoman Fillmore made a motion to adjourn the meeting.  
42 Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).  
43  
44

45   
46 \_\_\_\_\_  
47 Marsha L. Morrow, City Recorder

48   
49 \_\_\_\_\_  
50 Date Approved

49   
50 \_\_\_\_\_  
51 Katie Rust, Recording Secretary  
52

CENTERVILLE CITY COUNCIL MEETING

Tuesday, January 2, 2018  
7:00 p.m.

NAME (PLEASE PRINT)

ADDRESS\*\*

Helly Ince

Jim Higbee

(2) Scott & Pam Burt

\*\* 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.