

Minutes of the Centerville **City Council** meeting held Tuesday, October 19, 2021, 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 William Ince
Stephanie Ivie
George McEwan
Robyn Mecham

MEMBER ABSENT Tamilyn Fillmore

STAFF PRESENT Brant Hanson, City Manager
Lisa Romney, City Attorney
Jennifer Hansen, City Recorder
Cory Snyder, Community Development Director
Nate Plaizier, Finance Director
Bruce Cox, Parks and Recreation Director

VISITORS Interested Citizens

PRAYER OR THOUGHT Councilmember McEwan

PLEDGE OF ALLEGIANCE

OPEN SESSION

Kyle Green, Centerville resident, voiced opposition to putting pickleball courts at Smith Park because he wanted to see the 4th of July festivities return to Smith Park in the center of the City. He suggested pickleball courts would be more appropriate at Porter Walton Park. Mr. Green expressed the opinion that holding the 4th of July festivities at Community Park alienated citizens on the south end of the City. He said he did not want to see the festivities grow larger than the traditional event.

Phil Landerton, Centerville resident, said he agreed with Mr. Green's comments. He said Smith Park was the traditional home for the 4th of July, and stated that tradition was important.

DISCUSSION OF ADDITIONAL CHANGES TO INTERNAL ADU ORDINANCE

Responding to a request from the Council, Community Development Director Cory Snyder explained that Utah Code 59-2-103 specified a residence could be claimed as a primary residence for tax purposes if the property was used as residential property for 183 or more consecutive calendar days during the calendar year for which the owner sought to obtain the residential exemption. The City's current Internal ADU Ordinance stated full-time residency meant the owner must live in a dwelling for at least six months of each calendar year. State Code defined an internal ADU as a dwelling unit rented for a length of three or more months, but was not clear regarding whether a primary residence on a property with an internal ADU could be rented during an owner absence. Councilmember Mecham asked if City Code could include a provision to prevent a single-family residence with an internal ADU from becoming a duplex situation. Mr. Snyder responded that federal regulations would need to be checked. Councilmember Ince said thought

1 the occurrence would be rare. Councilmember Mecham said she did not want to leave loopholes
2 for developers.

3
4 Councilmember Ivie **moved** to ask the Planning Commission to review aligning the six-
5 month full-time residency requirement in the Centerville Internal ADU Ordinance with the 183-day
6 State primary residency requirement. Councilmember Mecham seconded the motion, which
7 passed by unanimous vote (4-0).

8 9 **DISCUSSION OF PICKLEBALL COURTS AT SMITH PARK**

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11 Parks and Recreation Director Bruce Cox showed a concept design and presented a list
12 of reasons he recommended including pickleball courts on newly acquired property between
13 Smith Park and City Hall:

- 14
- 15 • Demand – pickleball courts were the single most requested park amenity
- 16 • The City owned the property and there were no restrictions to impede development
- 17 • Existing adjacent facilities – restrooms, parking, playground
- 18 • Lighting – the location would accommodate the lighting that pickleball courts would
- 19 need being adjacent to street lighting and City Hall parking
- 20 • Noise buffer – pickleball generated noise that could be a nuisance if too close to
- 21 residences; the subject location was surrounded on all sides by Smith Park, City Hall,
- 22 Centerville Elementary property, and Ron Randall's Service Station
- 23 • Water conservation – pickleball courts would require an estimated one-tenth the water
- 24 that would be needed to maintain the same area in green space
- 25 • Reduced ongoing maintenance – the recommended concept design would require
- 26 approximately one-tenth of the weekly maintenance required for the same area in
- 27 green space
- 28 • City Hall lobby restrooms would be available during winter months when park
- 29 restrooms were winterized
- 30 • Opportunity for pickleball courts to be utilized by Centerville Elementary for P.E.
- 31 classes
- 32 • Possibility of small tournaments
- 33

34 Responding to a question from Councilmember Mecham, Mr. Cox said a sidewalk could
35 connect the City Hall parking lot with Smith Park. City Manager Brant Hanson said he believed
36 the needed wetland mitigation to be able to put pickleball courts at Community Park would take
37 too long considering the current demand for pickleball courts. He spoke of the possibility of
38 installing sound dampening panels. Mr. Cox stated the Parks and Recreation Committee
39 unanimously supported the idea of putting pickleball courts at Smith Park. Councilmember
40 Mecham suggested scheduling a work session for further discussion and consideration of options.

41
42 Mr. Cox explained that park restrooms and drinking fountains needed to be turned off and
43 winterized in mid-October. Mr. Hanson said staff would identify locations that could be
44 immediately available for pickleball courts to present at the next discussion.

45 46 **FINANCIAL REPORT**

47
48 Finance Director Nate Plaizier presented a quarterly financial report for the period ending
49 September 30, 2021.

MINUTES REVIEW AND ACCEPTANCE

Minutes of the October 5, 2021 City Council Meeting and Closed Session were reviewed. Councilmember Ince **moved** to accept the minutes. Councilmember Mecham seconded the motion, which passed by unanimous vote (4-0).

CITY COUNCIL REPORT

Councilmember Ince provided an update regarding the Tree Board and CERT/emergency management.

MAYOR'S REPORT

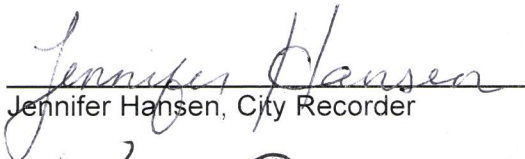
Mayor Wilkinson provided an update regarding the South Davis Metro Fire District.

CITY MANAGER'S REPORT

- Mr. Hanson provided an update regarding UDOT project plans.
- Mr. Hanson requested suggested topics for discussion with Legislators from Councilmembers by Friday, October 29th.
- The City Manager stated there was no investigation at that time regarding improper ballot collection, and he was not aware of improper ballot collection having occurred in the City at any time.

ADJOURN AND CLOSED MEETING

At 8:11 p.m., Councilmember Ivie **moved** to adjourn the meeting. Councilmember Ince seconded the motion, which passed by unanimous vote (4-0).


Jennifer Hansen, City Recorder

11-08-2021
Date Approved


Katie Rust, Recording Secretary

