

Minutes of the Centerville City Council meeting held Tuesday, December 6, 2016 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 Mecham

STAFF PRESENT

Steve Thacker, City Manager
Lisa Romney, City Attorney
Jacob Smith, Assistant to the City Manager
Cory Snyder, Community Development Director
Lt. Von Steenblik, Centerville Police Department
Katie Rust, Recording Secretary

STAFF ABSENT

Blaine Lutz, Finance Director/Assistant City Manager

VISITORS

Spencer Packer, Whitaker Museum Board Chair
Scott Zeidler, Department of Natural Resources
Interested citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE

PRAYER OR THOUGHT

Councilwoman Fillmore

COMMENDATION

Mayor Cutler commended the Parks Department for the fantastic Christmas lights display in Founders Park. The Mayor also expressed appreciation to the Police Department for the work they do to protect the community.

OPEN SESSION

No one wished to comment.

MINUTES REVIEW AND ACCEPTANCE

The minutes of the November 15, 2017 work session and regular Council meeting were reviewed. Councilman McEwan made a motion to approve both sets of minutes. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).

SUMMARY ACTION CALENDAR

- a. Davis Metro Narcotics Strike Force Interlocal Agreement – Resolution No. 2016-28
- b. Consider Resolution No. 2016-27 correcting Resolution No. 2014-03 regarding the appointment term of John Higginson to the Wasatch Integrated Waste Management District Board as City's representative
- c. Terminate warranty for Cosper Site
- d. Purchase three vehicles for Police Department from Ken Garff Ford in the total amount of \$82,056.42 (\$27,352.14 each)
- e. City Council 2017 Meeting Schedule – Resolution No. 2016-29

1 Councilwoman Ivie commented that Centerville has participated in the Davis Metro
2 Narcotics Strike Force Interlocal Agreement for some time, and asked Lt. Steenblik if he thinks it
3 would be helpful for Centerville to contribute an officer to the Narcotics Strike Force. Lt.
4 Steenblik responded that the Narcotics Strike Force is fully staffed. Lisa Romney, City Attorney,
5 commented that a few minor typographical errors will be corrected and a new Interlocal
6 Agreement will be sent to the City. Councilman Ince made a motion to approve all items on the
7 Summary Action Calendar, including Resolution No. 2016-28, Resolution No. 2016-27, and
8 Resolution No. 2016-29, with the acknowledgement that minor changes will be made to
9 Resolution No. 2016-28. Councilwoman Ivie seconded the motion, which passed by unanimous
10 vote (5-0).

11
12 **PUBLIC HEARING – DUNCAN HILLS SUBDIVISION PLAT AMENDMENT**

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14 Cory Snyder, Community Development Director, explained the request to amend the
15 Duncan Hills Subdivision Plat located at approximately 467 East 500 North, to reconfigure lot
16 lines and incorporate a portion of Lot 10 into Lot 9. He explained the constraints of the property,
17 and answered questions from the Council. Mr. Snyder clarified that the stream on Lot 10 is not
18 piped and currently exists above ground across the entire property.

19
20 N. Dale Anderson, applicant, explained the plans for the two lots. He said the original
21 desire was for a home to sit on the lot line, with the combined property fronting both 500 North
22 and Worsley Lane. City ordinances, however, prohibit double frontage except under certain
23 circumstances. The current proposal is to readjust the property line. The property owner
24 indicated he is happy with the proposed arrangement.

25
26 Councilwoman Fillmore said she believes strongly in being flexible when situations are
27 unique. She listed possible difficulties with building on the proposed Lot 10, and asked Mr.
28 Snyder if it would be possible to allow the property owner to build on one combined lot as
29 originally desired. Mr. Snyder responded that, from the State level, it is getting more and more
30 difficult to find and justify flexibility with ordinances. He said with Centerville predominantly built
31 out, and with several undeveloped and unique large parcels, this is an issue the City will deal
32 with again. Ms. Romney explained that the applicant was given the opportunity to seek a text
33 amendment regarding double frontage lot provisions of City ordinances. She said it is her
34 understanding the applicant desires to move forward with the current proposal rather than seek
35 the text amendment. Mr. Anderson expressed appreciation for Ms. Romney's help.

36
37 Mayor Cutler opened a public hearing at 7:41 p.m.

38
39 Jeremiah Cunningham – Mr. Cunningham said he lives in Lot 1 of the Duncan Hills
40 Subdivision, and he works for the survey firm contracted for this development project. He
41 confirmed that Lot 10 does have enough buildable space. He said the proposed lot shapes are
42 unconventional, but they work in this situation.

43
44 Mayor Cutler closed the public hearing at 7:43 p.m. Councilwoman Ivie said she is
45 pleased to see the preservation of the north end of the property. She said she likes the idea of
46 something a little different. Councilman McEwan said he supports preservation of green space.

47
48 Councilwoman Mecham made a motion to approve a Subdivision Plat Amendment for
49 the Duncan Hills Subdivision, including the proposed lot line configuration, with the conditions
50 and findings recommended by the planning staff. Councilwoman Ivie seconded the motion,
51 which passed by unanimous vote (5-0).

Conditions:

- 1) Preparation and submittal of a final linen subdivision plat to the City Recorder's Office to reflect the changes to Lot 9 and the creation of Lot 10 in the Duncan Hills Subdivision Amended.
- 2) A subdivision plat note shall be added to reflect that a Davis County Permit is required for any development within 50 feet of the drainage channel, which language shall be deemed acceptable to the City Engineer and/or City Attorney.
- 3) The existing rear lot line public utility easement for Lot 9 shall be vacated in accordance with applicable provisions and procedures set forth in State law and a new private aerial easement shall be provided for existing utilities, which procedures and provisions shall be deemed acceptable to the City Engineer and/or City Attorney.
- 4) With the reconfiguration of Lot 9 and the addition of Lot 10, the subdivision plat shall depict the required three (3) new public utility easements for each lot, consisting of a 10' front, 7' side, and 7' rear lines of the two (2) lots and shall be deemed acceptable by the City Engineer. Other public utility easements may be required to be provided outside the Parrish Creek Easement and shown on the plat to the extent deemed necessary by the City Engineer.
- 5) The actual buildable area (min. 2,000 sq. ft. not including setback areas) for each lot shall be shown on subdivision plat. Due to the odd lot configurations for Lot 9 and Lot 10, setback requirements shall be shown on the plat to the extent deemed necessary by the City Engineer and Zoning Administrator.
- 6) Revise plat notes and easements as deemed necessary by the City Attorney.
- 7) All applicable subdivision development fees shall be collected to cover the costs of platting Lot 10 as part of the proposed subdivision plat amendment and the provision of related infrastructure, prior to the recording of the plat.

Findings:

- a. The City Council finds that the amendment involved the Parrish Creek Drainage Channel, which creates a unique situation for the development of the parcel north of Lot 9.
- b. The City Council finds that it is not a City preference to develop the related parcels greater than the proposed two lots.
- c. The City Council finds that due to the physical constraints of the drainage channel, it is not necessary or superior to create lots with straight/perpendicular side lot lines to the street.
- d. Therefore, due to the findings listed above, the City Council believes that there is good cause for the plat amendment.
- e. Therefore, with the specific conditions of the plat approval, the City Council finds that the public interest will NOT be materially injured by the proposed plat amendment.

POLICE DEPARTMENT MATTERS

Mr. Thacker explained that the City is required to pay for health insurance for surviving spouse and children of police officers and firefighters who die in the line of duty. He recommended the City participate in the Local Public Safety and Firefighter Surviving Spouse Trust Fund, organized by the State to mitigate the significant financial burden this would create over many years. Participation in the first year would cost \$1,710, which is already included in the current budget.

Councilwoman Fillmore made a motion authorizing Centerville City to participate in the Local Public Safety and Firefighter Surviving Spouse Trust Fund, subject to minor changes in

1 the Agreement acceptable to the City Attorney. Councilwoman Mecham seconded the motion,
2 which passed by unanimous vote (5-0). Councilman McEwan said he feels it is an honor for the
3 City to participate in the Trust Fund. Councilwoman Mecham agreed, and added that she
4 hopes the Police Department never needs to use it.

5
6 Chief Child has begun recruitment of a replacement for an officer who will retire soon.
7 He has learned that many of the Police Academy students have already accepted conditional
8 job offers from other police agencies that include reimbursement of the Academy tuition. In
9 order to compete with other agencies in hiring new officers, Chief Child would like to be able to
10 also make conditional offers to Academy students, including a commitment to reimburse the
11 officer over several years for the estimated \$6,000 tuition. Representing the Chief, Lt. Steenblik
12 discussed the proposed reimbursement schedule, and answered questions from the Council.

13
14 Councilwoman Ivie made a motion to authorize the Police Chief to offer a hiring
15 incentive to a Police Academy student in the form of reimbursement of the Academy tuition over
16 several years, funded from General Fund Contingency. Councilwoman Fillmore seconded the
17 motion. Lt. Steenblik expressed confidence that the incentive would put the City in a more
18 competitive position for hiring Academy graduates. Councilman McEwan asked if the base
19 salary in the Centerville Police Department is anywhere close to competitive for the next five
20 years. Lt. Steenblik said he does not feel the base salary is high enough to be competitive. The
21 motion passed by unanimous vote (5-0).

22 23 WHITAKER MUSEUM

24
25 Spencer Packer, Whitaker Museum Board Chair, provided the Council with the 2017
26 calendar of events for the Whitaker Museum (attached). He presented ideas for increasing
27 parking for the Museum, and expressed the Board's desire to preserve the drive access off
28 Main Street. Chair Packer explained that the existing parking area could be overlaid and
29 upgraded for a 5-10 year solution. He said the proposed lighting and walkway improvements
30 would cost approximately \$30,000, with the pavement possibly costing a similar amount. He
31 emphasized that a different parking solution will be necessary in the long-run. Chair Packer
32 suggested that funding for planning and design would be wise, and suggested utilizing City
33 personnel as much as possible. Councilman McEwan said he is in support of utilizing City staff
34 and putting together a plan, compensating professionals as needed. Council members Mecham
35 and Ivie agreed.

36
37 Councilwoman Ivie stated she would like the Council to amend the Whitaker Museum
38 Budget to account for the fact that one of the anticipated projects would not be done this fiscal
39 year. Mr. Thacker said it is not necessary to formally amend the budget if expenses are being
40 reduced. However, he said he would support a transfer of \$2,500 from General Fund
41 Contingency into the Whitaker Museum Fund to offset budgeted operating expenses that were
42 not fully funded with the General Fund transfer already in the Adopted Budget.

43 44 SIDEWALKS AND TREES PROJECT

45
46 A list of questions for Council consideration regarding moving forward with the sidewalk
47 and trees project was included in the staff report. Mr. Thacker suggested researching what has
48 been done in other communities. He emphasized that he greatly values trees; the key is finding
49 the right trees to plant in the right conditions. Scott Zeidler, with the Utah Department of Natural
50 Resources, stated he thinks the suggested advisory committee is a good idea. He said he feels
51 planning is necessary to create a city atmosphere that is conducive to both aesthetic values and
52 the natural attributes of trees. While many people recognize the positive attributes of trees,
53 many fail to recognize their limitations. There is no perfect solution, but he suggested good

1 things would come out of an advisory committee. Trees are resources, and the city has the
2 stewardship to determine appropriate placement, and when a new generation of trees is
3 needed. Mr. Zeidler expressed willingness to accompany the Council to other communities to
4 view both good and bad examples.

5
6 Councilwoman Mecham said it is obvious that trees are needed, but they should be put
7 in yards where they will not ruin infrastructure or cause liability. Councilwoman Fillmore agreed
8 that a tree board or committee is a good idea. Councilwoman Mecham said she would like a
9 work session to discuss the policy questions listed by staff. Councilwoman Fillmore said she
10 feels it would be valuable to gather more information before eliminating ideas. Councilman
11 McEwan commented it is not productive to have an unfocused committee. He said he would
12 prefer the Council to meet in a work session to quantify a direction for moving forward. The
13 Council thanked Mr. Zeidler for his time. The Council agreed it would be useful, as the next
14 step, for the Mayor and each Council member to individually answer the questions on the City
15 Manager's document, compile those answers and then meet to discuss how to proceed. Staff
16 will prepare a questionnaire and distribute to the Council.

17 18 MAYOR'S REPORT

- 19
20 • Mayor Cutler reported that he and Councilwoman Fillmore met with the South Davis
21 Recreation District Board and made a presentation requesting a loan to be able to
22 finish the sports fields at Community Park. The Mayor said he got the impression
23 they would be willing to loan the City up to a half million dollars for a certain period,
24 with the stipulation that the Recreation District would have priority access to those
25 fields for that period of time. An agreement will be drafted.
26 • The Mayor reported on the "Lunch with the Mayor" program.
27 • UTOPIA/UIA financial reports are available with the agenda on NovusAgenda.

28 29 CITY MANAGER'S REPORT

- 30
31 • City Manager Thacker informed the Council of the Community Foundation's plans for
32 Police Recognition Week in May of next year.
33 • The City Employee Christmas party is scheduled for December 13, 2016.

34 35 MISCELLANEOUS BUSINESS

- 36
37 • The Council decided to cancel the Council meeting scheduled for December 20th.
38 The Mayor and two Council members will meet that night to recognize winners of the
39 City Youth Council coloring contest. Councilwoman Ivie made a **motion** to cancel
40 the December 20, 2016 meeting. Councilman McEwan seconded the motion, which
41 passed by unanimous vote (5-0).
42 • The Council plans to meet with the Recreation Director in a work session prior to the
43 regular meeting on January 3, 2017, and plans to meet in a work session regarding
44 Island View Park prior to the first Council meeting in February. They will invite the
45 State Legislators representing Centerville to meet with them prior to the regular
46 meeting on January 17.

47 48 ADJOURNMENT

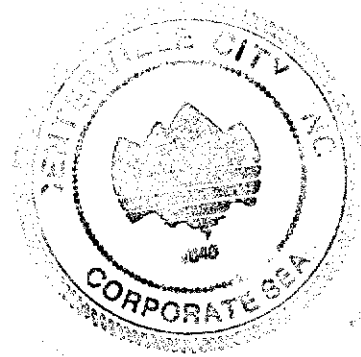
49
50 At 9:16 p.m., Councilman McEwan made a **motion** to adjourn the meeting.
51 Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).

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Marsha L. Morrow
Marsha L. Morrow, City Recorder

1-3-2017
Date Approved

Katie Rust
Katie Rust, Recording Secretary



CENTERVILLE CITY COUNCIL MEETING

Tuesday, Dec. 6, 2016
7:00 p.m.

NAME (PLEASE PRINT)

ADDRESS**

Emily Hatch

Jeremiah Cunningham

Michael Miller

Ty Miller

Ethan McDonald

Ben Gladehill

Valley Inc

SPENCER FALKER

Scott Zentler

785 N 700 E

↑

822 N 700 E

634 E 700 N

1148 N. 300 E.

DNR - FFSK

** 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.