

Minutes of the Centerville **City Council** meeting held Tuesday, March 5, 2019 at 7:00 p.m. at Centerville City Hall, 250 North Main Street, Centerville, Utah.

**MEMBERS PRESENT**

Mayor Clark Wilkinson

Council Members Tamilyn Fillmore (arrived at 8:33 p.m.)  
William Ince  
Stephanie Ivie  
George McEwan  
Robyn Mecham

**STAFF PRESENT**

Steve Thacker, City Manager  
Lisa Romney, City Attorney  
Jacob Smith, Management Services Director  
Cory Snyder, Community Development Director  
Cassie Younger, Assistant Planner  
Katie Rust, Recording Secretary

**VISITORS**

Roger Timmerman, UTOPIA Executive Director  
Interested Citizens

**PRAYER OR THOUGHT**

Councilman McEwan

**PLEDGE OF ALLEGIANCE**

**OPEN SESSION**

No one wished to comment.

**UTOPIA/UIA UPDATE**

Roger Timmerman, UTOPIA Executive Director, gave a brief history of UTOPIA and UIA, and updated the Council on UTOPIA/UIA progress and status. Several years ago, the Centerville City Council chose to pay only a portion of the UTOPIA OPEX assessments, resulting in an unpaid balance for Centerville of \$78,643. If that balance had already been paid, Centerville would have been eligible for a dividend of \$9,259 in FY 2018, and an estimated dividend of \$18,703 in FY 2019. If the balance is eventually paid, the City will receive the accumulated dividend amount. If the balance has not been paid by the time the accumulated dividend amount equals the shortfall, both amounts will be considered a wash.

Mr. Timmerman said the Centerville Council has been cited by individuals in other cities as having given reasons to not partner with UTOPIA. He asked the Council why they would try to convince other cities to not partner with UTOPIA, since the growth of UTOPIA helps all member cities. Councilman McEwan said he has been invited as a private citizen to address other cities as an individual not supportive of UTOPIA. Councilman McEwan said he has not seen a clear plan for paying off the stranded UTOPIA debt. He asked at what point UIA revenues will be used to help pay off UTOPIA debt. Mr. Timmerman said it is estimated that all member cities will be built-out in 3.5 years. He said he assumes the UIA Board will be

1 interested at that point in putting funds toward reducing the UTOPIA debt burden for member  
2 cities.

3  
4 Responding to a question from Councilman Ince, Mr. Timmerman estimated that half of  
5 new subscriptions are from newly passed residences. He stated that wireless service gets  
6 quickly overwhelmed when more than a few residential subscriptions are added in an area, and  
7 added that wireless service requires fiber. Mr. Timmerman explained that individual member  
8 cities are encouraged to run targeted promotional campaigns, but UTOPIA does not financially  
9 participate. Mayor Wilkinson asked what guarantee member cities have that UIA revenues will  
10 be used to pay off UTOPIA debt. Mr. Timmerman responded that the membership of both  
11 organizations is almost identical. The owners of both organizations are interested in seeing it  
12 happen. Mayor Wilkinson thanked Mr. Timmerman for his visit.

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14 **PUBLIC HEARING – ZONING MAP AMENDMENT – HAFOKA – 484 & 522 WEST**  
15 **PORTER LANE**

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17 Cassie Younger, Assistant Planner, explained that the applicant owns 1.04 acres  
18 between Porter Walton townhomes development and the LDS Church on the corner of Porter  
19 Lane and 400 West. While formerly three separate properties, the lot has been combined into a  
20 1.04-acre single parcel property which contains two different zones and two single-family  
21 homes. The applicant wishes to rezone the entire property to Residential-Medium, with the  
22 possibility of 6-7 dwellings. The gross acreage of the property with half street is not yet  
23 confirmed. On February 13, 2019, the Planning Commission reviewed and recommended  
24 approval of the proposed rezone to Residential-Medium.

25  
26 Mayor Wilkinson opened a public hearing at 8:32 p.m., and closed the public hearing  
27 seeing that no one wished to comment. Councilman McEwan made a **motion** to adopt  
28 Ordinance No. 2019-03 amending the Centerville Zoning Map by changing the zoning of  
29 approximately 1.04 acres of real property located at 484 & 522 West Porter Lane from  
30 Residential-Low to Residential-Medium based on the following findings. Councilman Ince  
31 seconded the motion.

32  
33 Findings:

- 34  
35 a) The Zoning Map Amendment is consistent with the General Plan, in that residential  
36 medium density is allowed on Porter Lane “approximately” West of 500 West.  
37 b) The Zoning Map Amendment fits the approval standards as outlined in CZC  
38 12.21.080(e).  
39 c) Zoning boundaries, as stated in the General Plan 12-480-8 and CZC12.30.050,  
40 should follow lot lines.

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42 Councilwoman Fillmore arrived at 8:33 p.m. Councilwoman Ivie said she feels she got  
43 burned on this once before. Councilwoman Fillmore said she views this as an opportunity to  
44 refresh and renew a spot that is currently dilapidated. Cory Snyder, Community Development  
45 Director, commented that if the property is not rezoned there is potential for a single-family  
46 home and a half-street with one or two units. The proposed rezone would allow the better  
47 outcome with the zoning tools available. The motion passed by unanimous vote (5-0).

**PUBLIC HEARING – FINAL SUBDIVISION PLAT FOR LEGACY LANDS – 1243  
NORTH 1300 WEST**

The applicant, Jeff Cook, is proposing a five lot subdivision for office and warehouse uses within the Shorelands Commerce Park. Mr. Cook has secured an agreement to purchase a separate parcel located at the corner of 1275 North and 1300 West. He desires to absorb this parcel into the proposed subdivision, which increases the acreage from 4.0 to 4.16 acres. Mr. Snyder explained that the added parcel is depicted having a Zoning Classification of Industrial-High (I-H), but staff believe the listed I-H Zone is likely a clerical error. This matter, with a potential resolution, was addressed by the Planning Commission in recommended Condition 6.

At 8:48 p.m., Mayor Wilkinson opened a public hearing, and closed the public hearing seeing that no one wished to comment. Councilwoman Fillmore made a **motion** to approve Final Subdivision Plat for Legacy Lands located at approximately 1243 North 1300 West with the following conditions and findings. Councilman McEwan seconded the motion, which passed by unanimous vote (5-0).

**Conditions:**

1. The Final Recordable Subdivision Plat shall reflect the lot layout and engineering as submitted and also compliance with these conditions of approval, or as may be amended by the City in preparation of its recording.
2. The subdivision construction plans shall be deemed acceptable to the City Engineer prior to recordation of the subdivision plat.
3. A Final Paper Plat shall be submitted to the City Recorder's office to be reviewed by the City staff to ensure plat compliance with City's approved format, approval of final layout, survey standards, and owner dedications. Such paper plat shall be deemed acceptable by the City Attorney and City Engineer prior to preparation and submittal of the final recordable linen plat to the City.
4. A current Title Report (i.e. within 30 days of recording) for all properties shall be submitted to the City with the Final Paper Plat Submittal to the City Recorder.
5. The required improvement bond and associated fees shall be prepared, reviewed, and paid prior to the recordation of the subdivision plat.
6. The "Affidavit of Correction" requesting that the Zoning Map be adjusted to meet the 2009 SCP Map Revision Exhibits shall be accepted by the City Recorder, prior to recording the plat.
7. After the plat recording, a preconstruction meeting shall be held with the City that includes all parties that are installing the public and utility service infrastructure.
8. The wetland boundary needs to be depicted on the final plat – not just the construction drawings.

**Findings:**

- a) The City Council finds that Final Plat and Plans are consistent with the previous Conceptual Plan Acceptance directives and Preliminary Subdivision Plat Approval.
- b) The City Council finds that the final subdivision complies with the applicable regulations of the subdivision, non-residential subdivision, and SCP Zone lot regulations and requirements.

1                   **MINUTES REVIEW AND ACCEPTANCE**  
2

3           The minutes of the January 31, 2019 special meeting; the February 19, 2019 work  
4 session and regular meeting; and February 26, 2019 special meeting were reviewed.  
5 Councilman McEwan made a **motion** to approve all four sets of minutes. Councilman Ince  
6 seconded the motion, which passed by unanimous vote (5-0).

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8                   **SUMMARY ACTION CALENDAR**  
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- 10           a. Interlocal Agreement with Davis County for Election Services  
11           b. Employment Agreement for City Manager  
12

13           Councilman Ince made a **motion** to approve both items on the Summary Action  
14 Calendar. Councilman McEwan seconded the motion, which passed by unanimous vote (5-0).  
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16                   **INTERLOCAL AGREEMENT WITH FARMINGTON CITY FOR LUND LANE**  
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18           A portion of the mutual boundary line between Centerville and Farmington is the  
19 centerline of Lund Lane. In 2018 Farmington City received an application for a subdivision on  
20 their side of the road. Staff from both cities subsequently met to discuss a potential agreement  
21 between the two cities regarding the construction and maintenance of Lund Lane. The  
22 proposed Interlocal Agreement states the road will be improved – as development occurs on  
23 each side – as a “collector” road with a 66-foot right-of-way. It also states the developer of the  
24 new subdivision in Farmington will build the road on the Farmington side of the line in  
25 accordance with Centerville City’s street standards. The cooperation may involve Centerville  
26 City paying for some new pavement on Centerville’s side of the centerline to provide adequate  
27 width for two-way traffic. Each City will be responsible for maintaining curb and gutter, sidewalk,  
28 and park strips within their boundaries in accordance with their respective ordinances, but the  
29 two cities will cooperate on maintaining the asphalt roadway based on terms to be negotiated in  
30 the future.  
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32           Councilman McEwan made a **motion** to approve Resolution No. 2019-03 regarding an  
33 Interlocal Agreement with Farmington City for Lund Lane. Councilwoman Ivie seconded the  
34 motion, which passed by unanimous vote (5-0).  
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36                   **MAYOR’S REPORT**  
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38           Mayor Wilkinson updated the Council on State legislative actions of interest to  
39 Centerville.  
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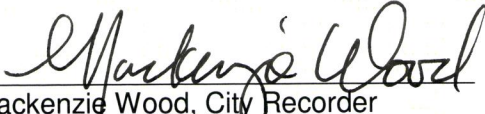
41                   **CITY MANAGER’S REPORT**  
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- 43           • The Council is scheduled to meet with the Planning Commission in a work session  
44 on Wednesday, March 13, at 5:30 p.m. Mr. Thacker updated the Council on actions  
45 taken by the Planning Commission at their most recent meeting.  
46           • Mr. Thacker reported that the preliminary cost estimate for the Island View Park  
47 Phase I Project prepared by the GBrown Design team is approximately \$500,000  
48 over the budget for the project. Mr. Thacker explained factors contributing to the  
49 difference, described possible ways to reduce some of the cost, and presented ideas  
50 to increase funding for the project. Councilwoman Fillmore encouraged the Council  
51 to keep their minds open to idea of bonding. Councilman McEwan expressed the

1 opinion that if the city is going to take on a bond obligation, it should be for the whole  
2 park project, not just for Phase I. Mr. Thacker commented that a decision will be  
3 needed in two weeks if the project is to stay on schedule. Councilwoman Fillmore  
4 agreed to approach the South Davis Recreation Board about delaying payment of  
5 the principal on the City's \$500,000 loan for a year or two. Staff will continue  
6 communication with the design firm, and obtain more information about bonding  
7 options.

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9 **ADJOURNMENT**

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11 At 9:33 p.m., Councilman Ince made a **motion** to adjourn the regular meeting with no  
12 intent to return, and move to a meeting of the Centerville Redevelopment Agency in Council  
13 Chambers after a short break. Councilwoman Mecham seconded the motion, which passed by  
14 unanimous vote (5-0).

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18 Mackenzie Wood, City Recorder

19 March 19, 2019  
20 Date Approved

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23 Katie Rust, Recording Secretary  
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