

1 Minutes of the Centerville City Council meeting held Tuesday, February 4, 2014 at 7:04 p.m. in
2 the Centerville City Hall Council Chambers, 250 North Main Street, Centerville, Utah.

3
4 **MEMBERS PRESENT**

5
6 Mayor Paul A. Cutler

7
8 Council Members Ken S. Averett
9 Tamilyn Fillmore
10 John T. Higginson
11 Stephanie Ivie
12 Lawrence Wright

13
14 **STAFF PRESENT**

15 Steve Thacker, City Manager
16 Blaine Lutz, Finance Director/Assistant City Manager
17 Cory Snyder, Community Development Director
18 Lisa Romney, City Attorney
19 Katie Rust, Recording Secretary

20 **VISITORS**

21 Nathan Peterson, UDOT Project Manager
22 Greg Scott, Wasatch Front Regional Council
23 Matt Sibul, UTA Planner
24 Interested citizens (see attached sign-in sheet)

25 **PLEDGE OF ALLEGIANCE** Boy Scouts of America Troop 1169

26
27 **PRAYER OR THOUGHT** Councilman Ken Averett

28
29 **OPEN SESSION**

30
31 No one wished to comment.

32
33 **TRANSPORTATION PLANNING AND PROJECTS AFFECTING CENTERVILLE**

34
35 Nathan Peterson, UDOT Project Manager, explained the upcoming express lane project
36 on I-15 between Layton and Salt Lake County. The winning bid proposal for the project
37 includes: express lanes in both directions (US-89 entrance ramp in NSL to Glovers Lane in
38 Farmington); interchange and cross street improvements at 2600 South and 500 South; new
39 structures at 2600 South, 1500 South, 500 South, and 400 North; and improved active
40 transportation (pedestrian access) at 500 South, 400 North, and Parrish Lane. A pedestrian
41 bridge will be constructed near the existing Parrish Lane bridge over I-15. Mr. Peterson urged
42 the community to sign up to receive electronic updates from UDOT via one of several public
43 information options.

44
45 Greg Scott with Wasatch Front Regional Council (WFRC) explained what the WFRC is,
46 and gave an overview of regional planning processes. He mentioned that Main Street south of
47 Parrish Lane is designated as a "boulevard" community, and explained what "enhanced bus"
48 means for Centerville in the Regional Transportation Plan. Mr. Scott emphasized that every
49 step of project planning includes public input.

50
51 Matt Sibul, a planner with UTA, gave an overview of the UTA transit system. He
52 explained that the South Davis Transit Study originally included a rail option on Main Street in

1 Centerville. Mr. Sibul stated that Centerville responded, and UTA heard loud and clear, that the
2 Centerville community does not want the rail option on Main Street. The current Davis-Salt
3 Lake Community Connector Study defines Centerville as an "area of influence," and does not
4 include rail as an option on Main Street. Mr. Sibul stated that a FrontRunner stop at Parrish
5 Lane is not feasible now, but may be possible in the future if additional funding is received to
6 electrify the lines and increase from single to double track. He introduced several UTA team
7 members present at the meeting.

8
9 At 7:56 p.m. Mayor Cutler opened a public comment period.

10
11 Lee Skabelund – Mr. Skabelund asked how school crossings will be affected by the
12 enhanced bus service. Mr. Sibul responded that with enhanced bus service buses have priority
13 at intersections, but must still obey all traffic laws including school zones.

14
15 Mark Gabriel – Mr. Gabriel suggested there are several innovative ways to partner with
16 different entities (universities, private sector) to continue working towards the goal of converting
17 to electric.

18
19 Maureen Huffaker – Ms. Huffaker stated she loves the idea of a pedestrian bridge over I-
20 15. She asked if it will be covered or enclosed, and what it will look like. Mr. Peterson
21 responded the pedestrian/bike bridge will not be covered. In response to a question from
22 Councilman Wright, Mr. Peterson stated that lighting is not included in the pedestrian bridge
23 plan.

24
25 Benjamin Kimball – Mr. Kimball asked what was meant by the term "cookie cutter" in the
26 WFRF presentation. Mr. Scott responded that "cookie cutter" refers to something that looks the
27 same every time.

28
29 Brian Connor – Mr. Connor asked if a traffic light is planned for the Parrish Lane/1250
30 West intersection. He also asked if the "boulevard" designation took into account the school
31 zones on Main Street. Mr. Peterson responded that UDOT plans to install traffic signals at the
32 Parrish Lane/1250 West intersection when the "warrants" (i.e. criteria) are met. UDOT will
33 continue to monitor the intersection. Steve Thacker, City Manager, added that design work for
34 the signal has already been done - and conduits have been installed under the intersection - to
35 expedite construction when warrants are met.

36
37 Responding to Mr. Connor's second question, Mr. Scott stated that the definition of a
38 boulevard community is broad, and the designation is implemented by the city. Designation of
39 "boulevard" or "main street" community helps transportation professionals treat the area with kid
40 gloves. Councilwoman Ivie asked which of the two designations would result in greater kid-
41 glove treatment. Mr. Scott answered that a "main street" designation, of the two, would
42 probably achieve that result. Cory Snyder, Community Development Director, clarified that the
43 designation is more associated with land-use than the physical street itself. The definition of a
44 "boulevard" has lower intensity than the "main street" definition. Mr. Snyder advised the Council
45 to consider requesting a tailoring of the definition if they consider changing to a "main street"
46 designation.

47
48 Sherri Lindstrom – Ms. Lindstrom referred to speculation during the recent election that
49 light-rail was in the plan for Centerville, and requested clarification regarding what would have to
50 happen to move enhanced bus off the plan and switch to light-rail. She stressed that she asks
51 this not because she wants light-rail, but because she wants community members to clearly
52 understand the process that would have to happen to move away from enhanced bus.

1 Hal Johnson with UTA responded that the first step would be to amend the long-range
2 plan. The next step would be a feasibility study to consider the market, alignments, and
3 technology. An environmental study would also be involved. Mr. Johnson stated previous
4 studies have identified that Centerville, being a narrow corridor, would not provide sufficient
5 market for such an expensive investment. He stated he thinks the enhanced bus option fits well
6 with the market and what the community is looking for. The process to look at switching to light-
7 rail would take a decade or more to accomplish.

8
9 Dale McIntyre – Mr. McIntyre asked for clarification regarding bus priority in intersections
10 with the enhanced bus system. He commented that to him it seems less efficient for the
11 majority of traffic to give priority to buses. Mr. Sibul responded that efficiency depends on the
12 number of people riding the bus. Mr. Sibul also stated that priority for the buses may only be
13 necessary at certain hours of the day.

14
15 Garth Heer – Mr. Heer suggested the same technology that would allow the buses to go
16 first could be used to let buses follow the rest of traffic. He stated he is happy that tracks will not
17 be put on Main Street. Mr. Heer commented that Centerville is a bottleneck, and suggested
18 building a raised road through the Great Salt Lake similar to "alligator alley" in Florida. He also
19 stated that converting locomotives/buses to electric power does not eliminate coal burning. Mr.
20 Heer suggested natural gas conversion, which would not contribute to pollution. He stated he
21 feels existing government regulations are a barrier to natural gas conversion. He feels natural
22 gas vehicle conversion would complement the efforts to clear-up road congestion.

23
24 Kadin Mercer – Mr. Mercer mentioned that bus stops on 400 East and other residential
25 streets are dark at night, and asked if lighting could be added to stops on other streets in
26 conjunction with the enhanced bus service improvements on Main Street.

27
28 Jeff Thomas – Mr. Thomas asked if UTA has considered variable speeds for
29 FrontRunner trains in the rail corridor to allow for more stops. Referring to the plan to replace
30 the drainage culvert west of Lund Lane under the railroad tracks, he asked if it would be
31 possible for UDOT to fund the upgrade of the pipe instead of the City. Mr. Thacker responded
32 that the cost-sharing agreement in place with the developer only pertains to the culvert under
33 the railroad tracks, not I-15. Staff has talked to UDOT about replacing the culvert under I-15 as
34 part of the upcoming express-lane project. Mr. Thomas asked if the City has talked to
35 Farmington about sharing the cost since the culvert is right on the city border. Mr. Thacker
36 stated that the drainage culvert in question is designed to primarily take care of drainage from
37 Lone Creek, which is in Centerville.

38
39 In response to Mr. Thomas's question regarding variable speeds for FrontRunner, Mr.
40 Sibul stated that double tracking and electrification would allow a more tailored service in the
41 future.

42
43 William Ince – Mr. Ince commented that parking is often inadequate at FrontRunner
44 stations, and asked if feeder bus routes will be included in Centerville and Farmington. Kent
45 Jorgensen with UTA responded that UTA planners are always looking at new options and
46 connections. Mr. Jorgensen mentioned that in South Davis, being so close to Salt Lake already,
47 drivers often have a tendency to drive all the way into Salt Lake rather than drive to a
48 FrontRunner station.

49
50 Rob Oakes – Mr. Oakes asked how standard and express bus routes will be impacted
51 by the move to enhanced bus service. He also asked the likelihood of seeing the improved rail
52 services that have been mentioned. Greg Scott with WFRC stated that enhanced bus service

1 will make existing routes a little faster because of fewer stops. Enhanced bus service is about
2 reliability, not speed. Outside of Centerville, dedicated bus lanes may help speed service. Mr.
3 Sibul responded to the question regarding the likelihood of accomplishing the improved rail
4 services by stating that improvements assume additional funding.

5
6 Paul Russell – Mr. Russell expressed gratitude for the bus service. He feels public
7 transit is an important option, particularly in the winter because of poor air quality.

8
9 At 8:52 p.m. Mayor Cutler closed the public comment period, and called a brief recess.
10 The Council returned at 9:04 p.m.

11 12 MINUTES REVIEW AND APPROVAL

13
14 The minutes of the Tuesday, January 21, 2014 work session and Council meeting were
15 reviewed. Mayor Cutler requested an amendment to the work session minutes, and
16 Councilman Wright requested two amendments to the Council meeting minutes. Councilman
17 Higginson made a **motion** to approve both sets of minutes as amended. Councilwoman Ivie
18 seconded the motion, which passed by unanimous vote (5-0).

19 20 SUMMARY ACTION CALENDAR

- 21
22 a. Approve request for extension of Woods Park Subdivision final plat
23 b. Approve submittal of CLG grant application
24

25 Councilman Wright made a **motion** to approve item (a) on the Summary Action
26 Calendar subject to a specific date of June 12, 2014 to record the final plat, and item (b) on the
27 Summary Action Calendar. Councilman Higginson seconded the motion, which passed by
28 unanimous vote (5-0).

29 30 PUBLIC HEARING – REZONE COMMUNITY PARK EXPANSION PROPERTY – 1250 31 NORTH 800 WEST

32
33 Councilman Wright suggested rescheduling the public hearing since the time listed on
34 the agenda for this item was significantly earlier, and most of the public in attendance already
35 left. Mayor Cutler responded that a lot of public input has already been received regarding the
36 Community Park expansion, and he feels the rezone is an administrative action. City Manager
37 Thacker added that no public comments were made when the Planning Commission held a
38 public hearing for the rezone.

39
40 At 9:11 p.m. Mayor Cutler opened the public hearing. Seeing that no one wished to
41 comment, the Mayor closed the public hearing. Mayor Cutler asked if any Council members
42 have heard concerns about the rezone from community members. Council members did not
43 indicate they had received any negative feedback about the rezone. Mr. Thacker reported that
44 Bruce Cox recently met with residents in Chase Lane Village at their annual Home Owner's
45 Association meeting to give an opportunity for feedback. Councilman Wright repeated he feels
46 it is important to give an opportunity for public comment as advertised.

47
48 Councilwoman Fillmore made a **motion** to approve Ordinance No. 2014-02 amending
49 the Zone Map (rezone) for property being used for the expansion of the Centerville Community
50 Park, from A-L (Agricultural-Low) to PF-L (Public Facility-Low). Councilman Averett seconded
51 the motion. Councilman Higginson stated he feels there has been ample opportunity for public

comment on the issue. The motion passed by majority vote (4-1), with Councilman Wright dissenting.

PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENTS – NOTICING AND PUBLIC HEARING REQUIREMENTS

Councilman Wright suggested tabling the discussion of the Zoning Ordinance text amendment and public hearing to allow public comment earlier in the next meeting. Councilman Higginson expressed the opinion that, since the public had opportunity to comment on the issue in Planning Commission meetings, ample opportunity has been given. Councilwoman Fillmore pointed out that the discussion times stated on the agenda are tentative. The Council and staff discussed times on the agenda and noticing of public hearing requirements.

Councilwoman Fillmore made a **motion** to table discussion and public hearing for the Zoning Ordinance text amendments to the next Council meeting. Councilman Wright seconded the motion, which passed by majority vote (3-2), with Councilmen Averett and Higginson dissenting.

PLANNING COMMISSION RECOMMENDATION FOR PUBLIC PROCESS TO AMEND THE WEST CENTERVILLE NEIGHBORHOOD PLAN

Cory Snyder, Community Development Director, explained the process proposed by the Planning Commission for updating the West Centerville Neighborhood Plan, and the proposal to create a committee to address public outreach, public stakeholder discussions, transportation, and outside resources. Mr. Snyder answered questions from the Council. Councilman Wright suggested the proposed committee address crime prevention and vulnerability in the area. Staff explained how the proposed analysis would affect any applications that have already been submitted. The proposed analysis would not affect applications already in motion. Councilwoman Fillmore mentioned that the Council has the legislative authority to place a Temporary Zoning Regulation Ordinance (TZRO) on the area if development pressure is expected that would be counter to the plan in motion. The Council and staff discussed the schedule for the West Centerville Neighborhood Plan and possible composition of the committee. Councilman Averett expressed the opinion that it would make sense to place a moratorium sooner than later.

Councilman Wright made a **motion** directing staff to prepare the types of documents that would allow a temporary zoning ordinance, and other actions to coincide with the planning initiative the Council has discussed. Councilwoman Fillmore seconded the motion, which passed by unanimous vote (5-0).

ACTIONS RELATING TO CONSTRUCTION OF MAIN/PARRISH INTERSECTION PROJECT

- a. Steve Thacker, City Manager, explained and answered questions regarding the proposed construction engineering management contract for the Main/Parrish intersection project. Councilman Higginson made a **motion** to approve the contract for Construction Engineering Management services relating to the construction of the Parrish & Main Intersection Project, with Horrocks Engineering, Inc. in the maximum amount of \$117,855.25. Councilman Averett seconded the motion, which passed by majority vote (3-2), with Council members Wright and Ivie dissenting.

- 1 b. During the January 21, 2014 Council meeting, the Council approved subdivision of a
2 portion of City-owned property on Main Street needed by UDOT for the Main/Parrish
3 Intersection Project. The Council discussed retaining the remaining City-owned
4 property not needed for the project, versus selling the whole portion to UDOT or
5 offering to sell the property to the property owners. Councilwoman Fillmore made a
6 **motion** to approve sale of approximately 553 square feet of City-owned property to
7 UDOT for the Parrish & Main Intersection Project, for the amount of \$6.25 per square
8 foot, or an estimated amount of \$3,456. The motion was seconded by Councilman
9 Higginson and passed by majority vote (3-2), with Council members Wright and Ivie
10 dissenting. The City Manager was directed to offer the remainder of the City-owned
11 strip of property for purchase by the adjoining property owners.
- 12 c. Councilwoman Fillmore made a **motion** to authorize the Mayor to "concur" with the
13 award of a bid to construct the Parrish & Main Intersection Project, conditioned upon
14 adequate funding as established in the Federal Aid Agreement approved earlier by
15 the City Council. The motion was seconded by Councilman Higginson and passed
16 by majority vote (3-2), with Council members Wright and Ivie dissenting.

17
18 **MAYOR'S REPORT**

- 19
- 20 • Mayor Cutler updated the Council regarding staffing changes made by the UTOPIA
21 Board, upcoming litigation involving UTOPIA, and a proposed Council work session
22 with Macquarie on Thursday, February 13th.
 - 23 • The Mayor reported on a Utah League of Cities and Towns Legislative Policy
24 Committee meeting he attended.

25
26 **MISCELLANEOUS BUSINESS**

- 27
- 28 • Councilwoman Ivie shared a concern expressed to her at a recent Landmarks
29 Commission meeting that a lot of behind-the-scenes work will be necessary for the
30 2015 Centennial celebration. A suggestion was made for a recommended reading
31 list to be compiled for use by the schools in conjunction with the celebration.
 - 32 • Councilman Wright told staff of a concern the Whitaker Museum Board has regarding
33 the purchase of a computer. Blaine Lutz, Finance Director, stated he would look into
34 the concern. Councilman Wright also expressed a desire to have a policy in place
35 regarding providing feedback to citizens following complaints.
 - 36 • Councilman Higginson asked if the Council and Planning Commission have any
37 control over the types of businesses that come into the community. Lisa Romney,
38 City Attorney, responded that the Council has the authority to amend the Zoning
39 Code Ordinances and the General Plan regarding acceptable land use types, but not
40 specific businesses as long as these fall within the permitted uses per the zone in
41 place.
 - 42 • Councilwoman Ivie shared a concern from a citizen regarding the City's policy for
43 plowing snow in cul-de-sacs. Mr. Thacker explained the reasons for the policy.

44
45 **APPOINTMENT**

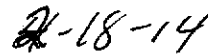
46
47 Mayor Cutler recommended that Diane Chamberlain be appointed to the Whitaker
48 Museum Board. Councilman Wright made a **motion** to appoint Diane Chamberlain to the
49 Whitaker Museum Board. The motion was seconded by Councilwoman Ivie and passed by
50 unanimous vote (5-0).

ADJOURNMENT

At 11:09 p.m. Councilman Higginson made a **motion** to adjourn. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).



Marsha L. Morrow, City Recorder



Date Approved



Katie Rust, Recording Secretary



CENTERVILLE CITY COUNCIL MEETING

Tuesday, February 4, 20 14
7:00 p.m.

①

NAME (PLEASE PRINT)	ADDRESS**
Laura Samuelson	114 Bradley Dr.
Kevin Samuelson	114 Bradley Dr.
Blaine Roskelley	93 N. 100 E.
J. R. Hurt	357 W. 2025 N.
Alice Roberts	535 N. Rowland way
Lon Addams	1226 N. Nola Dr
Mark Austin	1607 N 4 E
Charlene Austin	"
Dee & Linda Hansen	368 E 500 S.
Dale & Marian Rees	95 W 1650 N
Holly Ince	1148 N. 300 E.
Jim Morgan	1273 N Nola Dr
Paula Winter	1422 Peachtree Dr
Bern & Peggy Woodward	375 N 100 E,
Royal & Eugenie Bowler	1756 N. Main
Colleen Turner	95 W 2025 N
John Kimball	220 W 2150 N
Blaine R. Wilde	696 East 100 N & Cent.
Lynne Davidson	78 E 735 S
J & H Thomas	225 E 800 S.
Kevin Mercer	333 E. Center St.
Kirk Fowle	244 N 400 W

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CENTERVILLE CITY COUNCIL MEETING

Tuesday, Feb 14, 2014
7:00 p.m.

NAME (PLEASE PRINT)

ADDRESS**

Rob Oakes

551 W 1900 N

Fred Stumpf

1474 Citrony Lane

Susan Leuthman

222 E 500 N Centerville

Mitchell Gale

711 Applewood Dr

Landon Ward

984 N 610 E

Dale Mathysen

258 E 200 S

Lee Skabelund

466 E 200 S.

Matt Sibul

474 669 W 200 S, SIC

Eddy Cumins

UTA 903 W. 2920 S. Syracuse

William Iace

1148 N 300 East Centerville

BART DEAN

HTA 4537 PEARL ST HOLLADAY

STEVE ALLEN

133 ROCK MANOR DR

BRENT + MARI MOORE

486 S 675 W.

Roryn Mechem

202 NO 100 E Cent

Maureen Huttaker

577 N 100 E Cent

Kelli Hintze

126 Bradley Drive Cent

Cindy Hintze

113 E, 1825 No. Centrv.

Peter Sammo

2212 N. Main Centvl

Tamara England

961 S. 850 E. Cent.

Lynette Sunday

36 Old Haul Rd. - Centerville

Sally Ipsen

1803 North Main Centerville

RALPH & LIA MITCHELL

262 Park Lane - gretscris@msn.com

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Tuesday, Feb 4, 2014
7:00 p.m.

NAME (PLEASE PRINT)

ADDRESS**

Robert Rosier

335 W 1500 N

Jeff's Solene Karter

824 No. 224 E

Deana Marsha Breckley

202 E Casa Loma

DANIEL A. LOEVEN

1509 N. HOMESTEAD CIR.

Sheep Lindstrom

224 W Porter LN Control

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