

Minutes of the Centerville **City Council** meeting held Wednesday, November 4, 2020, at 7:00 p.m. with participants present electronically via Zoom and streamed on YouTube due to infectious disease COVID-19.

MEMBERS PRESENT

Mayor *Clark Wilkinson*

Council Members *Tamilyn Fillmore (joined at 7:05 p.m.)*
William Ince (joined at 7:05 p.m.)
Stephanie Ivie
George McEwan
Robyn Mecham

STAFF PRESENT

Brant Hanson, City Manager
Lisa Romney, City Attorney
Janet Denison, City Recorder
Jacob Smith, Administrative Services Director
Leah Romero, former City Recorder
Cory Snyder, Community Development Director

VISITORS

Mary Brown
Merrill Sheriff

PRAYER OR THOUGHT

Councilmember Ivie

PLEDGE OF ALLEGIANCE

DETERMINATION

Mayor Wilkinson read aloud a determination regarding electronic meetings without an anchor location due to COVID-19

OPEN SESSION

Merrill Sheriff – Mr. Sheriff expressed disappointment that his parents' burial site at the Centerville Cemetery would not be able to have an elevated headstone because of a restriction passed by the Council in 2018, even though many surrounding burial sites had elevated headstones. He petitioned the City Council to revisit the restriction and hold a public hearing on the issue.

Councilmembers Mecham and Ivie expressed a desire for the issue to be on a future agenda as soon as possible.

Mary Brown – Ms. Brown said she lived near the Devore property. She referred to the density proposed by Symphony Homes for the property, and commented on the fire hazard of placing homes so close together. Ms. Brown said she would like the lots to be bigger.

Councilmember Ince requested that the Fire Chief or Interim Fire Chief speak to the fire hazard issue when the matter was next on an agenda.

PUBLIC HEARING – ZONING TEXT AMENDMENT – RESIDENTIAL BUFFERING REGULATIONS

As directed by the City Council, the Planning Commission reviewed and discussed residential buffering regulations. Cory Snyder, Community Development Director, presented the following proposed amendments recommended by the Planning Commission for approval on October 14, 2020, and answered questions from the Council.

(b) Buffer Landscaping between Residential and Non-Residential Development or a differing Residential Intensity District. Landscaped buffers shall be required along side and rear property boundaries which abut a residential zone or is adjacent to a differing lower intensity residential zoning district.

1. *Non-Residential Development – Minimum buffer depth shall be as follows:*
 1. *In medium intensity (M) zones: 15 feet; and*
 2. *In high intensity (H) and very high intensity (VH) zones: 30 feet.*
2. *Residential Development – Minimum buffer depth shall be as follows:*
 1. *Residential High (R-H) to Residential Low (R-L): 25 feet.*

Mayor Wilkinson opened a public hearing at 7:27 p.m., and closed the public hearing seeing that no one wished to comment. Councilmember Mecham said she would be more comfortable with a buffer of 30 feet going from R-H to R-L, considering the setback between two R-L properties was 20 feet. Responding to a question from Councilmember Ince, Mr. Snyder explained differences between setbacks and buffer depths, and explained buffer landscaping requirements.

Councilmember Ivie agreed with the suggestion to add another five feet to the buffer depth between R-H and R-L. Councilmember Fillmore said she agreed with the idea of wanting a sufficient buffer, but questioned whether the additional five feet would make a big enough difference to justify the possible limiting effect on development options for higher intensity development projects. Councilmember Fillmore said she felt good about what the Planning Commission had done.

Councilmember Fillmore **moved** to approve Ordinance No. 2020-11 amending Section 12.51.070 of the Centerville Zoning Code establishing buffer requirements between differing types of Residential Zoning Districts. Councilmember McEwan seconded the motion.

City Manager Brant Hanson said he understood the concern and the reason behind the suggestion to add another five feet of buffering between R-H and R-L, but pointed out that the State was closely watching municipal decisions regarding multi-family housing options. He cautioned against placing undue burden on developers. Mayor Wilkinson expressed the opinion that the proposed ordinance accomplished the Council's objectives. The motion to approve Ordinance No. 2020-11 passed by unanimous vote (5-0).

PUBLIC HEARING – GENERAL PLAN AMENDMENTS – TRANSPORTATION ELEMENT

The City was required by State law to adopt specific updates to the Centerville General Plan to coordinate the City's Transportation Element with the City's Moderate-Income Housing Plan by December 1, 2020. The Planning Commission discussed various concepts for coordinating the Transportation Element with the Moderate-Income Housing Plan over the course of a number of meetings, and on October 28, 2020, recommended approval of the proposed amendments.

Mr. Snyder explained that proposed General Plan amendments recommended by the Planning Commission were tied to the following General Plan goals and policies:

- The City shall not allow racial, ethnic, religious, or economic discrimination in the provision and procurement of decent housing in this City.
- The City shall assure an adequate supply of housing for future population through identification of optimum locations for housing development and provision of City services as required.
- It is the desire of Centerville City to provide a variety of housing options within the community, including variable densities.
- In furtherance of the above stated goal, it is the policy of Centerville City to provide appropriate housing for all Centerville residents giving consideration to ongoing lifestyle changes and circumstances that are increasingly prevalent in the normal life cycle of the aging residents.

Primary goals of the Moderate-Income Housing Element:

- Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones.
- Preserve existing moderate-income housing.
- Any other program or strategy implemented by municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income.

Mr. Snyder presented Transportation Element goals and related policies recommended by the Planning Commission:

Goal 1 – Moderate Income Housing placement opportunities should be based on their proximity to various collector or arterial transportation corridors.

Policy 1.A: As the City develops and adopts provisions and/or strategies for the allowance of accessory dwelling units or accessory apartments, the first focus for deciding appropriate locations should be properties fronting or substantially located within ½ block (i.e. 300 feet), along specified major collectors, minor arterials, and major arterial transportation corridors.

Policy 1.B: Owner-Occupied Accessory Dwelling Units should be encouraged along the following transportation corridors:

- ✓ Major North/South Corridors:
 - 400 East Street – from Chase Lane south to City Limits
 - Main Street – from North Centerville south to City Limits
 - 400 West Street – from Porter Lane south to City Limits
- ✓ Major East/West Corridors:
 - Chase Lane Street – from 400 East west to Frontage Road
 - 400 North Street – from 400 East west to Main Street
 - Porter Lane Street – from Main Street west to Frontage Road
- ✓ Transit Route Corridors:
 - 400 East Street – from Chase Lane to south City Limits
 - Main Street – from North City Limits to south City Limits

Policy 1.C: Accessory Apartment Units within commercial zones should be encouraged along the following transportation corridors:

- ✓ *South Main Street Corridor – from Parrish Lane south to Porter Lane*
- ✓ *South Frontage Road – from approximately 240 North south to City Limits*

Goal 2 – Under-utilized properties, having street frontage, along transportation corridors should be evaluated for allowing possible infill opportunities.

Policy 2.A: As the future growth occurs in the City, a Flexible Lot Overlay Ordinance ought to be created and adopted. Such an overlay should allow greater flexibility for application of lot widths and setbacks to accommodate infill development where existing homes or parcel configurations may create difficulties with maximizing the allowed base zone density for housing development.

Policy 2.B: Flexible Lot Overlay opportunities should be limited to parcels, tracts, or lots with parcel frontages located on the selected transportation corridor or has its tract area substantially within 300 feet of such corridor.

Policy 2.C: Flexible Lot Overlay Development should be encouraged along the same transportation corridors listed in Goal 1, Policy 1.B or Section 12-450-6.

Councilmember Mecham commented that she was not in favor of Bus Rapid Transit along Main Street in Centerville, but would be in favor of considering Bus Rapid Transit on the west side of the City, where Centerville had chosen to allow higher density. Councilmembers discussed an opportunity UTA had previously presented that the Council had turned down, for Centerville to participate in an environmental study and discussions regarding Bus Rapid Transit routes.

Councilmember Fillmore said she was surprised the proposed language limited ADUs to transportation corridors, stating she had envisioned ADUs allowed city-wide, with Flexible Lot zoning and possibly additional medium density zoning along transportation corridors. She said she had heard positive feedback from community members regarding the possibility of allowing ADUs, and said she suspected some push-back from citizens in limiting ADUs to transportation corridors. Mr. Snyder responded that, in his opinion, allowing ADUs in transportation corridors did not take away the possibility of broadening the use over time. Councilmember Fillmore said she would prefer to start with a broader use. Mr. Snyder said he believed the transportation corridors were a good place to start. City Manager Brant Hanson expressed support for limiting ADUs to transportation corridors to begin with.

The Council and Staff discussed what the Legislature may expect from cities regarding implementation of the goals and strategies over time. Councilmember McEwan spoke in favor of allowing ADUs in transportation corridors as a type of pilot program, with the ability to benefit from experience in future discussions regarding the possibility of broadening the use city-wide.

Mayor Wilkinson opened a public hearing at 8:23 p.m., and closed the public hearing seeing that no one wished to comment. Councilmember Ivie expressed concern with the General Plan goal that stated the City "shall assure an adequate supply of housing for future population", stated she believed the goal was naively optimistic considering the size of Centerville, and suggested the Council may want to reconsider the language of the goal. Councilmember Mecham said she agreed. The Council and Staff discussed the fact that multi-family housing did not necessarily mean "affordable" housing.

Councilmember McEwan **moved** to adopt Ordinance No. 2020-14 amending the Centerville General Plan to enact Section 12-450-6 regarding the Coordination of Transportation Planning with Moderate-Income Housing Needs. Councilmember Ince seconded the motion. Councilmember Ince said he believed the Council needed to revisit previous conversations with Legislators regarding Building Code provisions. Councilmember Fillmore responded that a bill was being drafted for the upcoming Legislative Session. The motion passed by majority vote (4-1), with Councilmember Ivie dissenting.

2020 ANNUAL MODERATE-INCOME HOUSING REPORT

Mr. Snyder presented a 2020 Annual Moderate-Income Housing Report, and explained future projection numbers included in the report. Councilmember Mecham commented that the Davis County Housing Authority subsidized two housing units in Centerville, which should be reflected in the report. She emphasized that she did not believe density equaled affordability in any way, shape, or form. Councilmember Mecham said she knew of multiple two-bedroom single-family detached rental homes in Centerville with lower monthly rates than some of the multi-family units in the City. Councilmember Fillmore commented that the push from the State for multi-family housing was related to the projected population growth and the limited space available to meet growing housing needs. And if we don't meet the needs, the supply/demand issue, which is pushing prices up, gets much worse and the affordability challenge gets much worse. The Council and Staff discussed changing housing needs.

Mr. Snyder agreed to change the numbers discussed and submit the report to the Mayor for final review. A majority of the Council indicated approval for submitting the 2020 Annual Moderate-Income Housing Report to the State with number changes discussed.

PUBLIC HEARING – FY 2021 BUDGET AMENDMENTS

Jacob Smith, Administrative Services Director, reported that monthly sales tax revenue had been higher than anticipated, and explained proposed FY 2021 Budget amendments to the Council. Mr. Hanson said Staff did not plan to propose budget amendments to the Council in December, but planned to let unbudgeted sales tax revenue accumulate, and present budget amendment recommendations in January.

Mayor Wilkinson opened a public hearing at 8:59 p.m., and closed the public hearing seeing that no one wished to comment. Councilmember Ince **moved** to approve the revised FY 2021 Budget as presented. Councilmember Mecham seconded the motion, which passed by unanimous vote (5-0).

MINUTES REVIEW AND ACCEPTANCE

Minutes of the October 20, 2020 Work Session and Council Meeting were reviewed. Councilmember McEwan **moved** to accept both sets of minutes as recorded. Councilmember Ince seconded the motion, which passed by unanimous vote (5-0).

CITY COUNCIL REPORT

Councilmember Ince reported that the City Tree Board had begun meeting again, and reported on a recent emergency management point-of-distribution exercise.

MAYOR'S REPORT

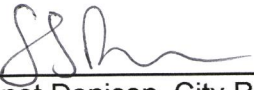
- Mayor Wilkinson reported that Fire Chief Jeff Bassett had retired from South Davis Metro Fire Agency.
- The Mayor introduced new City Recorder Janet Denison to the Council, and thanked Leah Romero for her time as City Recorder.
- Mayor Wilkinson updated the Council on the status of residents relocating from the mobile home park.
- Based on recommendation from the Mayor, Councilmember McEwan made a **motion** for the Council to give advice and consent for appointment of Heidi Shegrud to the Planning Commission. Councilmember Ince seconded the motion, which passed by unanimous vote (5-0).

CITY MANAGER'S REPORT

- Mr. Hanson provided an update regarding the possibility of a cemetery-related ballot initiative.
- Mr. Hanson reported on City employee retirements.
- The City Manager requested a discussion with the Council at an upcoming meeting regarding CARES Act funding.
- Mr. Hanson thanked Leah Romero for her excellent work as City Recorder.

ADJOURNMENT

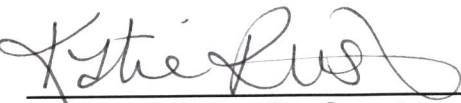
At 9:25 p.m., Councilmember McEwan **moved** to adjourn the meeting. Councilmember Ivie seconded the motion, which passed by unanimous vote (5-0).



Janet Denison, City Recorder

Nov. 17, 2020

Date Approved



Katie Rust, Recording Secretary

