

1 Minutes of the Centerville City Council meeting held Tuesday, May 15, 2018 at 7:00 p.m. at  
2 Centerville City Hall, 250 North Main Street, Centerville, Utah.

3  
4 **MEMBERS PRESENT**

5  
6 Mayor Clark Wilkinson

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 Lisa Romney, City Attorney  
17 Jacob Smith, Management Services Director  
18 Lisa Summers, Youth Council Advisor  
19 Cory Snyder, Community Development Director  
20 Cassie Younger, Assistant Planner  
21 Bruce Cox, Parks and Recreation Director  
22 Marcus Arbuckle, Keddington & Christensen  
23 Katie Rust, Recording Secretary

24 **VISITORS**

25 Interested Citizens (see attached sign-in sheet)  
26 Lynn Keddington, Parks & Recreation Committee Chair  
27 John Ruedas, Parks & Recreation Committee  
28 Dee Hansen, South Davis Sewer District Chair

29 **PRAYER OR THOUGHT**

Jacob Smith, Management Services Director

30  
31 **PLEDGE OF ALLEGIANCE**

32  
33 **OPEN SESSION**

34  
35 Rick Bingham – Mr. Bingham expressed concern regarding the state of repair of  
36 sidewalks in the City. He said uneven sections were painted a few years ago, but it seems that  
37 nothing else has been done. Mr. Bingham stated he is building a garage on his property and  
38 will be repaving the driveway. He asked the Public Works Director if the City would be  
39 interested in repaving the buckled sidewalk and approach. A Public Works employee evaluated  
40 the property and reported it is "not bad enough". Mr. Bingham suggested the Council allocate  
41 funds for ongoing improvements to City sidewalks, and be willing to consider a cost-share  
42 arrangement with property owners. He also recommended the City enforce restrictions on the  
43 type of trees that can be planted in park strips.

44  
45 Brooklyn Wade – Ms. Wade said she tripped on an uneven sidewalk located on 300  
46 East on February 1<sup>st</sup> of this year and fractured her knee cap.

47  
48 Tori McKee – Ms. McKee said her son hit uneven sidewalk with his Ripstick and ended  
49 up with a concussion. She said her neighbor tripped on the same uneven sidewalk (1450 North  
50 between 200 and 400 West) and broke her cheek bone.

1 Mr. Thacker explained ongoing efforts to take care of uneven sidewalk throughout the  
2 City. Mr. Bingham pointed out that paint on uneven sidewalk is not visible at night.

3  
4 **YOUTH COUNCIL REPORT**

5  
6 Eliza Greer, Youth Mayor, reported on 2017-2018 Youth Council activities and thanked  
7 the City Council for their continued support of the Youth Council. A video presentation showing  
8 activities and events from the year was shown. Lisa Summers, Youth Council Advisor,  
9 recognized outgoing Youth Council members, and Mayor Wilkinson thanked all Youth Council  
10 members for their service.

11  
12 **MINUTES REVIEW AND ACCEPTANCE**

13  
14 The minutes of the May 1, 2018 Council meeting were reviewed. Councilwoman  
15 Fillmore requested two changes. Councilman Ince made a **motion** to accept the minutes as  
16 amended. Councilwoman Mecham seconded the motion, which passed by unanimous vote (5-  
17 0).

18  
19 **SUMMARY ACTION CALENDAR**

- 20  
21 a. Consider Agreement with U.S. Department of Agriculture Forest Service for Special  
22 Use Permit for the Operation and Maintenance of Water Tank, Water Transmission  
23 Lines, and Parrish Creek Diversion  
24 b. Terminate warranty for Porter-Walton Townhomes

25  
26 Councilwoman Fillmore made a **motion** to accept both items on the Summary Action  
27 Calendar. Councilman McEwan seconded the motion, which passed by unanimous vote (5-0).

28  
29 **PUBLIC HEARING – ZONING MAP AMENDMENT – 640 WEST PORTER LANE –**  
30 **DAVID BELL, APPLICANT**

31  
32 Cassie Younger, Assistant Planner, presented the proposed Zoning Map Amendment for  
33 property located at approximately 640 West Porter Lane from Agricultural-Low (A-L) to  
34 Residential-Medium (R-M). The property owner came to the Council to rezone this property in  
35 June of 2017 and was denied. The Council has since changed the maximum density allowed in  
36 R-M zones to a permitted density of six units per acre, without the option for additional units  
37 through a Conditional Use Permit. If the proposed Zoning Map Amendment is approved, the  
38 property could potentially have as many as 12 units on the site. On April 24, 2018, the Planning  
39 Commission reviewed the proposed rezone of the property and recommended approval.

40  
41 Mayor Wilkinson opened a public hearing at 7:29 p.m., and closed the public hearing  
42 seeing that no one wished to comment. Councilwoman Fillmore made a **motion** to approve  
43 Ordinance No. 2018-11 amending the Centerville Zoning Map by changing the zoning of  
44 approximately 2.055 acres of real property located at 640 West Porter Lane from A-L to R-M  
45 based on the following findings. Councilman McEwan seconded the motion, which passed by  
46 unanimous vote (5-0).

Findings:

1. The Planning Commission and City Council have sufficiently reviewed and considered the criteria found in CZC12.21.080(e) for Zoning Map Amendments.
2. The City Council finds that the rezone is consistent with the goals of the General Plan, as described in Section 12-480-1(a).
3. The City Council finds that the rezone does not create any additional constraints or adverse effects concerning surrounding properties and development in the immediate vicinity.
4. The City Council finds that the R-M Zone request functions as an acceptable medium density residential buffer to commercial that is compatible with the characteristic multi-zone land use pattern for the immediate area.
5. The Planning Commission has reviewed and recommends approval of the R-M Zone designation.

**GENERAL PLAN AMENDMENTS – SECTION 12-480-2 – NEIGHBORHOOD 1, SOUTHEAST CENTERVILLE, PAGES LANE COMMERCIAL AREA**

The City Council held a public hearing on the proposed General Plan amendments on May 1, 2018, and tabled further action to the May 15<sup>th</sup> meeting. Cory Snyder, Community Development Director, answered questions from the Council regarding the proposed General Plan amendments pertaining to the Pages Lane Commercial Area. Councilwoman Mecham said she would prefer to remove language that states mixed-use would be considered in the western block segment, since commercial in the western block is currently viable. Councilwoman Ivie agreed. Councilwoman Fillmore suggested a word change on page 5 of the document. Councilwoman Ivie acknowledged that a PDO gives the City a great deal of control, but said the opportunity for a 20% increase in density does not sit well with her. Councilman McEwan said he would prefer that the language encouraging residential in the eastern segment be stronger, but acknowledged that property rights need to be respected. He said he feels the proposed amendments are a move in the right direction. Councilwoman Fillmore agreed. Councilwoman Mecham stated she cannot support the proposed amendments with mixed-use as a possibility in the western segment.

Councilwoman Fillmore made a **motion** to approve Ordinance No. 2018-08 amending Section 12-480-2 Neighborhood 1, Southeast Centerville, providing future development guidelines for the Pages Lane Commercial Area, with the discussed word change on page 5. Councilman McEwan seconded the motion. Councilwoman Mecham stated the residents have asked the Council not to approve mixed-use development. Councilwoman Mecham made a **motion to amend** the motion to remove Goal #2 from the Western Block Segment. Councilwoman Ivie seconded the motion to amend, which passed by majority vote (3-2), with Council members Mecham, Ince, and Ivie in favor, and Council members McEwan and Fillmore against.

Councilwoman Ivie repeated her concern with the 20% density bonus possible with a PDO. Mr. Thacker encouraged the Council to remember the difference in quality possible with the added control of a PDO. Councilwoman Fillmore said it is her experience that people react more to the quality of design of a development than the number of units. Councilman McEwan pointed out the proposed amendments are not a zoning change; the proposed amendments simply signal a willingness to look at other uses in the future. He expressed the opinion that if the Council does nothing, there is no incentive for property owners to do anything toward redevelopment. Mr. Snyder commented that a five-acre development without a PDO would fall

1 under Planning Commission control. Councilman McEwan said he would rather the Council had  
2 legislative control with a PDO.

3  
4 Councilwoman Fillmore **repeated the motion** to approve Ordinance No. 2018-08 with  
5 the language change discussed, and removing Goal #2 from the Western Block Section.  
6 Councilman McEwan seconded the motion. Councilwoman Ivie repeated her concern with the  
7 possible 20% density increase. Councilman Ince said it was clear in the last public hearing that  
8 many people want status quo rather than change. Councilman McEwan said he wants to put  
9 the amendments out there, see what comes in, and work toward something realistic.  
10 Councilman McEwan **called the question**, which was approved by unanimous vote (5-0). The  
11 motion to approve passed by majority vote (3-2), with Council members McEwan, Fillmore, and  
12 Ince in favor, and Council members Ivie and Mecham against.

13  
14 **LAND & WATER CONSERVATION FUND GRANT CONTRACT FOR ISLAND VIEW**  
15 **PARK RENOVATION PHASE 1**

16  
17 At their May 1, 2018 meeting, the City Council reviewed the Land & Water Conservation  
18 Fund Grant, and tabled action to the May 15<sup>th</sup> meeting. Councilwoman Ivie repeated the  
19 concern she has expressed in previous meetings that she does not think the design for the  
20 Island View Park renovation was thoroughly thought through before applying for the grant. She  
21 listed potential problems with eliminating parking on the west side of Island View Park: (1) the  
22 west parking area is used for pavilion rentals and other park uses; (2) it is used as cemetery  
23 parking for funerals and Memorial Day, vault-truck parking, and holding dirt when a grave is  
24 opened; (3) the west parking area was used this spring for green-waste collection; (4) an  
25 improved park will require more parking, not less; (5) it does not seem safe to have a hillside  
26 that ends abruptly with a retaining wall on 700 East; and (6) the local users of the park do not  
27 want changes to the west end of the park – they want improvements to the east end, but the  
28 east end improvements are scheduled for the second construction phase rather than the first.

29  
30 Councilwoman Fillmore pointed out that the plan includes a similar number of parking  
31 stalls to the number currently available, with the potential to add parallel parking on the east  
32 side of 700 East. Bruce Cox, Parks and Recreation Director, clarified there are other places the  
33 vault truck can park. He said parking at the cemetery is sufficient most days, and he is not  
34 concerned about parking because the design includes at least the same amount of parking  
35 currently available at the park. Councilwoman Fillmore said she would rather be creative and  
36 figure out how to solve concerns than not accept the \$600,000 grant for the project. Mr. Cox  
37 confirmed that elements in the park design could be rearranged if needed. He suggested  
38 designating space in the final plan for material storage on the west side of the park along 700  
39 East that could possibly be used for parking when not needed by the City. Referring to the  
40 concern for green-waste collection space, Mr. Thacker suggested 700 East could be closed off  
41 between the park and the cemetery and used as a drop-off location for two weekends in the  
42 spring.

43  
44 Mr. Thacker updated the Council on funding sources for the City's grant match. He  
45 reported that the Army Corps of Engineers will require an after-the-fact mitigation plan for  
46 wetland violations at Community Park that will most likely involve buying into a wetland bank.  
47 He estimated that mitigation would cost \$110,000-\$165,000. He suggested a temporary loan  
48 between City funds to cover needed cash flow for the Island View Phase 1 project, if needed,  
49 until RAP Tax revenue catches up.

1 Councilwoman Fillmore made a **motion** to approve the contract relating to the Land &  
2 Water Conservation Fund grant awarded to the City for Phase 1 of the Island View Park  
3 Renovation Project. Councilman Ince seconded the motion, which passed by unanimous vote  
4 (5-0).  
5

#### 6 **FUNDING FOR PARKS MASTER PLAN PROJECT**

7

8 Lynn Keddington, Parks and Recreation Committee Chair, introduced John Ruedas, a  
9 member of the Parks and Recreation Committee. Mr. Ruedas is a professional landscape  
10 architect employed by the Salt Lake County Parks Department. He explained that he believes a  
11 parks master plan is very important for a city to have in place to help guide spending on parks  
12 and recreation. Mr. Keddington stated that a professional parks master plan can be very  
13 expensive (\$60,000-\$90,000), and explained to the Council his idea to contract with Utah State  
14 University for the work to be done by a student needing a graduate project. He said USU has  
15 selected a candidate and suggested parameters for the project. It is estimated the project will  
16 require 750 hours of work, with a suggested compensation of \$15,000. The project would be  
17 closely monitored by two professors as well as professionals outside the university. Mr.  
18 Keddington expressed confidence that the City would get a very comprehensive and detailed  
19 plan, and offered to assist staff with liaison responsibilities associated with the project.  
20

21 Mr. Thacker commented that the scope of work defined by the university includes  
22 elements the City does not need at this time, such as drone images and mapping. He proposed  
23 reducing the suggested compensation by 20%. Mr. Ruedas commented that drone data tends  
24 to be more accurate than aerial photography. Councilwoman Fillmore suggested the City will be  
25 able to make requests as to how the majority of time will be spent as the process moves  
26 forward. She said she believes a parks master plan would be valuable when deciding how to  
27 spend RAP Tax revenue after current projects are completed. Ms. Romney advised that the  
28 arrangement involve a service contract with USU, and suggested the Council authorize the City  
29 Manager to approve the contract. Councilman McEwan expressed support, and said he is not  
30 bothered by the drone portion in the scope of work. Mr. Thacker recommended possible  
31 funding sources for the \$15,000. Councilman Ince made a **motion** to authorize the City  
32 Manager to complete the contract negotiations subject to the presentation made tonight,  
33 apprising the Council of details he thinks are important, with half of the funding taken from the  
34 RAP Tax Contingency Fund and half from the current Council Contingency Fund. Councilman  
35 McEwan seconded the motion, which passed by unanimous vote (5-0). Councilwoman Ivie  
36 emphasized that the plan should not include trails located on private property.  
37

38 The Council took a break at 9:20 p.m., and returned at 9:30 p.m.  
39

#### 40 **SEWER DISTRICT REPORT**

41

42 Dee Hansen, South Davis Sewer District Chair, updated the Council on the Sewer  
43 District's food waste and green algae projects. He reported that with the revenue from the two  
44 projects, the Sewer District may eventually be able to reduce, or even eliminate, the service fee  
45 for residents within the District. The Mayor and Council thanked Mr. Hansen for representing  
46 Centerville on the Sewer District Board.  
47

#### 48 **MONTHLY FINANCIAL REPORT**

49

50 Marcus Arbuckle, the City's CPA contract adviser, presented a financial report for the  
51 10-month period ending April 30, 2018.

**STREETS OVERLAY PROJECT BID AWARD**

Mr. Thacker presented a recommendation for bid award for the 2018 Streets Overlay Project. Councilwoman Mecham suggested the City establish a fund to cost-share with property owners for sidewalk improvements. Councilman McEwan made a **motion** to award a contract to Advanced Paving and Construction for the Streets Overlay Project 2018 in the amount of \$734,939.45. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).

**FY 2019 TENTATIVE BUDGET**

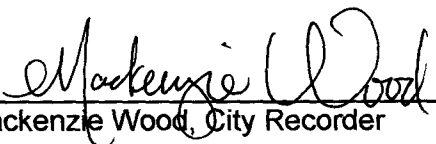
Councilwoman Fillmore made a **motion** to adopt the FY 2019 Proposed Budget as the FY 2019 Tentative Budget with a lump sum yet to be allocated, and set a public hearing for June 5, 2018. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).

**CITY MANAGER'S REPORT**

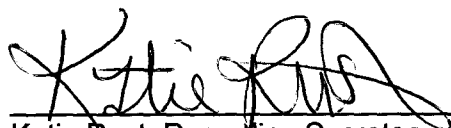
- Mr. Thacker updated the Council on the Foothills planning process.
- City Manager Thacker invited Council members to attend an annual taxing entity meeting hosted by the County.
- The Council will hold a joint work session with the Planning Commission, and a Special RDA meeting, on Tuesday, May 22<sup>nd</sup>.
- The CenterPoint Legacy Theatre Gala will take place on Saturday, June 2<sup>nd</sup>.

**ADJOURNMENT**

At 10:31 p.m., Councilman McEwan made a **motion** to adjourn the regular meeting and move to a meeting of the Centerville Redevelopment Agency in Council Chambers, with no intention to return to regular meeting. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).

  
Mackenzie Wood, City Recorder

6/5/2018  
Date Approved

  
Katie Rust, Recording Secretary



# CENTERVILLE CITY COUNCIL MEETING

Tuesday, May 15, 2018  
7:00 p.m.

NAME (PLEASE PRINT)

ADDRESS\*\*

Rich Bingham

Marv Bloesch

Linda Bloesch

Lisa Olson

Lynn Reddington

Bruce Cox

Jon Ruedas

\*\* 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.