

Minutes of the Centerville **City Council** meeting held Tuesday, April 4, 2023, at 7:00 p.m. with participants present at Centerville City Hall, 250 North Main Street, and electronically via Zoom.

MEMBERS PRESENT

Mayor	Clark Wilkinson
Council Members	Gina Hirst William Ince George McEwan Robyn Mecham Spencer Summerhays

STAFF PRESENT

Brant Hanson, City Manager
Lisa Romney, City Attorney
Whittney Black, Assistant Planner
Cory Snyder, Community Development Director
Dave Walker, Deputy Public Works Director
Bryce King, Community Services Manager
Nate Plaizier, Finance Director
Mike Carlson, Public Works Director
Paul Child, Centerville Police Chief
Kevin Campbell, City Engineer
Jennifer Robison, City Recorder (until 8:06 p.m.)

VISITORS

Greg Lowe, Jibe Media
Joel Farr, Jibe Media
Tom Bean, Jibe Media
Gene Hayes, Jibe Media
Mike Henrie
Fraser Roy
Bill Smith
Craig Salmon
Floyd George

PRAYER OR THOUGHT Mayor Wilkinson

PLEDGE OF ALLEGIANCE

OPEN SESSION

None

LOGO AND BRAND DEVELOPMENT AGREEMENT

Greg Lowe with Jibe Media explained that gathering feedback from community members was a key part of a rebranding effort with Jibe. He said the process was grounded in research, and emphasized that Jibe's goal would be to discover Centerville's brand and help in communicating it effectively. He spoke of a beneficial sense of identity, pride, and community that could result from a branding process. Councilmember Ince commented that the Council frequently saw a lack of community participation on issues, and asked how Jibe would solicit adequate response for significant data. Mr. Lowe said he had been surprised in the past at how much enthusiasm he had seen in communities for such projects.

The Council discussed funding. Mr. Lowe said he typically planned for such a project to take 11-15 weeks. Councilmember McEwan said he believed the demographic in Centerville had

1 changed and was not as static as it used to be, and said he was curious to find out the current
2 collective identity of the City. Councilmember McEwan said he believed from a strategic
3 standpoint that the rebranding exercise would help strengthen the General Plan update process.
4 Mr. Lowe answered questions about the proposed timeline. Joel Farr with Jibe said the rebranding
5 process with Lehi City probably took six months.

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7 Councilmember McEwan **moved** to enter into a Logo and Brand Development Agreement
8 with Jibe dba for rebranding services for the cost detailed in the proposal. The motion was
9 seconded by Councilmember Ince.

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11 Councilmember McEwan said he would want the timeframe to be flexible to get the best
12 result. Councilmember Hirst expressed support for the project, but said she believed a rebranding
13 effort would be premature at that time. City Manager Brant Hanson responded that postponing
14 the rebranding effort would postpone other projects, such as website redesign. Councilmember
15 Hirst said she wanted to wait three or four months to make sure they were moving in the right
16 direction. Councilmember McEwan suggested the General Plan update and the rebranding effort
17 would probably be of interest to different members of the community, and said he did not see a
18 problem with moving forward with both in parallel. He suggested including the General Plan
19 update on the next Council meeting agenda to ensure forward movement.

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21 Mr. Hanson said he believed there would be value in hearing from the residents about
22 what they cared about and what they saw as Centerville's identity. Mayor Wilkinson said he
23 viewed a rebrand effort as a sign that an entity was ready to move forward, and said the question
24 was whether or not Centerville was ready to move forward. Mr. Hanson said staff wanted to move
25 forward. Councilmember McEwan suggested the current post-pandemic environment was the
26 perfect time to talk to citizens about community identity.

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28 The **motion passed** by unanimous vote (5-0).

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30 **PUBLIC HEARING – ZONING CODE AMENDMENTS – HILLSIDE OVERLAY ZONE –**
31 **J. MIKE HENRIE, APPLICANT**

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33 Community Development Director Cory Snyder explained the applicant desired to amend
34 the zoning text for the Hillside Overlay in belief "there should be a way for those residing in the
35 Hillside Overlay to have the opportunity to increase the impervious material on their lots up to
36 60% to match the rest of the lots in Centerville." The Hillside Overlay Zone currently limited
37 impervious material coverage to 40%, with a focus on new development. Mr. Snyder presented
38 tiered impervious material coverage parameters recommended by staff and the Planning
39 Commission for existing residential properties.

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 - Lots less than 10% slope may increase to 60%
 - 42 • Lots 10% to 14% slope may increase to 55%
 - 43 • Lots 15% to 19% slope may increase to 50%
 - 44 • Lots 20% to 24% slopes may increase to 45%
 - 45 • Lots 25% to 29% slopes are limited to 40%

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47 Mr. Snyder answered questions from the Council about detention/retention options. Mike
48 Henrie, applicant, said he spoke to 17 of his neighbors, all of whom signed a petition in support.
49 He said he was surprised that only one of the neighbors had ever heard of the Hillside Overlay.
50 Mr. Henrie argued that residential properties within the Hillside Overlay did not all share the same
51 slope, and should not share the same impervious material coverage restriction. He said his desire
52 was to install a swimming pool in his back yard.

At 8:00 p.m., a **motion** was made to open a public hearing. Councilmember Summerhays seconded the motion, which passed by unanimous vote (5-0).

Fraser Roy, Centerville resident, said he lived in the same neighborhood as Mr. Henrie. He described a French drain installed on his property to improve drainage when he installed a patio, and spoke of a desire to install a swimming pool.

Bill Smith, Centerville resident, said he lived in the same neighborhood. He expressed support for the tiered system proposed by staff.

Councilmember Hirst **moved** to close the public hearing at 8:04 p.m., and Councilmember Mecham seconded the motion. The motion passed by unanimous vote (5-0). City Engineer Kevin Campbell answered questions about slope calculation and the recommended tiered system. Councilmember Hirst said she liked the approach.

Councilmember Hirst **moved** to approve Ordinance No. 2023-08 enacting Zoning Code Amendments regarding the maximum impervious surface coverage for lots within the Hillside Overlay Zone. Councilmember Summerhays seconded the motion, which passed by unanimous vote (5-0).

**PUBLIC HEARING – ZONING CODE AMENDMENTS – SHORELANDS COMMERCE
PARK ZONE – PERMITTED USES – CRAIG SALMON, APPLICANT**

Mr. Snyder said the applicant desired to amend the allowed use list of the SCP Zone to accommodate a potential tenant for one of the buildings. The desire was to amend the use list to allow for “personal instruction” and “construction sales and service”, which were not currently allowed in the SCP Zone. Mr. Snyder commented that at least one personal instruction use was currently operating in the SCP Zone (karate instruction) approved by the City in error.

Craig Salmon, applicant, expressed the opinion that existing personal instruction uses in the SCP Zone were not a problem. He emphasized that his project created local jobs.

At 8:20 p.m., Councilmember Summerhays **moved** to open a public hearing. Councilmember Ince seconded the motion, which passed by unanimous vote (5-0). Seeing that no one wished to comment, Councilmember Ince moved to close the public hearing at 8:21 p.m. Councilmember Hirst seconded the motion, which passed by unanimous vote (5-0).

Councilmember Summerhays **moved** to approve Ordinance No. 2023-11 amending Section 12.47.090 of the Centerville Zoning Code regarding Permitted Uses in the Shorelands Commerce Park Zone. Councilmember McEwan seconded the motion, which passed by unanimous vote (5-0).

**PUBLIC HEARING – PLAT AMENDMENT – PARRISH CREEK PARK SUBDIVISION
LOT 5**

Mr. Snyder said the applicant requested a plat amendment to relocate a side lot public utility easement from the east side to the west side of Lot 5 of the Parrish Creek Park Subdivision at 220 West Parrish Lane. He stated there were no utilities in the east easement.

Floyd George, representing the applicant, said the current easement was not being used.

At 8:24 p.m., Councilmember Ince **moved** to open a public hearing. Councilmember Summerhays seconded the motion, which passed by unanimous vote (5-0). Seeing that no one wished to comment, Councilmember Hirst moved to close the public hearing at 8:25 p.m. Councilmember Ince seconded the motion, which passed by unanimous vote (5-0).

Councilmember Ince **moved** to approve Plat Amendment of Lot 5 of the Parrish Creek Park Subdivision. Councilmember Hirst seconded the motion, which passed by unanimous vote (5-0).

MUNICIPAL CODE AMENDMENTS – DUMPSTER REGULATIONS – VARIOUS SECTIONS

Public Works Director Mike Carlson explained proposed amendments to City Code recommended by staff regarding dumpsters and equipment in the public right-of-way. He said current ordinances did not specifically prohibit dumpsters and other obstructions in the public right-of-way during the winter restriction period, causing problems for snow removal. He emphasized it was important for safety and snow-plowing issues to make sure large items like dumpsters were prohibited from street parking along with vehicles during winter parking restriction periods. Staff answered questions from the Council regarding dumpster regulations in both summer and winter seasons. Councilmember McEwan expressed a desire for public communication/education regarding the regulations.

Councilmember Summerhays **moved** to approve Ordinance No. 2023-07 amending various sections of the Centerville Municipal Code regarding dumpsters and equipment in the public right-of-way. Councilmember Hirst seconded the motion, which passed by unanimous vote (5-0).

INTERLOCAL AGREEMENT – DAVIS COUNTY ELECTION SERVICES – 2023 MUNICIPAL ELECTION

Ms. Romney presented an interlocal agreement with Davis County for election services for the 2023 Municipal Elections, and said staff recommended the Council approve the agreement. Referring to a previous Council discussion, Ms. Romney reported Davis County did not offer a ranked choice voting option.

Councilmember Hirst **moved** to approve Resolution No. 2023-06 approving an Interlocal Agreement with Davis County for Election Services for the 2023 Municipal Elections. Councilmember Mecham seconded the motion, which passed by majority vote (4-1), with Councilmember McEwan dissenting. Councilmember McEwan said he believed the County should offer a full service with alternative options.

LEGISLATIVE UPDATE

Ms. Romney oriented the Council with Senate Bill 174 regarding new Legislative changes to subdivision procedures and other land use amendments. The Council and staff discussed changes to Centerville ordinance necessary for compliance.

SUMMARY ACTION

1. Bond Reduction #2 and End of Warranty of 1167 North Main Street in the amount of \$4,506.00
2. Bond Reduction #4 and End of Warranty for Legacy Lands Subdivision in the amount of \$18,095.00

3. Bid Award for Linda Loma Drive & Wilmar Place – Culinary Waterline & Storm Drain to Kapp Construction in the amount of \$369,699.00
4. Bid Award for Deerfield Drive & 200 East – Culinary Waterline & Storm Drain to Kapp Construction in the amount of \$332,258.50
5. Bid Award for Alumatec Site Fire Hydrant to Granite Peak Excavation in the amount of \$63,700.00
6. Bid Award for Canyon Point Waterline to Kapp Construction in the amount of \$165,169.00
7. Bid Award for Canyon Point Waterline Parts to Core and Main for \$42,911.23

City Engineer Kevin Campbell answered questions from the Council. Councilmember Hirst **moved** to approve Summary Action items 1-7 for the amounts listed. Councilmember Summerhays seconded the motion, which passed by unanimous vote (5-0).

MINUTES REVIEW AND APPROVAL

Minutes of the March 7, 2023 Work Session and City Council Meeting, the March 21, 2023 Special City Council Meeting, and the March 23, 2023 Special City Council Meeting were reviewed. Councilmember Ince **moved** to approve all four sets of minutes. Councilmember Hirst seconded the motion, which passed by unanimous vote (5-0).

FINANCIAL REPORT

A monthly financial report for February 2023 was included with the agenda for review.

CITY COUNCIL REPORT

Councilmember Ince updated the Council regarding Centerville Citizen Corps emergency preparedness efforts. The Great Utah Shakeout was scheduled to take place on April 20, 2023.

MAYOR'S REPORT

- Mayor Wilkinson spoke of the upcoming Centerville Egg Hunt.
- Mayor Wilkinson invited communication from the Council in relation to an upcoming Council of Governments (COG) meeting.

CITY MANAGER REPORT

- Mr. Hanson suggested the Council schedule a work session on April 25, 2023.
- Mr. Hanson spoke of the possibility of delaying the start of the City baseball season due to snow.
- The City Manager highlighted information available to citizens on the flood control website. Staff answered questions from the Council.
- Mr. Hanson shared information regarding 2022-2023 Winter snow removal.

ADJOURNMENT

At 9:46 p.m., Councilmember Ince **moved** to go into a closed session in Council Chambers to discuss real estate and attorney-client privileged information, with no intention to return to open meeting. Councilmember Mecham seconded the motion, which passed by unanimous vote (5-0). In attendance at the closed meeting: Mayor Clark Wilkinson; Councilmembers Hirst, Ince, McEwan, Mecham, and Summerhays; City Manager Brant Hanson; City Attorney Lisa Romney; and Assistant Planner Whitney Black.

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Jennifer Robison
Jennifer Robison, City Recorder

5-2-2023
Date Approved

