Centerville City Newly Elected Officials Swearing-In Ceremony held Tuesday, January 2, 2018 at 6:15 p.m. in the Centerville City Hall Council Chambers, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT
Mayor
Clark Wilkinson
Council Members
Tamilyn Fillmore
William Ince
Stephanie Ivie
George McEwan
Robyn Mecham

STAFF PRESENT
David L. Miller, Centerville Justice Court Judge
Steve Thacker, City Manager
Lisa Romney, City Attorney
Jacob Smith, Management Services Director
Marsha Morrow, City Recorder
Mackenzie Wood, City Recorder Trainee
Paul Child, Centerville Police Chief
Katie Rust, Recording Secretary

MUSICAL NUMBERS
Reading Elementary 4th Grade Choir
Viewmont High School Madrigals Choir

PLEDGE OF ALLEGIANCE
BSA Troop 519

PRAYER
John Hollingshead

SWEARING-IN CEREMONY
Following remarks by Former-Mayor Paul Cutler, Mayor-Elect Clark Wilkinson and Police Chief Paul Child recognized and thanked Paul Cutler for his 12 years of service to the community as Council Member and Mayor. Judge David Miller conducted the swearing-in of Mayor Clark Wilkinson and Council Members Tamilyn Fillmore and Stephanie Ivie. Mayor Wilkinson expressed appreciation and excitement for the opportunity to serve as Mayor.

The ceremony ended at 6:43 p.m.

Marsha L. Morrow, City Recorder
Katie Rust, Recording Secretary

Date Approved
Jan. 16, 2018
Minutes of the Centerville City Council meeting held Tuesday, January 2, 2018 at 7:00 p.m. at Centerville City Hall, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Mayor Clark Wilkinson
Council Members Tamilyn Fillmore
William Ince
Stephanie Ivie
George McEwan
Robyn Mecham

STAFF PRESENT Steve Thacker, City Manager
Lisa Romney, City Attorney
Jacob Smith, Management Services Director
Marsha Morrow, City Recorder
Jolene Jackson, City Treasurer
Cassie Younger, Assistant Planner
Kevin Campbell, City Engineer
Katie Rust, Recording Secretary

VISITORS Interested Citizens (see attached sign-in sheet)

PRAYER OR THOUGHT Councilwoman Ivie

PLEDGE OF ALLEGIANCE

RECOGNITION OF TINGEY FAMILY DONATION

On behalf of the community, Former-Mayor Cutler thanked the Tingey Family for their donation of funds for a park pavilion at the Community Park Expansion Area. Earl Tingey spoke of his family's history in Centerville and their desire to give something back to the community. City Manager Thacker commented that the William W. "Bill" and Sylvia Tingey Pavilion is scheduled for construction in 2018.

RECOGNITION OF CITY RECORDER

Mayor Wilkinson recognized City Recorder Marsha Morrow for her 26 years of service in the City Recorder's Office. Mr. Thacker mentioned some of the significant improvements implemented during her years of service, and expressed appreciation for her loyal, steady, and calm support. Ms. Morrow will retire from the Recorder's Office on January 13th.

OPEN SESSION

No one wished to comment.

MINUTES REVIEW AND ACCEPTANCE

The minutes of the December 5, 2017 Council meeting were reviewed. Councilwoman Fillmore suggested changes. Councilman McEwan made a motion to accept the December 5, 2017 minutes as amended. Councilman Ince seconded the motion, which passed by unanimous vote (5-0).
SUMMARY ACTION CALENDAR

a. Appointment of City Recorder – Resolution No. 2018-01
b. Appointment of City Treasurer – Resolution No. 2018-02
c. Approve recording secretary agreements – Connie Larson and Katie Rust
d. Approve recording secretary agreement – Avalon Comly

Councilman Ince made a motion to approve all four items on the Summary Action Calendar. Councilwoman Fillmore seconded the motion, which passed by unanimous vote (5-0).

PUBLIC HEARING – ZONING CODE AMENDMENTS – LOT WIDTH STANDARDS IN HILLSIDE OVERLAY ZONE

On November 8, 2017, the Council passed an ordinance to amend the Hillside Overlay, developing a "tiered" width standard for Residential-Low (R-L) lots in Hillside Zones, depending on slope. Cassie Younger, Assistant Planner, explained that the applicant, Fred Hale, would like to see a similar amendment for those lots in Agricultural Zones located within the Hillside Overlay. The Zoning Code currently requires a minimum width of 125 feet at the setback regardless of the slope for agricultural property in the Hillside Overlay. Ms. Younger explained the required width is intended to ensure sufficient space for adequate retention systems on sloped properties, but pointed out that the slope on properties within Hillside Zones varies greatly. She presented the following proposed minimum lot widths for A-L in the Hillside Overlay.

<table>
<thead>
<tr>
<th>Minimum Lot Width Development Standards</th>
<th>Residential-Low (approved 11/8/2017)</th>
<th>Agricultural-Low (proposed)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hillside, &lt;10% slope</td>
<td>60' (interior lot)</td>
<td>80'</td>
</tr>
<tr>
<td>Hillside, between 10% and 15% slope</td>
<td>80' at setback</td>
<td>100' at setback</td>
</tr>
<tr>
<td>Hillside, &gt;15% slope</td>
<td>100' at setback</td>
<td>125' at setback</td>
</tr>
</tbody>
</table>

The minimum lot size in Agricultural Zones is 0.5 acre. Councilwoman Fillmore said she appreciates the flexibility the proposed amendment would provide. Mayor Wilkinson opened a public hearing at 7:29 p.m., and closed the public hearing seeing that no one wished to comment. Responding to a question from Councilman McEwan, Ms. Younger stated she does not know what rationale generated the current 125-foot width requirement. Councilman Ince stated he can see potential difficulties in having extremely deep properties, and he would prefer to see agricultural properties remain wider to avoid those potential difficulties. Councilwoman Fillmore responded that minimum lot width for regular Agricultural Zones is 80 feet. The 125-foot minimum only applies to Agricultural Zones in the Hillside Overlay to accommodate retention on sloped properties. The proposed amendment acknowledges that not all properties have the same slope.

Mr. Thacker commented that the applicant desires to develop a dead-end street into a cul-de-sac with wedge-shaped frontages. The property is not significantly sloped, and the 125-foot width would be difficult to accommodate for some of the lots. Councilwoman Fillmore made a motion to approve Ordinance No. 2018-02 amending Section 12.42.040 of the Centerville Zoning Code regarding lot width standards for agricultural lots within the Hillside Overlay Zone. The motion failed for lack of a second.
Councilman McEwan said it would be helpful to know how the proposed amendment would affect other properties, and how denial of the proposed amendment would affect the applicant. Mr. Thacker suggested the Council table the matter and request the applicant be present at the next Council meeting. Councilwoman Ivie commented that the Hillside Overlay is sensitive, and she is nervous about adjusting the entire Overlay to accommodate a single subdivision. Councilwoman Ivie made a motion to table the issue to the next Council meeting. Councilman Ince seconded the motion. Ms. Romney stated it would be possible to prepare a map of remaining agricultural parcels in the Hillside Overlay, but she pointed out that most of the property owners would request a rezone to residential to develop. Councilman McEwan said he would like to know the number and topography of remaining agricultural lots in the Hillside Overlay. The motion to table the issue and direct staff to obtain data on agricultural lots in the Hillside Overlay passed by majority vote (4-1), with Councilwoman Fillmore dissenting.

PUBLIC HEARING – MUNICIPAL CODE AND ZONING CODE AMENDMENTS – DEFERRAL AGREEMENTS

As a result of a recent improvement deferral request regarding installation of a sidewalk, the Council instructed staff to refine and fix subtle inconsistencies between the City’s Municipal Code and the Zoning Ordinance regarding such requests. Ms. Romney presented drafted revisions for both regulatory codes. A majority of the Council indicated approval for the flexibility provided by the proposed revisions.

Mayor Wilkinson opened a public hearing 7:53 p.m., and closed the public hearing seeing that no one wished to comment. Councilman McEwan stated he is in favor of developers paying the full cost of improvements, but acknowledged that deferral agreements have helped individuals in situations of financial hardship. He suggested the City grant automatic deferrals for wounded military personnel for whom a remodel is necessary due to an injury sustained in the line of duty. Councilman Ince suggested the same automatic deferral should be granted to first responders. Ms. Romney said she feels such situations would be covered by the language presented. Councilwoman Fillmore said she would be comfortable approving the language presented, and giving staff time to respond to the proposal. Councilman Ince made a motion to table the matter to the next meeting to allow staff time to consider and make recommendations regarding deferrals for military service personnel and first responders. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).

PUBLIC HEARING – PARK IMPACT FEE AMENDMENTS

In November 2017 the Council directed staff to review/update the Park Impact Fee study to determine if an increase in the park impact fee is justified. Jake Smith, Management Services Director, explained that the update supports an increase in the park impact fee from the current amount of $2,057 per residential unit to a maximum amount of $2,869.

Mayor Wilkinson opened a public hearing at 8:07 p.m., and closed the public hearing seeing that no one wished to comment. Councilwoman Fillmore made a motion to approve Ordinance No. 2018-03 amending and adopting a park impact fee facilities plan and analysis and an increased park impact fee of $2,869. Councilman McEwan seconded the motion, which passed by unanimous vote (5-0).

FEE SCHEDULE AMENDMENTS – EMPLOYEE RESIDENT STATUS

The Employees Association requested the City Council consider providing current and former employees with resident status for purposes of certain fees charged by the City, such as cemetery burial fees, park pavilion reservation fees, and City recreation fees. Ms. Romney informed the Council that the City also makes a resident/non-resident distinction for the cost of
fingerprinting. Councilman Ince stated he would like to be able to recognize residents and employees for a time after they move away or end employment, but acknowledged the difficulty it would create. Councilman Ince made a motion to approve Resolution No. 2018-03 as prepared, amending various sections of the Centerville Fee Schedule to provide current employees resident status for purposes of certain fees. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).

**1250 WEST PATHWAY PLAN**

The City submitted a Letter of Intent in October 2017 to Wasatch Front Regional Council (WFRC) for federal funding for pedestrian and bicycle paths in the 1250 West corridor. The next step is submittal of a concept report to WFRC by January 18, 2018. Mr. Thacker explained the single, multi-use pathway along the west side of 1250 West from Parrish Lane to 1275 North proposed by staff. A majority of the Council indicated support for moving forward. Mr. Thacker expressed a hope that part of the required match would be satisfied by the developer of property on the northwest corner of Parrish/1250 West. The RDA could also provide some of the match by using some tax increment generated in the Bamard Creek CDA.

**MAYOR'S REPORT**

Mayor Wilkinson stated he may recommend appointments to committees at the next Council meeting. He expressed a desire to continue reaching out in the community, and encouraged Council members to do the same.

**CITY MANAGER'S REPORT**

- Mr. Thacker provided the Council with a list of 2017 projects and issues, and a list of 2018 projects and issues.
- Mr. Thacker updated the Council regarding eventual extension of 1250 West.
- The Council is scheduled to meet in a work session with Legislators on January 16th prior to the regular Council meeting.
- The Council scheduled a joint work session with the Planning Commission to discuss South Main Street on January 17th, and a work session to discuss Pages Lane on February 6th prior to the regular Council meeting.
- Registration for Local Officials Day at the Legislature is due Wednesday, January 17th.
- A retirement lunch for Marsha Morrow is scheduled to take place on January 10th.

**ADJOURNMENT**

At 8:55 p.m., Councilwoman Fillmore made a motion to adjourn the meeting. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).