

1 Minutes of the Centerville City Council and Planning Commission joint **work session** held
2 Wednesday, March 23, 2016 at 5:30 p.m. at Centerville City Hall, 250 North Main Street,
3 Centerville, Utah.
4

5 **COUNCIL MEMBERS PRESENT**
6

7 Mayor Paul A. Cutler
8
9 Council Members Tamilyn Fillmore
10 William Ince
11 Stephanie Ivie
12 George McEwan
13 Robyn Mecham
14

15 **PLANNING COMMISSION PRESENT**
16

17 Chair David P. Hirschi
18
19 Commissioners Kevin Daly
20 Cheylynn Hayman
21 Gina Hirst
22 Logan Johnson
23 Scott Kjar
24 Becki Wright
25

26 **STAFF PRESENT**

Steve Thacker, City Manager
Lisa Romney, City Attorney
Cory Snyder, Community Development Director
Jacob Smith, Assistant to the City Manager
Katie Rust, Recording Secretary
31

32 **STAFF ABSENT**

Blaine Lutz, Finance Director/Assistant City Manager
33

34 **GOAL SETTING WORK SESSION**
35

36 Mayor Cutler commented that the following goals appear to be common between the
37 Council and Planning Commission goal lists: review of the Subdivision Ordinance and open
38 space/sensitive lands; preserve foothills for recreation; West Centerville planning; and the South
39 Main Street Corridor (SMSC). Chair Hirschi remarked that both bodies have spent a great deal
40 of time looking at the SMSC Plan and considering what needs to be done. He stated the
41 Planning Commission considers it a high priority primarily because it will take time to get
42 through all of the information and discussion necessary to present a recommendation to the
43 Council. Regarding sensitive lands, he said the Planning Commission is expecting a report
44 from staff at their meeting later in the evening. He added that City trails/pathways and foothill
45 recreation improvements go hand in hand. The Planning Commission met with the Trails
46 Committee at their last meeting for a presentation. Mayor Cutler added that Davis County is
47 considering using Prop 1 funds to improve the Bonneville Shoreline Trail, and is interested in
48 input from Centerville. The group discussed possible ways to coordinate with the County. Cory
49 Snyder, Community Development Director, said he feels the City should take a comprehensive
50 look at future needs and opportunities for connectivity to trails both on the east and west sides
51 of the city, as well as urban pathways providing circulation within the community.
52

53 Regarding County plans for the Bonneville Shoreline Trail, Mr. Snyder pointed out that a
54 significant amount of land in the Centerville foothills is private property. Commissioner Daly
55 commented that some of the most developable land in the foothills is on the south end, and is

1 owned by the City. He said it is his impression citizens do not want the foothill property
2 developed. The City could put concrete plans in place to promote recreation and prevent
3 development. Councilwoman Fillmore said she would love for both the Council and the
4 Planning Commission to have a stronger understanding of the long-term cost of infrastructure.

5
6 Chair Hirschi said he believes the west side is going to become much more vibrant with
7 the pedestrian bridge over the freeway, the Maverik going in on the corner of 1250 West and
8 Parrish Lane with a Legacy Trail connection, and the new housing development. He stated the
9 City needs to be ahead of the curve with planning. Chair Hirschi added that some of the
10 industrial companies on the west side are scaling back operations. Councilwoman Fillmore said
11 she feels one of the weaknesses of the previous discussions was the focus on transportation.
12 She suggested new discussions begin without the same emphasis on transportation. Chair
13 Hirschi said he feels there are a lot of commercial opportunities for the area that make sense.
14 Councilwoman Fillmore suggested involving West Bountiful in a more in-depth way.

15
16 Mayor Cutler said in the past there has been general consensus regarding encouraging
17 business on the west side north of Parrish Lane. The Mayor expressed the opinion, and Mr.
18 Snyder agreed, that extending 1250 West to connect with Farmington will be key to developing
19 the area. The City will want to consider the possibility of an Economic Development Area to
20 help with infrastructure. The Council and Planning Commission seemed to be in agreement that
21 they are not in favor of residential development at the north end of the west side. City Manager
22 Thacker suggested removing the suggestion from the General Plan.

23
24 Regarding the west side south of Parrish Lane, Councilwoman Fillmore said her greatest
25 concern is that a heavy industrial use will expand in a way that conflicts with what is desired.
26 She said she would like to reduce the risk by putting something in place to prevent undesirable
27 expansion. Mr. Snyder suggested that the General Plan could be amended to remove heavy
28 industrial use. Councilwoman Fillmore stated that this should be an expedited action. In
29 addition, she said she feels a cohesive, solid ordinance would put the city in a stronger position
30 for this area rather than waiting for a PDO from a developer. Mayor Cutler said it is his
31 impression the Shorelands Commerce Park will be mainly flex-space or light industrial. Chair
32 Hirschi commented he feels the focus south of Parrish Lane should be a continuation of what is
33 happening now - a mixture of office space, residential, entertainment, and business space, with
34 the possibility of some mixed-use or residential transitioning to the West Bountiful border.
35 Councilwoman Mechem said she would like to see heavy industrial limited. Commissioner
36 Wright pointed out that office space should be encouraged as an important aspect of a
37 community. Councilman McEwan suggested the Planning Commission look at centers of
38 gravity for particular types of industry to be realistic with planning. Mayor Cutler commented
39 that centers of gravity will expand as the Wasatch Front continues to grow. Chair Hirschi
40 pointed out the west side is a positive, desirable location transportation-wise, with two freeway
41 accesses.

42
43 Councilman Ince asked if Centerville has a formal relationship with a group like the
44 Chamber of Commerce trying to bring companies to the city. Mr. Thacker responded the City
45 does not actively recruit businesses. The Mayor stated that Davis County has an Economic
46 Development Department that actively recruits. Mr. Snyder added there is also a private/public
47 partnership, the Davis County Business Alliance, which does a lot of promotion of the Davis
48 County area. He mentioned that established infrastructure and the extension of 1250 West
49 would put the city in a better position to compete in the site-ready market. Councilman Ince
50 pointed out that Centerville is the only city in South Davis County with UTOPIA, which could be
51 a selling point.

1 Chair Hirschi stated the Planning Commission would like to streamline administrative
2 decisions and procedures, delegating more decision-making to staff and allowing the Planning
3 Commission more time for proactive planning. Councilman Ince said his goal is to avoid getting
4 stuck again with what happened on the Hafoka property on Porter Lane. He pointed out that the
5 community is divided over what should happen on South Main Street. Councilwoman Mecham
6 agreed, and said she would like to know what uses would be allowed in specific zones so the
7 Council can anticipate and avoid surprises. Mr. Snyder cautioned the Council and Planning
8 Commission against getting caught up with design details, and suggested the issue is whether
9 or not they are comfortable with the multi-family development ordinance.

10
11 At 6:50 p.m. the Planning Commission moved upstairs for their regular meeting, and the
12 Council took a break, returning at 7:10 p.m. The Council discussed the goals rated highest
13 priority by the Council prior to the meeting.

14
15 Accessory building setbacks – Councilwoman Fillmore said she feels the Planning
16 Commission should review accessory building setbacks and recommend revisions to provide a
17 level of protection.

18
19 Flag-lot ordinance – Councilwoman Mecham asked why the City allows two adjoining
20 flag lots, considering the loss of privacy for the entire surrounding neighborhood. Mayor Cutler
21 pointed out that sometimes flag lots are appropriate. Councilwoman Fillmore stated she thinks
22 the City is at risk with the flag-lot ordinance as it is currently written, adding that setbacks and
23 height ratios should be carefully considered. A majority of the Council appeared to be in favor
24 of directing the Planning Commission to review the flag-lot ordinance.

25
26 Accessory Dwelling Units (ADUs) – Councilwoman Mecham said she does not think the
27 City will get a lot of applications for ADUs. Councilwoman Fillmore agreed, but stated she
28 would like citizens to have a legal route to do something she believes will happen anyway.

29
30 Land-use planning for west side – The Council discussed the desire to eliminate heavy-
31 industrial use from the west side. Mayor Cutler suggested property owners should be included
32 if another work session is held regarding the west side.

33
34 RAP Tax revenue usage – Mayor Cutler reported the City has opportunity to use a
35 graduate student to conduct a public outreach effort regarding Island View Park. A majority of
36 the Council seemed supportive. Councilwoman Ivie emphasized that neighbors should be
37 made aware that changes will take time and will not happen immediately. Mr. Thacker
38 suggested the Council's goal with RAP Tax revenue could be: "maintain what we've got, replace
39 what we've lost, and finish what we've started." Councilwoman Mecham asked if it would be
40 possible to solicit donations from park equipment companies. Councilwoman Fillmore
41 suggested the idea could be presented to the Parks Committee to gauge their interest.
42 Councilwoman Mecham suggested waiting until a plan for Island View Park is in place. It was
43 suggested the outreach for park improvement should include the entire city rather than just park
44 neighbors. Mayor Cutler reported the Recreation District is in need of more playing fields. He
45 suggested the Recreation District might be willing to donate funds to help complete new fields at
46 Community Park, or the City could possibly borrow funds from the Recreation District to
47 complete the fields sooner than currently expected. Mr. Thacker added that a loan could be
48 made from the Cemetery Perpetual Care Fund or the Theatre Reserve Fund for the same
49 purpose. Mayor Cutler said he feels the options would be worth exploring, but firm cost
50 estimates will be needed. The entire Council indicated they are in favor of moving forward with
51 the planning stage for both Island View Park and the completion of the Community Park
52 expansion project.

1 UTOPIA – The Council requested a presentation from UTOPIA executives regarding
2 how Centerville could improve marketing efforts.

3
4 South Main Street Corridor (SMSC) Plan – The Council discussed the desired scope of
5 continued SMSC planning. Councilman McEwan expressed the opinion that property owners
6 should have a lot of input. Mayor Cutler suggested the Planning Commission finish their current
7 recommendations by May, to be presented at a joint work session.

8
9 Hillside plans and zoning – The Council discussed private property on the hillside, and
10 appeared to be in agreement that the city is protected against hillside development at this point.

11
12 Cemetery expansion options – Councilwoman Fillmore repeated a comment made by
13 former-Councilman Higginson that every city is dealing with diminishing cemetery space and
14 every city is going to run out someday, even if more space is added. Mayor Cutler and
15 Councilwoman Ivie indicated they are in favor of exploring the possibility of a mausoleum.
16 Referring to the County-owned property on 100 South, Councilwoman Ivie said she believes the
17 land is still necessary as a debris basin. Mr. Thacker responded that the County would be able
18 to maintain the sediment basin with a few residential lots on a portion of the property.
19 Councilman McEwan suggested a public/private partnership with Russon Brothers Mortuary to
20 evaluate the possibility of a mausoleum. Staff was directed to get a cost estimate for a
21 feasibility study for a cemetery on the hillside City-owned property.

22
23 Extension of 1250 West – Councilwoman Mecham said she will encourage the County
24 Transportation Committee to discuss the extension of 1250 West.

25
26 The Council agreed on the following priorities for the Planning Commission:

27
28 Long-term big items

- 29 1- South Main Street Corridor (recommendation by May)
30 2- West side plan (begin by 3rd quarter)
31 3- Hillside recreation – working with County

32
33 Short-term (1-2 meetings to complete)

- 34 1- Remove Very-High Industrial zoning
35 2- Review flag-lot ordinance
36 3- Review accessory building setbacks (complete by end of 2nd quarter)
37 4- Update bike/trail master plan and adopt into General Plan

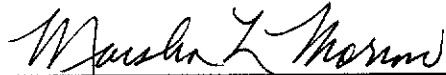
38
39 Fluoride – A majority of the Council indicated a desire to put the cost of fluoride as a line
40 item on the city utility bill. Mr. Thacker suggested the utility bill change could be made in
41 conjunction with the proposed water rate change. The original decision to fluoridate the water
42 was a County-wide vote. Councilwoman Ivie said she would like to document the feedback
43 received from residents. Some of the Council expressed a desire to write to the County
44 requesting the issue be put back on the ballot.

- 45
46 • The Council agreed to let the Landmarks Commission make decisions regarding
47 Historic District signage.
48 • The Council agreed on the need to install sound panels in the Council Chambers this
49 year to improve the sound system.
50 • The city did not receive TAP funding from WFRC for sidewalk lighting on Parrish
51 Lane.

- The Council discussed the Chick-fil-A and Dairy Queen drive-thru situations and agreed there is not much they can do at this point.
- Councilwoman Fillmore suggested the Council have a goal to end Council meetings by 10:00 p.m.

ADJOURNMENT

The work session was adjourned at 8:55 p.m.


Marsha L. Morrow, City Recorder

4-19-2016(CC) 4-27-2016(PC)
Date Approved


Katie Rust, Recording Secretary

