



CENTERVILLE CITY COUNCIL AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY COUNCIL WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 PM ON DECEMBER 1, 2020 AT THE CENTERVILLE CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

Meetings of the City Council of Centerville City may be conducted via electronic means pursuant to Utah Code Ann. 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

Centerville City, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance, including hearing devices. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call Jacob Smith, Administrative Services Director, at 801-295-3477, giving at least 24 hours notice prior to the meeting.

The full packet of backups materials can be found at <http://centerville.novusagenda.com/agendapublic>.

In accordance with Utah Code 52-4-207(4) of the Utah Open and Public Meeting Act, I have determined that conducting an electronic meeting of the Centerville City Council with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. This determination is based on the facts and circumstances surrounding the COVID-19 pandemic. Considering the continued number of COVID-19 case counts in Utah, meeting in an anchor location presents substantial risk to the health and safety of those in attendance because physical distancing measures may be difficult to maintain at City Hall.

Zoom Information:

Dial: 1 346 248 7799

Meeting ID: 971 1277 0517

Passcode: 231430

URL: <https://zoom.us/j/97112770517?pwd=dFNtQINyMUp2ZkgxeGVFTUJScE9kdz09>

You Tube Link: <https://www.youtube.com/user/centervillecityutah>

A. ROLL CALL

B. PRAYER OR THOUGHT

Robyn Mecham

C. PLEDGE OF ALLEGIANCE

- D. OPEN SESSION (This item allows for the public to comment on any subject of municipal concern, including agenda items that are not scheduled for a public hearing. Citizens are encouraged to limit their comments to two (2) minutes per person. Citizens may request a time to speak during Open Session by calling the City Recorder's office at 801-295-3477, or may make such request at the beginning of Open Session.) Please state your name and city of residence.**

E. BUSINESS

1. Introduction of New South Davis Metro Fire Chief Dane Stone
2. Public Hearing - Chase Lane Meadows Plat Amendment - 332 West 950 North Circle
Consider plat amendment for the Chase Lane Meadows Subdivision, located at approximately 332 West 950 North Circle, in the R-L Zone. Tim and Maria Hodgson, Applicant
3. UDOT Master Utility Agreement - Amendments for 2 CFR 200.216
Consider Amendment No. 1 to the UDOT Master Utility Agreement addressing issues required by 2 CFR 200.216 regarding prohibition on certain telecommunications equipment for federally funded projects
4. Public Hearing - Justice Court Judge Compensation
Consider Resolution No. 2020-34 increasing the Justice Court Judge's salary to reflect approved budget increases
5. Annual Meeting Schedule for 2021
Adopt annual meeting schedule for the City Council for calendar year 2021 - Resolution No. 2020-35
6. Minutes Review and Acceptance
November 17, 2020 City Council Minutes

- F. CLOSED SESSION (Closed Meeting, if necessary, for reasons allowed by State Law, including, but not limited to, the provisions of section 52-4-205 of the Utah Open and Public Meetings Act, and for the Attorney-Client matters that are privileged pursuant to Utah Code ann. 78B-1-137, as amended)**

Deployment of security personnel, devices, or systems.

G. ADJOURNMENT

Janet Denison
Centerville City Recorder

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
12/1/2020**

Item No. 1.

Short Title: Introduction of New South Davis Metro Fire Chief Dane Stone

Initiated By: Brant Hanson, City Manager

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
12/1/2020**

Item No. 2.

Short Title: Public Hearing - Chase Lane Meadows Plat Amendment - 332 West 950 North Circle

Initiated By: Tim & Maria Hodgson

Scheduled Time:

SUBJECT

Consider plat amendment for the Chase Lane Meadows Subdivision, located at approximately 332 West 950 North Circle, in the R-L Zone. Tim and Maria Hodgson, Applicant

RECOMMENDATION

Hold a public hearing and receive comment on the proposed amended plat for the Chase Lane Meadows Subdivision. Approve amended plat for the Chase Lane Meadows Subdivision based on the recommended findings set forth in the Staff Report.

BACKGROUND

See attached Staff Report.

ATTACHMENTS:

Description

- ☐ 12-1-20 Staff Report - Hodgson Plat Amendment
- ☐ Chase Lane Subdivision Amendment
- ☐ Title Report
- ☐ Lot Line Image 1
- ☐ Lot Line Image 2
- ☐ Chase Lane Subdivision Plat 1
- ☐ Davis County Chase Lane Subdivision

**CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801)292-8232**

STAFF REPORT

APPLICANT: **TIM & MARIA HODGSON
259 S RIVERBEND WAY
CENTERVILLE, UT 84014**

PROPERTY LOCATION: **CHASE LANE MEADOWS SUBD. LOTS 5 & 6
332 & 354 WEST 950 NORTH CIRCLE**

PARCEL SIZE: **2.5 ACRES**

ZONING DISTRICT: **RESIDENTIAL-LOW**

APPLICATION: **PLAT AMENDMENT**

BACKGROUND

The applicants are requesting a plat amendment to realign the boundary between their property and the property of their neighbor, Jodi Hutchinson. They have requested a plat amendment, in lieu of a lot-line adjustment (which would not require a public hearing).

CODE REQUIREMENTS

Centerville Municipal Code 15.09.050 states that the City Council may approve the amendment of plats, or portions of plats, if the following can be found:

- a. There is good cause for the vacation or amendment; and
- b. No public street, right-of-way or easement has been vacated or amended.

***Staff Response:** The applicants have requested the change, brought on by their adjoining neighbor, Jodi Hutchinson. Ms. Hutchinson is aging and would like less lawn to take care of, and the ability to let her dog roam the yard which would necessitate putting in a fence. Staff sees no issue with the cause, but the determination of good cause is up to the Council's discretion.*

No public street, right-of-way or easement has been vacated or amended.

In addition, the amended plat must meet base-zone ordinance requirements. In this instance, the two parcels must meet setback requirements.

Staff Response: *The proposed parcel boundary meets the setback requirements for side-yard setbacks for both proposed parcels. Both parcels continue to meet the Residential-Low density restrictions of no more than four units per acre.*

Section 15.05.020 states that side lines of lots “so far as possible... shall be approximately radial to the center of a cul de sac on which the lots face. The Planning Commission may recommend to the City Council exceptions to this requirement. Upon a showing of good cause, the City Council may allow exceptions to this requirement.” The applicants propose a few changes to the currently radial side line of the involved properties. The jogs are intended to allow for adherence to setbacks, and to minimize change to already in-place driveways.

APPLICANT NARRATIVE

The applicants have provided several photos to help demonstrate the better function of both lots with the new boundary lines. In addition, they have stated that Jodi Hutchinson reached out to them to propose the plat amendment in order to accommodate her situation in life and need for a smaller, enclosed yard.

PLANNING STAFF RECOMMENDATIONS

Recommended motion, *“I hereby make a motion to approve the plat amendment of Lots 5 and 6 of the Chase Lane Meadows Subdivision consisting of the following:*

- 1) Adjust the boundary between Lots 5 & 6 to the position provided in the proposed plat.*

Suggested Reasons for the Action (Findings):

- a. The City Council finds that there is good cause for the plat amendment.
- b. The City Council finds that the proposed amended parcels comply with City ordinance.

AMENDING LOT 5 & LOT 6, CHASE LANE MEADOWS SUBDIVISION,
LOCATED IN THE NW 1/4 OF SECTION 7, TOWNSHIP 2 NORTH,
RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
CENTREVILLE CITY, DAVIS COUNTY, UTAH
FINAL PLAT, NOVEMBER 2020

1. JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 9182497 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HERewith AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREafter TO BE KNOWN AS LOT 5 & 6 CHASE LAKE MEADOWS SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

1. JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NO. 5182497 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND HAVE SUBMITTED SAID TRACT OF LAND INTO LOTS AND STREETS HEREINAFTER TO BE KNOWN AS LOT 5 & 6 CHASE LANE MEADOWS SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

JEREMIAH R. CUNNINGHAM, P.L.S., UT #9182497

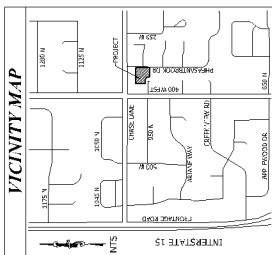
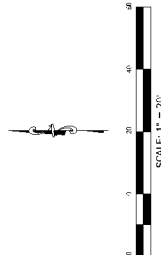
[illegible]

UNKNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO RUVATE LOTS, HEREAFTER TO BE KNOWN AS LOT 5, HAVE CHASE AND MEADOWS SUBDIVISION, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND AND PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE AND DO WARRANT, DEFEND, AND SAVE THE CITY-HARMLESS AGAINST ALL CLAIMS, DEMANDS, DAMAGES, LOSSES, AND EXPENSES WHICH MAY INTERFERE WITH PUBLIC UTILITY EASEMENTS WHICH WILL INTERFERE WITH THE DEDICATED PUBLIC USE.

ON THIS _____ DAY OF _____, 20____, THERE APPEARED BEFORE ME, THE
UNDERSIGNED NOTARY PUBLIC, R. TODD HUTCHINSON AND JODI L. HUTCHINSON, WHO DULY
ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN
MENTIONED.

ON THIS DAY OF 20 THERE APPEARED BEFORE ME, THE
UNDERSIGNED NOTARY PUBLIC, TIMOTHY HODGSON AND MARIA HICKSON, WHO DULY
ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN
MENTIONED.

ENTRY NO. _____ FEE PAID _____
 FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____,
 AT _____ IN BOOK _____ OF _____
 COUNTY RECORDER: _____
 BY: _____ DEPUTY _____

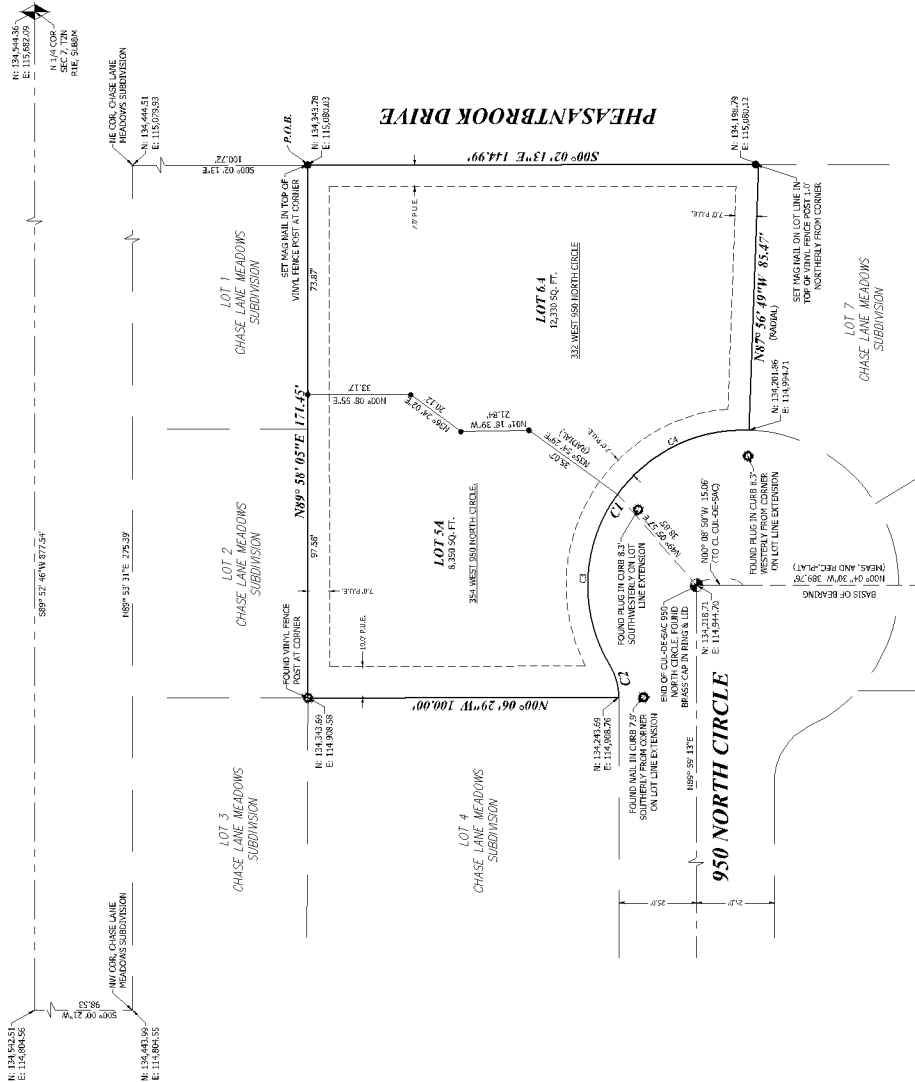


CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C1	107.33'	50.00'	122°59'21"	N 59°26'29" W	87.88'
C2	10.79'	20.00'	03°45'41"	S 74°30'58" W	10.66'
C3	58.33'	50.00'	06°52'39"	N 87°30'58" W	55.00'
C4	49.00'	50.00'	05°06'42"	N 26°01'10" W	47.06'

SUBDIVISION LINE _____
 LOT LINE _____
 ADJACENT PROPERTY _____
 PUBLIC UTILITY EASEMENT _____
 ROAD CENTRELINE _____
 SECTION LINE _____
 TIE TO MONUMENT _____

SET 5' 0" X 24' REBAR WITH 1/4" ENTELLUS CAP, L5 #16 @ 36" AT CORNER (UNLESS OTHERWISE NOTED)

FOUND LOT CORNER MARKER (AS NOTED)



ALL COORDINATES SHOWN HEREON ARE BASED ON THE DAVIS COUNTY SURVEY SYSTEM DATUM.

PRESENTED TO THE CITY COUNCIL OF CENTERVILLE CITY, UTAH,
THIS _____ DAY OF _____, 20____, AT WHICH
TIME THIS PROJECT WAS APPROVED AND ACCEPTED.

RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____, 20____.

RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____, 20____, BY THE PLANNING COMMISSION OF CENTERVILLE CITY.

RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____, 20____.

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com



SCHEDULE A

Order Number: **6-091247**

1. Effective date: **October 19, 2020 at 7:45 a.m.**

2. Policy or Policies to be issued:	Amount of Insurance
(a) ALTA Owner's	\$

Proposed Insured: **TITLE REPORT ONLY-NO TITLE INSURANCE COMMITTED FOR**

(b) ALTA Loan	\$
---------------	----

Proposed Insured:

(c) ALTA Loan	\$
---------------	----

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is

Fee Simple

4. Title to the fee simple estate or interest in said land is at the effective date hereof vested in:

R. Todd Hutchinson and Jodi L. Hutchinson, husband and wife, as joint tenants, with full rights of survivorship, as to Parcel 1 and Timothy Hodgson and Maria Hodgson, husband and wife as joint tenants, as to Parcel 2

5. The land referred to in this Commitment is in the State of Utah, County of **Davis** and is described as follows:

SEE ATTACHED LEGAL DESCRIPTION.

Purported Address:

**354 West 950 North Circle (Parcel 1)
332 West 950 North Circle (Parcel 2)
Centerville, Utah, 84014**

STATEMENT OF CHARGES

These charges are due and payable.

Commitment Only	\$300.00
------------------------	-----------------

SCHEDULE A

Order Number: **6-091247**

LEGAL DESCRIPTION

Parcel 1:

All of Lot 5, Chase Lane Meadows Subdivision Plat 1, a subdivision of part of Section 7, Township 2 North, Range 1 East, Salt Lake Base and Meridian, according to the official plat thereof on file and of record in the office of the Davis County Recorder.

Parcel No.: 02-167-005

Parcel 2:

All of Lot 6, Chase Lane Meadows Subdivision Plat 1, a subdivision of part of Section 7, Township 2 North, Range 1 East, Salt Lake Base and Meridian, according to the official plat thereof on file and of record in the office of the Davis County Recorder.

Parcel No.: 02-167-006

SCHEDULE B – SECTION 1

Order Number: **6-091247**

REQUIREMENTS

The following are the requirements to be complied with:

Item (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Item (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record.

TO-WIT:

NOTICE TO APPLICANT: The land covered herein may be serviced by districts, service companies and/or municipalities, which assess charges for water, sewer, electricity and any other utilities, etc. which are not covered by this Commitment or insured under a title insurance policy.

NOTE: If the applicant desires copies of the documents underlying any exception to coverage shown herein, the Company will furnish the same on request, if available, either with or without charge as appears appropriate.

NOTE: Any matter in dispute between you and the Company may be subject to arbitration as an alternative to court action pursuant to the Title Insurance Rules of the American Arbitration Association, a copy of which is available on request from the Company. Any decision reached by arbitration shall be binding upon both you and the Company. The arbitration award may include attorney's fees if allowed by state law and may be entered as a judgment in any court of proper jurisdiction.

1. **There are no requirements at this time.**

Your Order has been assigned to **Christine Siddoway** for full service escrow at **150 North Main, Suite 100, Bountiful, Utah 84010**. For any escrow/closing questions please call **(801) 295-7676**, or email **csiddoway@backmantitle.com**.

NOTE: The following names have been checked for Judgments, Federal Tax Liens and Bankruptcies.

R. Todd Hutchinson
Jodi L. Hutchinson
Timothy Hodgson
Maria Hodgson

SCHEDULE B – SECTION 2

Order Number: **6-091247**

EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency, which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public record.
2. Any facts, rights, interests or claims which are not shown by the public records, but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents, or Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Any adverse claim based upon the assertion that (a) Some portion of the land forms the bed or bank of a navigable river or lake, or lies below the mean high water mark thereof; (b) The boundary of the land has been affected by a change in the course or water level of a navigable river or lake; (c) The land is subject to water rights, claims or title to water and to any law or governmental regulation pertaining to wetlands.
8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
9. Lien of taxes, now due and payable, but not yet delinquent:
Year: 2020
2020 Amount: \$2,193.07
Parcel No.: 02-167-005 (Parcel 1)
Prior year: 2019 Paid
10. Lien of taxes, now due and payable, but not yet delinquent:
Year: 2020
2020 Amount: \$2,911.89
Parcel No.: 02-167-006 (Parcel 2)
Prior year: 2019 Paid
11. The terms and conditions of that certain Certificate of Creation of the South Davis Metro Fire Service Area:
Recorded: December 23, 2015
Entry No.: 2911949
Book/Page: 6419/53

12. Easements, setbacks, notes, and restrictions, as shown on the subdivision plat:
Recorded: April 24, 1996
Entry No.: 1243410
Book/Page: 1993/1261
13. Terms, provisions, covenants, conditions and restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions, but omitting any covenant, condition or restrictions, if any based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons:
Recorded: April 29, 1996
Entry No.: 1244378
Book/Page: 1995/109
14. A Deed of Trust, and the terms and conditions thereof:
Stated Amount: \$145,600.00
Trustor(s): R. Todd Hutchinson and Jodi L. Hutchinson, as joint tenants
Trustee: Scott Lundberg, attorney
Beneficiary: America's Wholesale Lender
Dated: June 3, 1998
Recorded: June 5, 1998
Entry No.: 1410535
Book/Page: 2303/711
(Parcel 1)
- Affidavit of Lost Assignment:
Assignee: Federal Deposit Insurance Corporation as receiver for Indymac Federal Bank, FSB, successor to Indymac Bank, F.S.B.
Recorded: June 18, 2010
Entry No.: 2534992
Book/Page: 5049/729
- Assignment of Deed of Trust:
Assignor: Federal Deposit Insurance Corporation as receiver for Indymac Federal Bank, FSB successor to Indymac Bank, F.S.B.
Assignee: OneWest Bank, FSB
Recorded: June 18, 2020
Entry No.: 2534993
Book/Page: 5049/731
15. A Deed of Trust, and the terms and conditions thereof:
Stated Amount: \$362,000.00
Trustor(s): Timothy Hodgson, a married man
Trustee: Backman Title Services
Beneficiary: Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for Lender and Lender's successors and assigns
Lender: EverLEND Mortgage Company
Dated: March 23, 2020
Recorded: March 27, 2020
Entry No.: 3237541
Book/Page: 7479/1520

SCHEDULE C

Order Number: **6-091247**

Chain of Title

According to Official Records, there have been no documents conveying the land described herein within a period of 24 months prior to the date of this commitment, except as follows:

<u>Document Name</u>	<u>Recording Date</u>	<u>Entry No.</u>	<u>Book</u>	<u>Page</u>
Warranty Deed	March 27, 2020	3237542	7479	1535
Warranty Deed	March 27, 2020	3237540	7479	1518



WIRE FRAUD WARNING

Cyber criminals are using email compromise schemes to target companies and individuals purchasing property. These schemes include, but are not limited to, using fake emails from attorneys, real estate agents or title agencies to request wire transfers to fraudulent accounts.

If you need to wire transfer money to Backman Title Services we will provide our wire transfer instructions to you. Backman Title Services will not change our wire transfer instructions after you have received them from us and we will never ask you to wire money into an account with a name different than Backman Title Services. If you receive conflicting wire transfer instructions - STOP - then call us using a known telephone number, not one provided in an email, to determine if the new instructions are fraudulent.

If you ask us to wire transfer money to you we must receive written wire transfer instructions. Your bank account information must be validated by face to face verification or phone verification using a known telephone number, not one provided in an email, or using previously validated account information which we already have on file.

We are not responsible for any wires sent by you to an incorrect bank account.



Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet.

In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

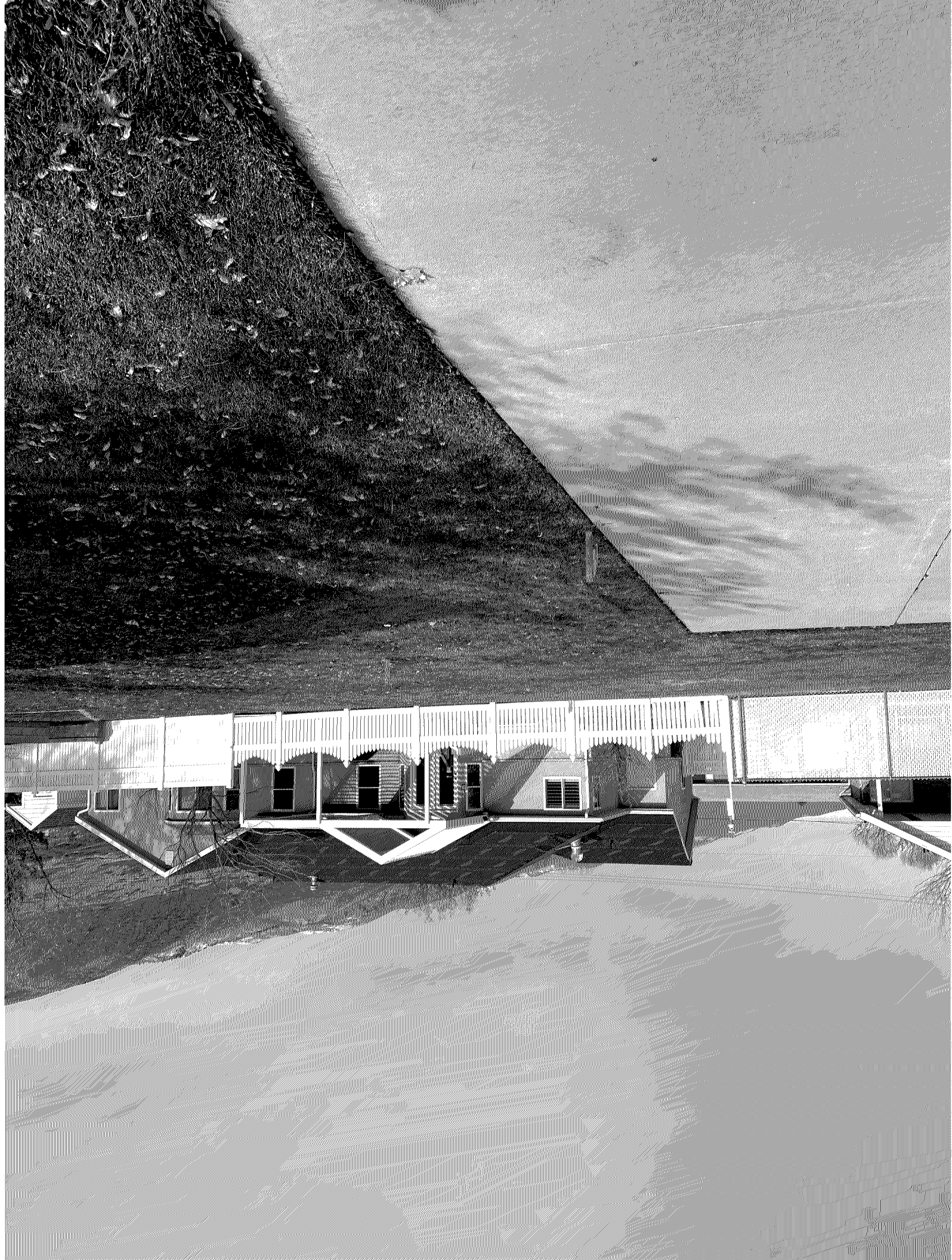
Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.





CHASE LANE MEADOWS SUBD PLAT 1

CENTERVILLE

Tax ID Prefix

02-167

PlatID: 2618

Sheet 1 of 1

Year Recorded: 1996

Brookfield Lane

Park Lane

Meadow Lane

Pleasantbrook Drive



1 inch = 60 feet

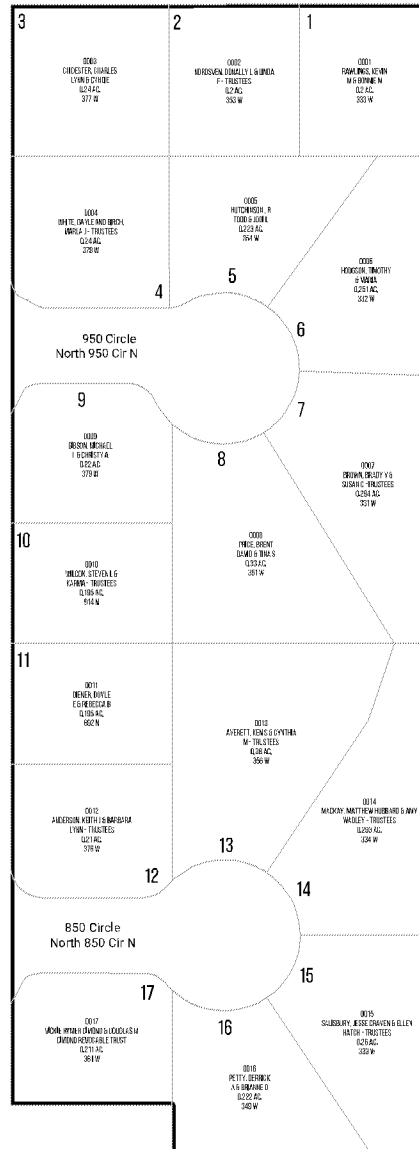
SE 01 2N 1W 06603	SW 06 2N 1E 02914	SE 06 2N 1E 02915
NE 12 2N 1W 06605	SW 07 2N 1E 02924	NE 07 2N 1E 02996

SLB & M

NOTE: Reference should be made to the Dedication Plat or other legal documents for cadastral or technical information.



Last update: 9/4/2019



**CENTERVILLE
CITY COUNCIL
Staff Backup Report
12/1/2020**

Item No. 3.

Short Title: UDOT Master Utility Agreement - Amendments for 2 CFR 200.216

Initiated By: Brent Arnold, UDOT Representative

Scheduled Time:

SUBJECT

Consider Amendment No. 1 to the UDOT Master Utility Agreement addressing issues required by 2 CFR 200.216 regarding prohibition on certain telecommunications equipment for federally funded projects

RECOMMENDATION

Approve Amendment No. 1 to the UDOT Master Utility Agreement addressing issues required by 2 CFR 200.216 regarding prohibition on certain telecommunications equipment for federally funded projects.

BACKGROUND

Earlier this year, the City entered into that certain Master Utility Agreement with UDOT in conjunction with the development of the West Davis Corridor. UDOT requests an amendment to the Master Utility Agreement to address recent Federal law requirements regarding certain prohibited telecommunications equipment for federally funded projects pursuant to 2 CFR 200.216. A copy of the Federal regulation is attached. UDOT requests an additional provision to the Agreement to acknowledge City compliance with 2 CFR 200.216.

ATTACHMENTS:

Description

- ▢ UDOT - Master Utility Agreement - Amendment No. 1
- ▢ 2 CFR 200.216 - Prohibition on Certain Telecommunications Equipment



Project No. S-R199 (229); DAVIS County
Project Name: West Davis Corridor
Centerville City
CID No. 72698 PIN 11268

AMENDMENT No. 1 TO

CENTERVILLE CITY MASTER AGREEMENT FINANCE NUMBER 209383

THIS AMENDMENT NO. 1 TO MASTER AGREEMENT, made and entered into this _____ day of _____, 20____, by and between the **Utah Department of Transportation**, ("UDOT"), and **CENTERVILLE CITY**, a Municipal Corporation of the State of Utah, hereinafter referred to as the "City", each as ("Party") and jointly as ("Parties").

RECITALS

WHEREAS, UDOT is preparing to request proposals for and award a design-build contract for the highway project identified as S-R199(229), Davis County, West Davis Corridor hereinafter referred to as the "Project"; and

WHEREAS, the Parties hereto entered into a Master Agreement, finance number 209383, dated May 28, 2020. All terms of the Master Agreement remain in full force and effect unless otherwise specified herein.

THIS AGREEMENT is made to set out the amended terms and conditions where under the Utility Work shall be performed.

NOW THEREFORE, it is agreed by and between the parties hereto as follows:

AGREEMENT MODIFICATIONS:

1. Add to the Agreement the following in a new Paragraph 22, **COMPLIANCE TO 2 CFR 200.216**

CITY certifies conformance and continued conformance with Public Law 115-232, Sec. 889 and 2 CFR § 200.216.

2. All other terms of the Master Agreement shall remain in full force and effect. In the event of any inconsistency between the Master Agreement and this Amendment, the provisions of this Amendment shall supersede and control the provision of the agreement.
3. Each person signing this First Amendment warrants that the person has full legal capacity, power, and authority to execute this First Amendment for and on behalf of the respective Party and to bind such Party.



Project No. S-R199 (229); DAVIS County
Project Name: West Davis Corridor
Centerville City
CID No. 72698 PIN 11268

4. The Parties hereby agree to take any and all actions and execute, acknowledge, and deliver any and all documents reasonably necessary to effect the purposes of this First Amendment and each of the other related agreements.
5. This First Amendment may be executed in one or more counterparts, each of which shall be an original, with the same effect as if the signatures thereto and hereto were upon the same instrument.



Project No. S-R199 (229); DAVIS County
Project Name: West Davis Corridor
Centerville City
CID No. 72698 PIN 11268

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed by their duly authorized officers as of the day and year first above written.

CENTERVILLE CITY

Title: _____

Date: _____

.....

Recommended For Approval:

Utah Department of Transportation

Title: Region Utility and Railroad Leader

Title: Project Director

Date: _____

Date: _____

Comptroller Office

Title: Contract Administrator

Date: _____

Code of Federal Regulations

Title 2. Grants and Agreements (Refs & Annos)

Subtitle A. Office of Management and Budget Guidance for Grants and Agreements (Refs & Annos)

Chapter II. Office of Management and Budget Guidance (Refs & Annos)

Part 200. Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Refs & Annos)

Subpart C. Pre-Federal Award Requirements and Contents of Federal Awards

2 C.F.R. § 200.216

**§ 200.216 Prohibition on certain telecommunications
and video surveillance services or equipment.**

Effective: August 13, 2020

Currentness

(a) Recipients and subrecipients are prohibited from obligating or expending loan or grant funds to:

(1) Procure or obtain;

(2) Extend or renew a contract to procure or obtain; or

(3) Enter into a contract (or extend or renew a contract) to procure or obtain equipment, services, or systems that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. As described in Public Law 115–232, section 889, covered telecommunications equipment is telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities).

(i) For the purpose of public safety, security of government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities).

(ii) Telecommunications or video surveillance services provided by such entities or using such equipment.

(iii) Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of the National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country.

(b) In implementing the prohibition under Public Law 115–232, section 889, subsection (f), paragraph (1), heads of executive agencies administering loan, grant, or subsidy programs shall prioritize available funding and technical support to assist affected businesses, institutions and organizations as is reasonably necessary for those affected entities to transition from covered communications equipment and services, to procure replacement equipment and services, and to ensure that communications service to users and customers is sustained.

(c) See Public Law 115–232, section 889 for additional information.

(d) See also § 200.471.

<Text of part effective until Nov. 12, 2020. See, also, text of part effective Nov. 12, 2020, incorporating revisions to a majority of the sections in this part by 85 FR 49529.>

SOURCE: Section also affected by: 69 FR 26280, May 11, 2004; 78 FR 78608, Dec. 26, 2013; Section also affected by: 78 FR 78608, Dec. 26, 2013, unless otherwise noted.

AUTHORITY: 31 U.S.C. 503

Current through September 25, 2020; 85 FR 60682.

End of Document

© 2020 Thomson Reuters. No claim to original U.S. Government Works.

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
12/1/2020**

Item No. 4.

Short Title: Public Hearing - Justice Court Judge Compensation

Initiated By: Jacob Smith, Administrative Services Director

Scheduled Time:

SUBJECT

Consider Resolution No. 2020-34 increasing the Justice Court Judge's salary to reflect approved budget increases

RECOMMENDATION

Approve Resolution No. 2020-34 increasing the Justice Court Judge's salary to reflect approved budget increases.

BACKGROUND

The City Council recently approved budgetary salary increases including an increase to the Judge's salary that were on hold due to the COVID-19 pandemic. This salary increase is retroactive to July 1, 2020. Any increase to the Judge's salary must be approved by resolution with a copy sent to the Administrative Office of the Courts. The attached Resolution No. 2020-34 has been prepared for this purpose. This matter has also been scheduled as public hearing in accordance with Utah Code 10-3-818.

ATTACHMENTS:

Description

- Resolution No. 2020-34 - Justice Court Judge Salary

RESOLUTION NO. 2020-34

A RESOLUTION FIXING THE COMPENSATION OF THE MUNICIPAL JUSTICE COURT JUDGE OF THE CENTERVILLE CITY JUSTICE COURT

WHEREAS, pursuant to Utah Code § 78A-7-207, the City Council has reviewed the compensation paid to the Justice Court Judge of the City; and

WHEREAS, the City Council has determined that an increase in the compensation of the Justice Court Judge is warranted retroactive to July 1, 2020.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH:

Section 1. Adoption. Effective July 1, 2020, and until further determination of the City Council, the compensation of the Justice Court Judge presiding over the municipal Justice Court for the City of Centerville shall be \$51,631 per year. The Judge may elect to continue participation in the City's employee health insurance plan and a portion of his compensation may be applied towards the health insurance premium.

Section 2. Submission Requirement. The City Recorder is hereby directed to provide a copy of this Resolution to the State Court Administrator as required by law in accordance with Utah Code § 78A-7-207.

Section 3. Effective Date. This Resolution shall become effective immediately upon its passage. The salary increase for the Justice Court Judge as adopted herein shall be retroactive to July 1, 2020.

PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH ON THIS 1st DAY OF DECEMBER, 2020.

CENTERVILLE CITY

BY: _____
Clark A. Wilkinson, Mayor

ATTEST:

Janet S. Denison, City Recorder

CERTIFICATE OF PASSAGE AND EFFECTIVE DATE

According to the provisions of the U.C.A. 910-3-719, as amended, resolutions may become effective without publication or posting and may take effect on passage or at a later date as the governing body may determine; provided, resolutions may not become effective more than three months from the date of passage. I, the municipal recorder of Centerville City, hereby certify that foregoing resolution was duly passed by the City Council and became effective upon passage or a later date as the governing body directed as more particularly set forth below.

JANET S. DENISON, City Recorder

DATE: _____

EFFECTIVE DATE: _____ day of _____, 2020.

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
12/1/2020**

Item No. 5.

Short Title: Annual Meeting Schedule for 2021

Initiated By: Janet Denison, City Recorder

Scheduled Time:

SUBJECT

Adopt annual meeting schedule for the City Council for calendar year 2021 - Resolution No. 2020-35

RECOMMENDATION

Adopt Resolution No. 2020-35 approving the annual meeting schedule for the City Council for calendar year 2021.

BACKGROUND

Provisions of the Utah Open Meetings Act set forth in Utah Code § 52-4-202 require a public body which holds regular meetings that are scheduled in advance over the course of a year to give public notice at least once each year of its annual meeting schedule. The City Council should adopt Resolution No. 2020-35 approving the proposed annual meeting schedule for the calendar year 2021 and direct staff to provide public notice of the meeting schedule in accordance with applicable provisions of the Utah Open Meetings Act.

ATTACHMENTS:

Description

- Resolution No. 2020-35 - Annual Meeting Schedule

RESOLUTION NO. 2020-35

**A RESOLUTION ADOPTING THE ANNUAL MEETING SCHEDULE
FOR THE CENTERVILLE CITY COUNCIL FOR THE CALENDAR
YEAR 2021**

WHEREAS, provisions of the Utah Open Meetings Act set forth in Utah Code § 52-4-202 require a public body which holds regular meetings that are scheduled in advance over the course of a year to give public notice at least once each year of its annual meeting schedule; and

WHEREAS, the City Council desires to adopt the proposed annual meeting schedule for the calendar year 2021 and to direct staff to provide public notice of the same in accordance with applicable provisions of the Utah Open Meetings Act.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
CENTERVILLE CITY, STATE OF UTAH AS FOLLOWS:**

Section 1. Annual Meeting Schedule. The City Council hereby adopts the attached annual meeting schedule set forth in Exhibit A for the calendar year 2021 and directs the City Recorder to provide public notice of the same in accordance with applicable provisions of Utah Code § 52-4-202.

Section 2. Effective Date. This Resolution shall become effective immediately upon its passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY,
STATE OF UTAH, ON THIS 1st DAY OF DECEMBER, 2020.**

ATTEST:

CENTERVILLE CITY

Janet S. Denison, City Recorder

By: _____
Mayor Clark A. Wilkinson

Voting by the City Council:

	“AYE”	“NAY”	“ABSENT”
Councilmember Fillmore	_____	_____	_____
Councilmember Ince	_____	_____	_____
Councilmember Ivie	_____	_____	_____
Councilmember McEwan	_____	_____	_____
Councilmember Mecham	_____	_____	_____

CERTIFICATE OF PASSAGE AND EFFECTIVE DATE

According to the provisions of the U.C.A. § 10-3-719, as amended, resolutions may become effective without publication or posting and may take effect on passage or at a later date as the governing body may determine; provided, resolutions may not become effective more than three months from the date of passage. I, the municipal recorder of Centerville City, hereby certify that foregoing resolution was duly passed by the City Council, recorded by me in a book used exclusively for that purpose, and became effective upon passage or a later date as the governing body directed as more particularly set forth below.

JANET S. DENISON, City Recorder

DATED: _____

EFFECTIVE DATE: ____ day of _____, 2020.

EXHIBIT A

Annual Meeting Schedule of Centerville City Council for 2021

CENTERVILLE CITY COUNCIL

2021 MEETING SCHEDULE

Unless otherwise determined by the City Council, all meetings are held in the Centerville City Hall Building, Council Chambers, 250 North Main Street, Centerville, Utah.

The meeting schedule for 2021 shall be as follows:

January 5, 2021	January 19, 2021
February 2, 2021	February 16, 2021
March 2, 2021	March 16, 2021
April 6, 2021	April 20, 2021
May 4, 2021	May 18, 2021
June 1, 2021	June 15, 2021
July 6, 2021	July 20, 2021
August 3, 2021	August 17, 2021
September 7, 2021	September 21, 2021
October 5, 2021	October 19, 2021
November 3, 2021	November 16, 2021
December 7, 2021	December 21, 2021

CENTERVILLE

**Staff Backup Report
12/1/2020**

Item No. 6.

Short Title: Minutes Review and Acceptance

Initiated By:

Scheduled Time:

SUBJECT

November 17, 2020 City Council Minutes

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

▣ November 17 2020 minutes

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

4
5 **MEMBERS PRESENT**

6
7 Mayor Clark Wilkinson

8
9 Council Members Tamilyn Fillmore (joined at 7:05 p.m.)
10 William Ince (joined at 7:05 p.m.)
11 Stephanie Ivie
12 George McEwan
13 Robyn Mecham

14
15 **STAFF PRESENT**

16 Brant Hanson, City Manager
17 Lisa Romney, City Attorney
18 Janet Denison, City Recorder
19 Jacob Smith, Administrative Services Director
20 Leah Romero, former City Recorder
21 Cory Snyder, Community Development Director

22 **VISITORS**

23 Mary Brown
24 Merrill Sheriff

25 **PRAYER OR THOUGHT**

Councilmember Ivie

26
27 **PLEDGE OF ALLEGIANCE**

28
29 **DETERMINATION**

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

33 **OPEN SESSION**

34
35 Merrill Sheriff – Mr. Sheriff expressed disappointment that his parents' burial site at the
36 Centerville Cemetery would not be able to have an elevated headstone because of a restriction
37 passed by the Council in 2018, even though many surrounding burial sites had elevated
38 headstones. He petitioned the City Council to revisit the restriction and hold a public hearing on
39 the issue.

40
41 Councilmembers Mecham and Ivie expressed a desire for the issue to be on a future
42 agenda as soon as possible.

43
44 Mary Brown – Ms. Brown said she lived near the Devore property. She referred to the
45 density proposed by Symphony Homes for the property, and commented on the fire hazard of
46 placing homes so close together. Ms. Brown said she would like the lots to be bigger.

47
48 Councilmember Ince requested that the Fire Chief or Interim Fire Chief speak to the fire
49 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.

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

8 9 2020 ANNUAL MODERATE-INCOME HOUSING REPORT

10
11 Mr. Snyder presented a 2020 Annual Moderate-Income Housing Report, and explained
12 future projection numbers included in the report. Councilmember Mecham commented that the
13 Davis County Housing Authority subsidized two housing units in Centerville, which should be
14 reflected in the report. She emphasized that she did not believe density equaled affordability in
15 any way, shape, or form. Councilmember Mecham said she knew of multiple two-bedroom single-
16 family detached rental homes in Centerville with lower monthly rates than some of the multi-family
17 units in the City. Councilmember Fillmore commented that the push from the State for multi-family
18 housing was related to the projected population growth and the limited space available to meet
19 growing housing needs. And if we don't meet the needs, the supply/demand issue, which is
20 pushing prices up, gets much worse and the affordability challenge gets much worse. The Council
21 and Staff discussed changing housing needs.

22
23 Mr. Snyder agreed to change the numbers discussed and submit the report to the Mayor
24 for final review. A majority of the Council indicated approval for submitting the 2020 Annual
25 Moderate-Income Housing Report to the State with number changes discussed.

26 27 PUBLIC HEARING – FY 2021 BUDGET AMENDMENTS

28
29 Jacob Smith, Administrative Services Director, reported that monthly sales tax revenue
30 had been higher than anticipated, and explained proposed FY 2021 Budget amendments to the
31 Council. Mr. Hanson said Staff did not plan to propose budget amendments to the Council in
32 December, but planned to let unbudgeted sales tax revenue accumulate, and present budget
33 amendment recommendations in January.

34
35 Mayor Wilkinson opened a public hearing at 8:59 p.m., and closed the public hearing
36 seeing that no one wished to comment. Councilmember Ince **moved** to approve the revised FY
37 2021 Budget as presented. Councilmember Mecham seconded the motion, which passed by
38 unanimous vote (5-0).

39 40 MINUTES REVIEW AND ACCEPTANCE

41
42 Minutes of the October 20, 2020 Work Session and Council Meeting were reviewed.
43 Councilmember McEwan **moved** to accept both sets of minutes as recorded. Councilmember
44 Ince seconded the motion, which passed by unanimous vote (5-0).

45 46 CITY COUNCIL REPORT

47
48 Councilmember Ince reported that the City Tree Board had begun meeting again, and
49 reported on a recent emergency management point-of-distribution exercise.

MAYOR'S REPORT

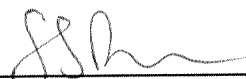
- Mayor Wilkinson reported that Fire Chief Jeff Bassett had retired from South Davis Metro Fire Agency.
- The Mayor introduced new City Recorder Janet Denison to the Council, and thanked Leah Romero for her time as City Recorder.
- Mayor Wilkinson updated the Council on the status of residents relocating 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

