Minutes of the Centerville City Council meeting held Tuesday, February 6, 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
Cory Snyder, Community Development Director
Paul Child, Centerville Police Chief
Dave Walker, Drainage Utility Supervisor
Bruce Cox, Parks and Recreation Director
Kevin Campbell, City Engineer
Katie Rust, Recording Secretary

VISITORS

Spencer Packer, Whitaker Museum Board Chair
Nancy Smith, Whitaker Museum Board
Lisa Sommer, Whitaker Museum Director
Interested Citizens (see attached sign-in sheet)

PRAYER OR THOUGHT

Councilwoman Mecham

PLEDGE OF ALLEGIANCE

OPEN SESSION

No one wished to comment.

MINUTES REVIEW AND ACCEPTANCE

The minutes of the January 16, 2018 work session and regular Council meeting were reviewed. Councilman Ince made a motion to accept both sets of minutes. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).

SUMMARY ACTION CALENDAR

- Purchase of two Ford Police Interceptor SUVs and one Ford Explorer SUV from Performance Ford in the total amount of $90,032 for the Police Department
- Terminate warranty for Schultz Subdivision
- Parrish Creek Subdivision Waterline Bid Awards
Councilwoman Fillmore made a motion to accept all three items on the Summary Action Calendar. Councilwoman Ivie seconded the motion, which passed by unanimous roll-call vote (5-0).

PUBLIC HEARING – FINAL SUBDIVISION – RIGBY COURT

On January 24, 2018, the Planning Commission reviewed and recommended for approval the proposed Final Subdivision Plat for the Rigby Court Subdivision. Cory Snyder, Community Development Director, explained the proposed Final Subdivision Plat and answered questions from the Council. Fred Hale, applicant, mentioned he would like the possibility for the required setback to be reduced. Mr. Snyder said staff has not evaluated the property for possible setback reduction, but he suspects the property does not have the necessary slope to qualify. Ms. Romney referred to the Hillside Overlay requirements for setback reduction and confirmed that the property is not eligible.

Mayor Wilkinson opened a public hearing at 7:22 p.m.

Doug Hancey – Mr. Hancey stated he lives directly across from the proposed subdivision. He said he does not have any problems with the proposed plans. He has lived at that location for 30 years and watched the drainage and slopes. Mr. Hancey said he would prefer the proposed subdivision to not have sidewalks.

Councilman Ince said he agrees with Mr. Hancey’s comment about sidewalks at that location. Mr. Snyder responded that the City recently amended the delayed improvement requirements. It may be possible for the improvements to be delayed. City Manager Thacker pointed out that sidewalks are important for pedestrian safety, especially for children. Mr. Hancey responded that the cul-de-sac portion of the development will be flat, but the slope of Jennings Lane is not conducive to children riding bikes and skating. The Mayor closed the public hearing at 7:28 p.m.

Councilman McEwan made a motion to approve the Final Subdivision Plat for Rigby Court Subdivision located at approximately 150 East Jennings Lane, subject to the following conditions and findings. Councilman Ince seconded the motion, which passed by unanimous vote (5-0).

Conditions:

1. The Final Recordable Subdivision Plat shall reflect the lot layout and engineering dated December 27, 2017, or as amended by the City in preparation of its recording.
2. The Final Plat shall provide a plat note indicating that a City right-of-way “encroachment permit” is required for construction of and use of the alley’s drive access point from the public roadway.
3. Weber Basin Water shall provide written acceptance of the secondary water infrastructure plans to establish this service to the subdivision, prior to the recording of the subdivision plat with Davis County.
4. The subdivision construction plans shall be deemed acceptable to the City Engineer prior to recording of the subdivision plat with Davis County.
5. A Final Paper Plat shall be submitted to the City Recorder’s office to be reviewed by the City staff to ensure plat compliance with City’s approved format, approved final layout, survey standards, and owner dedications. Such paper plat shall be deemed
acceptable by the City Attorney and City Engineer prior to preparation and submittal
of the final recordable linen plat to the City.

6. A Preliminary Title Report shall be submitted to the City with the Final Paper Plat
Submittal to the City Recorder.

7. The required improvement bond and associated fees shall be prepared, reviewed,
and paid prior to the recordation of the subdivision plat with Davis County.

8. After the plat recording, a preconstruction meeting shall be held with the City that
includes all parties that are installing the public and utility service infrastructure.

Findings:

a) The Planning Commission finds that Final Plat and Plans are consistent with the
previous Conceptual Plan Acceptance directives and Preliminary Subdivision Plan
Approval.

b) The Planning Commission finds that the final subdivision complies with the
applicable regulations of the subdivision and Hillside Overlay ordinances.

MUNICIPAL CODE AMENDMENTS – CMC 10.03.120 – FIRE CODE APPENDICES

In the 2017 General Session, the Utah Legislature adopted HB 281 amending various
provisions of Title 15A of the Utah Code relating to State construction and fire code provisions
for fire safety and fire flow rates. Staff has reviewed these amendments and recommends
adoption of Appendices A-D to the International Fire Code (2015) specifically regarding the fire
board of appeals, fire flow rates, fire hydrants, and fire access roads.

Councilwoman Fillmore made a motion to approve Ordinance No. 2018-07 regarding
the adoption of Appendices A-D of International Fire Code (2015). Councilman McEwan
seconded the motion. Responding to a question from Councilman Ince, Mr. Snyder explained
how the amendments will affect the city. The motion passed by unanimous vote (5-0).

FUNDING FOR WHITAKER MUSEUM PROJECTS

Spencer Packer, Whitaker Museum Board Chair, presented proposed funding options to
complete current Whitaker Museum projects (attached). Mr. Thacker clarified Museum Fund
balances, pointing out that the Whitaker Museum Fund will have received approximately
$10,000 less in FY 2017 and FY 2018 RAP Tax allocation than shown on the sheet provided by
Mr. Packer. The Council could decide to fund the additional $10,000 from RAP Tax
contingency. The City Council reviewed the current projects list. Councilman McEwan
expressed surprise at the lack of fire suppression equipment at the Whitaker Museum
considering the number of years the Museum has been a City-owned facility.

Councilwoman Ivie encouraged the Museum Board to apply for the CLG grant
mentioned by Mr. Packer. The Council discussed with Mr. Packer the type of projects that
would qualify for the CLG grant. Councilwoman Ivie said she favors the second option on the
sheet provided by Mr. Packer, which involves use of the Museum’s current allocated RAP Tax
amount supplemented by $27,859 from RAP Tax contingency. Councilwoman Fillmore
emphasized her desire to enable the Museum Board to complete current projects, and said she
would be in favor of advancing the use of a portion of the Museum’s FY 2019 RAP Tax
allocation as recommended in the staff report. Councilwoman Fillmore pointed out there are
multiple groups in the community interested in benefiting from RAP Tax funds, and said she
would like the Council to put a policy in place for allocation of RAP Tax contingency. Councilwoman Ivie responded that she would like to take care of the safety and liability issues at the Museum first, and worry about putting an application policy in place for future contingency funds when liability issues are resolved.

Mr. Thacker explained that the City may receive less park impact fee revenue than anticipated in Fiscal Year 2019. He suggested waiting to allocate RAP Tax contingency until it is known whether or not the Museum will receive the CLG grant, how much will be needed to complete planned park projects, and how much money other groups request.

Councilman McEwan said he believes use of contingency funds should be at the discretion of the legislative body, without a lot of guidelines. Councilman McEwan made a motion to instruct staff to this week consult with appropriate fire authorities to obtain a recommendation for proper fire protection equipment for the Whitaker Museum and purchase said equipment, funded from General Fund Contingency, not to exceed $1,000. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).

Mayor Wilkinson stated he would want to look at and consider the needs of other groups in the community before allocating RAP Tax contingency. Councilman Ince said he believes contingency funds need to be available for emergencies, not for projects that are planned and part of a regular budget. Mr. Thacker explained that the analysis provided to the Council assumed that the 5% RAP Tax contingency through November of 2017 would be allocated to park projects. He said he does not object to the Council authorizing the use of approximately $11,000 in RAP Tax contingency that would be available from December 2017 through June 2018, but recommends the Museum Board apply for grant funding — to be matched by the Museum’s FY 2019 RAP Tax allocation — to provide the remaining funding requested.

Councilwoman Ivie made a motion to move forward with Option 2, providing $27,859 from RAP Tax Contingency to complete current Whitaker Museum projects. Councilman McEwan seconded the motion. Councilman Ince stated that, considering the potential for emergencies, he cannot support allocating more than a year’s worth of contingency funds with so much of the year left. The motion passed by majority vote (3-2), with Councilmembers Fillmore and Ince dissenting.

**BULK GREEN WASTE ALTERNATIVE PROGRAM**

In January 2017, after considerable discussion, the Council agreed with staff’s recommendation to discontinue the traditional spring bulk green waste pickup, but not until 2018. The Council agreed to replace it with an alternative that provides designated locations where residents can take their green waste on designated days. Dave Walker, Drainage Utility Supervisor, explained details of the proposed alternative program. He suggested the west parking lot at Smoot Park and the lower level of Island View Park adjacent to 700 East as two drop-off locations. Councilwoman Mecham expressed concern that two drop-off locations is not enough. Mr. Walker responded that providing more locations would increase the cost. The Council and staff discussed costs involved with providing the service. Councilman McEwan emphasized the need to make sure citizens know to cover their loads when they deliver the green waste.

Councilwoman Mecham said she feels some of the money saved by not going house to house should be allocated to providing more drop-off locations. Bruce Cox, Parks and Recreation Director, mentioned that one cost that has not been considered is the effect on park
infrastructure. The parking lots are not designed to take repeated weight of large trucks. He suggested the parking lot at Freedom Hills Park might work if another location is needed. Councilwoman Mecham expressed concern for residents, particularly older residents, who do not own a truck or other vehicle that can transport green waste. Mr. Thacker suggested that, if the Council is willing to pay for it, staff could approach owners of the Pages Lane commercial area to request use of the parking lot.

Mr. Walker explained that citizens with large loads will be encouraged to drop off at the Smoot Park location because of limited storage space at Island View Park. Mr. Thacker asked Mr. Walker if it would be possible to have the green waste at the Island View Park location removed after the first Saturday to increase capacity for the second Saturday. Mr. Walker responded it may be possible. Responding to the comment about covering loads of green waste, Chief Child clarified that State law requires loads to be secured, not necessarily covered.

A majority of the Council indicated support for moving forward as discussed, with drop-off dates set for April 7th and 14th. The Council expressed confidence in the spirit of service in Centerville, and the hope that neighbors will help each other. Councilman Ince suggested sending information on the green waste drop-off to every Scout troop in the City as a possible service project.

COMMUNITY PARK EXPANSION PROJECT

Staff reported bid results for Phase 3 of the Community Park Expansion Project and the Tingey Pavilion. Councilman Ince made a motion to award bid to Sonntag Recreation for construction of a pavilion (Mesa Roof – alternate 3) in the amount of $34,540. Councilman McEwan seconded the motion, which passed by unanimous vote (5-0).

Mr. Thacker reported that both bids received for Phase 3 were well below the Engineer's Estimate. The Council and staff discussed the timing of the loan from the South Davis Recreation District and the timing of construction. Mr. Thacker provided a Cash Flow Analysis for Park Improvements Funding (attached), and pointed out how the decision earlier in the meeting to allocate RAP Tax Contingency for the Whitaker Museum affects the analysis.

Councilwoman Fillmore explained the Recreation District Attorney has suggested a lease arrangement rather than a loan. Under the lease agreement, the Recreation District would have priority scheduling of the two new sports fields in the Community Park Expansion area. The lease term and priority scheduling terms are still under negotiation. The Recreation District is requesting a five-year lease term and priority scheduling for ten years. The Council and staff discussed terms, as well as possibly defining the District’s programs that will receive priority scheduling. The Council will review and potentially approve an agreement after a special meeting of the Recreation District Board.

The Council took a break at 10:17 p.m. and returned at 10:27 p.m.

MAYOR'S REPORT

Mayor Wilkinson reported that he has met with City employees in several groups to learn more about the City and the employees.
APPOINTMENT

On recommendation from the Mayor, Councilman Ince made a motion to reappoint Gary Goff to another two-year term on the Community Foundation Board. Councilwoman Mecham seconded the motion, which passed by unanimous vote (5-0).

CITY MANAGER'S REPORT

- City Manager Thacker reported that UTA has completed designs for improvements at three bus stops in Centerville.
- A joint work session with the Planning Commission is scheduled for February 21st at 6:30 p.m.
- The City's current contract with ACE Disposal expires on June 30, 2018. Staff have put together a Solid Waste Collection Services RFP. Councilwoman Fillmore suggested making green waste cans available for recycling waste instead of regular waste during winter months. Councilmembers Ivie and Mecham expressed concern that the change would increase prices too much. A majority of the Council agreed to include the proposed change in the RFP as an alternative.
- Councilwoman Ivie pointed out that the second scheduled Council meeting in March conflicts with caucus night. She suggested moving the meeting from Tuesday, March 20th, to Wednesday, March 21st. The meeting change will be included on the Summary Action Calendar of the February 20th meeting agenda.
- Councilwoman Fillmore made a motion to designate Steve Thacker as the Local Project Manager for the Frontage Road Bike Lane Project, including authority to approve contracts recommended by UDOT. Councilman Ince seconded the motion, which passed by unanimous vote (5-0).
- The Council will meet in a special meeting to consider a recruiting strategy for police officers on Thursday, February 8th at 5:30 p.m.

ADJOURNMENT

At 10:49 p.m., Councilwoman Ivie made a motion to adjourn the Council meeting and move to a closed session in Council Chambers to discuss pending or reasonably imminent litigation and character and competency of an individual, with no intention to return to regular meeting. Councilman Ince seconded the motion, which passed unanimously (5-0). In attendance at the closed meeting were: Clark Wilkinson, Mayor; Councilmembers Fillmore, Ince, Ivie, McEwan, and Mecham; Steve Thacker, City Manager; Lisa Romney, City Attorney; Paul Child, Centerville Police Chief; and Katie Rust, Recording Secretary.

Mackenzie Wood, City Recorder

Katie Rust, Recording Secretary

2.20.2018

Date Approved
Minutes of the Centerville City Council work session held Tuesday, February 6, 2018 at 5:45 p.m. in the Centerville City 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

Steve Thacker, City Manager
Lisa Romney, City Attorney
Cory Snyder, Community Development Director
Cassie Younger, Assistant Planner
Katie Rust, Recording Secretary

STAFF ABSENT

Jacob Smith, Management Services Director

DISCUSSION REGARDING PAGES LANE CORRIDOR

On November 8, 2017, the Council tabled discussion on General Plan amendments recommended by the Planning Commission for the Pages Lane corridor, agreeing to meet in a work session to continue discussion. Cory Snyder, Community Development Director, presented the following proposed policies for the Western and Eastern Block segments along the south side of Pages Lane.

Western Block Segment (Main Street to 200 East) – Proposed Policies

- Next 0-5 Years
  - Medium to High Commercial Uses
  - Any residential component is subject to the PDO Approval Provisions of the Zoning Code
- Following 5-15 Years
  - Consider re-introducing Pages Lane Gateway Mixed Use of the South Main Street Corridor (SMSC) Overlay Zone or other mixed use options

Eastern Block Segment (200 East to 400 East) – Proposed Policies

- Goal #1: Block Segment Re-development
  - Objective A – Consider allowing residential uses (initial area must be 2-3 ac.)
  - Objective B – Allowing up to a medium density with design expectations
  - Objective C – Buffer expectation to be located between Western and Eastern Block segments
  - Objective D – Residential layout needs to accommodate future residential redevelopment potentials

- Goal #2 Option A: Open Space Element – prior to rezoning for residential re-development
  - Objective A – Re-evaluate and consider additional park space needs for this neighborhood
  - Objective B – As part of the evaluation review passive verses active use open spaces
  - Objective C – If park space is to be developed, make it a sufficient size to be a meaningful public space
Centerville City Council Work Session
Minutes of Meeting of February 6, 2018

1. Objective D – Use the park space as a buffer between the two block
   segments
2. Goal #2 Option B: Open Space Element – Public/Private Partnership with
   redevelopment
   a. Objective A – In partnership with residential redevelopment, establish
      private/public open space feature – preferably an active space element
   b. Objective B – As part of the partnership, consider use of development related
      park impact fees and other funding options
   c. Objective C – Park feature ought to be 1 to 1.5 acres in size
   d. Objective D – Use the park feature as a buffer between the two block
      segments

Mr. Snyder stated the Planning Commission seemed very committed to the idea of a
meaningful open space element. Councilwoman Fillmore commented that the size of proposed
open space seems like a pocket park. Councilwoman Mecham agreed that 1.5 acres is not a
very big park. Councilman McEwan pointed out that the open space may become a type of
holding area for unattended children while adults shop in neighboring businesses. He
mentioned that a 1.5 acre park is too small to be a destination park for families. The Council
discussed the financial difficulty associated with establishing and maintaining park space.
Councilwoman Fillmore suggested the Council should analyze the City’s potential for monetary
benefit from the area.

Mr. Snyder expressed the opinion that redevelopment at six units per acre is not likely
given the current asking price of the property. He said property owners have expressed the
opinion that mixed-use should be allowed in the Eastern Block if it is allowed in the Western
Block. Councilman Ince said he has heard that mixed-use on the opposite side of Main Street
(in Bountiful) has struggled. Councilwoman Mecham commented that density is what makes
mixed-use viable, and she is not interested in allowing more than six units per acre.

Councilwoman Mecham said her first choice for the Eastern Block would be commercial.
The property owners have expressed a desire for the property to remain commercial, and the
property owners expressed a belief that stating the possibility for residential in the General Plan
would be akin to rezoning residential and devaluing the property. Councilwoman Mecham
pointed out that the property is worth what someone is willing to pay. The General Plan is a
zoning concept, not an actual zoning change. She stated she does not believe it is the City’s
responsibility to make sure property is worth a certain amount of money. Councilman Ince said
he is not opposed to commercial, residential, or mixed-use at that location, but he does not
believe mixed-use would work. Responding to a question from Mayor Wilkinson, Mr. Snyder
explained that indoor storage requires Commercial-Very High or Industrial Zoning. Councilman
Ince said he believes indoor storage, in the right situation, could be a benefit.

Councilwoman Mecham said she believes zoning is not the problem on that property –
she believes the price of the property has been set too high. Councilman Ince stated the
property devalued when the expected freeway exit was not put at Pages Lane. Councilwoman
Fillmore said she believes it is the Council’s responsibility to identify what the City wants in that
area, and balance that goal with market viability. Councilman McEwan stated he would agree
with changing the General Plan to signal residential. The Council discussed the viability of
requiring park space in the Eastern Block, and a majority of the Council agreed that requiring
open park space is not viable. Councilwoman Fillmore said she views the whole Eastern Block
as a gradual transition to the residential neighborhood to the east. Mr. Snyder advised the
Council that some type of open space buffer will be needed between uses. The 40% open
space required for a PDO could be oriented to provide a buffer. Councilwoman Mecham agreed
that residential should not be put right up next to Deseret Industries.
Councilman McEwan stated he does not believe commercial is viable at that location. He said his preference would be to signal City support for significant, meaningful residential projects in the area. Councilman McEwan said he would be willing to work within existing uses, but would like to signal a desire to transition to residential. Councilwoman Fillmore emphasized that PDO-only language should be included for residential in the Eastern Block. Councilman Ince said he does not see the buffer as being critical, since commercial has been at that location for a long time. Ms. Romney stated the buffer would not necessarily need to take a lot of space.

A majority of the Council agreed the recommended park/open space requirement should not be included in the amendment. The Council discussed commercial viability of the property. Staff was directed to re-notice a change to the General Plan.

ADJOURNMENT

The work session was adjourned at 6:54 p.m.

Mackenzie Wood, City Recorder

Date Approved

Katie Rust, Recording Secretary