

1 Minutes of the Centerville City Council meeting held Wednesday, March 21, 2018 at 7:00 p.m.
2 at Centerville City Hall, 250 North Main Street, Centerville, Utah.

3
4 **MEMBERS PRESENT**

5
6 Mayor Clark Wilkinson

7
8 Council Members William Ince
9 Stephanie Ivie
10 Robyn Mecham

11
12 **MEMBERS ABSENT** Tamilyn Fillmore
13 George McEwan

14
15 **STAFF PRESENT** Steve Thacker, City Manager
16 Lisa Romney, City Attorney
17 Jacob Smith, Management Services Director
18 Bruce Cox, Parks and Recreation Director
19 Cory Snyder, Community Development Director
20 Cassie Younger, Assistant Planner
21 Marcus Arbuckle, Keddington & Christensen
22 Katie Rust, Recording Secretary

23
24 **VISITORS** Interested Citizens (see attached sign-in sheet)

25
26 **PRAYER OR THOUGHT** Councilman Ince

27
28 **PLEDGE OF ALLEGIANCE**

29
30 **OPEN SESSION**

31
32 Adam Alba – Mr. Alba said his family attended the meeting to show support for the Trails
33 Committee proposal for mountain bike trails on the hillside. He said he would love to see the
34 Council pursue grants proposed by the Trails Committee to establish the proposed trails.

35
36 Eli Alba – Eli said he loves riding his bike with his Dad on bike trails. He said he hopes
37 the City builds a bike trail for kids soon. He suggested a parking lot for the cars, as well as
38 campsites.

39
40 Oliver Alba – Oliver said Eli's comments made him think it would be fun to go on a bike
41 ride.

42
43 Bruce Collet – Mr. Collet said he lives on Island View Circle and owns an additional 1.5
44 acres, used for gardening, on the hillside east of Island View Circle. He showed an original
45 subdivision map. Mr. Collet said it is his desire for his property to remain open access. He
46 expressed concerns with the trails proposed directly east of his property. Mr. Collet said he has
47 to help people get their vehicles unstuck on the road above his property several times a year,
48 and he would love to be able to restrict access to the road. Garden tools and equipment stored
49 in a small shed on the property frequently go missing. He said he would prefer the City
50 construct the bike trails above the firebreak road. He said he feels bike trails below the
51 firebreak road would encourage people to come down to his property and get stuck. Mr. Collet

1 said he assumes the property has development potential, and a good buffer needs to be
2 maintained. He said he has no problem with people crossing his property to access the hillside,
3 but he would like to maintain private access.
4

5 Patricia Marsh – Ms. Marsh said she lives on Island View Circle. She stated that any
6 type of traffic on the hillside pushes soil down to their property. She asked if the neighborhood
7 has been canvassed for public reaction. She said she would prefer the trails, if they are built, to
8 stay east of the firebreak road, to leave a buffer from noise, traffic, and erosion for those below.
9 She said she believes parking would be an issue, as well as restrooms and fires. Ms. Marsh
10 stated that motor use in the bowl area creates a dust cloud that dumps onto the residential
11 properties below.
12

13 Dale Perry – Mr. Perry said he lives at the mouth of the canyon used to access the
14 property proposed for the trails. He said his concern is not the trails, but the speeding
15 motorcycle traffic through the neighborhood. He is concerned about parking and speeding
16 traffic, and would like to see enforcement of speeding in the neighborhood. Mr. Perry
17 suggested providing a parking area higher on the hill away from the top of 100 South.
18

19 Jeff Hale – Mr. Hale showed a video he put together to demonstrate the hazard caused
20 by a large drainage pond that often develops on 400 East at the base of 900 South during times
21 of rain or snow. The video showed children trying to jump over the puddle to get to school
22 without getting feet wet. Mr. Hale said he is a civil engineer. He provided a Google Earth image
23 of the area (attached) with drainage catch basins highlighted, and stated that a catch basin is
24 needed at the 900 South/400 East intersection to prevent the pond.
25

26 Grover Marsh – Mr. Marsh said the Collet hillside connects to his backyard. He said he
27 is concerned the City is rushing into the proposed bike trail situation without enough thought.
28 The neighborhood has not been canvassed. Mr. Marsh said he has been involved with grants
29 in the past, and he is curious to know the details on the grant application. He asked if a study
30 has been done on the noise, restrooms, and other mitigation issues. He asked how the trails
31 would restrict future use of the property. He asked what other trails are available in the area,
32 and pointed out that people can ride bikes on the hillside as it is now. Mr. Marsh expressed the
33 opinion that the proposed trails could adversely impact the value of the homes below, and
34 speculated that it might be considered some type of taking. He asked if snowmobiles would be
35 allowed to use the trails in winter. Mr. Marsh stated he hopes there is real consideration of the
36 issue.
37

38 Bruce Collet – Mr. Collet said he has seen runners and bikers almost overrun on the
39 existing road by motor vehicles. He said he believes there are a lot of existing trails that could
40 be used better without needing the proposed lower trails.
41

42 Jim Stephens, President of Centerville Small Arms Association – Mr. Stephens said he
43 feels the hillside should be land of multiple opportunities, but he has some safety concerns with
44 the proximity of the proposed trails to the gun range. The Small Arms Association has put up a
45 cable to prevent those on motorcycles and 4-wheelers from using the range access road. Mr.
46 Stephens stated the gun range is an important part of Centerville, and he is worried the
47 proposed trails would infringe on the safety zone. Danger will be increased if the cable is cut to
48 accommodate bike trails.

1 **MINUTES REVIEW AND ACCEPTANCE**
2

3 The minutes of the March 6, 2018 Council meeting were reviewed. Councilman Ince
4 made a **motion** to accept the minutes. Councilwoman Mecham seconded the motion, which
5 passed by unanimous vote (3-0).
6

7 **CONTRACT FOR SOLID WASTE COLLECTION SERVICES**
8

9 Centerville City's contract with ACE Recycling and Disposal is set to expire June 30,
10 2018. Jake Smith, Management Services Director, presented a bid analysis for solid waste
11 collection services. Staff recommends accepting the bid from ACE Disposal, which submitted
12 the lowest cost overall for all three services – solid waste, green waste, and recycling. Mr.
13 Smith said he was advised that using the green waste containers for recycling in the off season
14 is not recommended because of contamination. Beth Holbrook, representing Waste
15 Management, emphasized that contamination and cleanliness of material submitted for
16 recycling matters. Mercedes Anto, representing ACE Disposal, explained that years ago the
17 material for recycling was not expected to be as clean because the market for recycling was
18 good. The market has changed, and material submitted for recycling now needs to be relatively
19 clean. Staff reported positive feedback regarding the existing relationship with ACE Disposal.
20

21 Councilwoman Ivie made a **motion** to award a solid waste collection services contract to
22 ACE Disposal, subject to the approval of a contract document in a later meeting. Councilman
23 Ince seconded the motion, which passed by unanimous vote (3-0).
24

25 **PUBLIC HEARING – FINAL SUBDIVISION – MOSS ACRES**
26

27 Cassie Younger, Assistant Planner, explained the request for Final Subdivision Plat
28 approval for the Moss Acres Subdivision located at 2026 North Main. Responding to a question
29 from Councilman Ince, Ms. Younger stated there is space for a small home to be built outside
30 the specified fault line if the existing home is ever removed. Chad Morris, applicant, said he
31 believes the price difference between the different lots will allow a difference in home building
32 within the subdivision. He said he would like the existing home to remain, but does not want it
33 listed on the National Historic Register. Ms. Younger commented that the existing home is
34 included on the Centerville City Significant Sites list, but no improvement restrictions are
35 imposed.
36

37 Mayor Wilkinson opened a public hearing at 7:53 p.m.

38
39 Grover Marsh – Mr. Marsh asked if the existing home is seismically safe.
40

41 Cory Snyder, Community Development Director, responded that the home exists and
42 has right to exist on that property. Building codes are in place to regulate any upgrades or
43 significant changes. He said it is safe to say the home does not meet seismic standards at this
44 time.
45

46 The Mayor closed the public hearing at 7:56 p.m. Councilman Ince made a **motion** to
47 approve the Final Subdivision Plat for the Moss Acres Subdivision located at 2026 North Main,
48 subject to the following conditions and findings. Councilwoman Ivie seconded the motion, which
49 passed by unanimous vote (3-0).

1 Conditions:
2

- 3 1. The Final Recordable Subdivision Plat shall reflect the lot layout and engineering
4 dated February 28, 2018, or as amended by the City in preparation of its recording.
5 2. A Final Paper Plat shall be submitted to the City Recorder's office to be reviewed by
6 the City staff to ensure plat compliance with City's approved format, approval final
7 layout, survey standards, and owner dedications. Such paper plat shall be deemed
8 acceptable by the City Attorney and City Engineer prior to preparation and submittal
9 of the final recordable linen plat to the City.
10 3. Plat Note Number 2 shall be edited to say "Maximum impervious coverage is 40% or
11 5,000 square feet per lot, whichever is less" before recording of plat.
12 4. Confirm proposed addresses with Public Works Director and label on the final plat
13 before recording.
14 5. Plat shall state the Centerville City Standards as approved by the City Engineer.
15 6. Applicant shall add "Name" to the Owner's Dedication and Acknowledgment before
16 recording of Final Plat.
17 7. Applicant shall add location and reference to Centerville City easement E#900358,
18 B#1367, P#723, prior to recording of the Final Plat.
19 8. Receive Final approval from the City Engineer of Final Plat, Construction Drawings
20 and Demolition Plan.
21 9. Applicant shall provide legal existence of MorrisRigby LLC.
22 10. Applicant shall correct the boundary description on the plat to match the one listed
23 on the title report, as approved by the City Attorney, before recording of the Final
24 Plat.
25 11. The applicant shall comply with the demolition of the existing out building located on
26 the south end of lot 4, which may remain IF the lot has been developed with a
27 primary use within 18 months from the date of plat recording. At the end of the 18-
28 month period, if the lot has not been developed for primary use, the developer shall
29 remove the structure prior to the City releasing the bond amount for its demolition
30 OR the City can call on the funds from the bond for demolishing the structure.
31 12. The required improvement bond and associated fees shall be prepared, reviewed,
32 and paid prior to the recordation of the subdivision plat with Davis County.
33 13. After the plat recording, a preconstruction meeting shall be held with the City that
34 includes all parties that are installing the public and utility service infrastructure.
35

36 Findings:
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- 38 a) The City Council finds that Final Subdivision Plans are consistent with the previous
39 Preliminary Plan Acceptance directives.
40 b) The City Council finds that the Final Subdivision Submittal, with the conditions
41 imposed, complies with the applicable regulations of the subdivision and Hillside
42 Overlay ordinances.
43 c) The City Council finds that the Final Subdivision Submittal, with the conditions
44 imposed, complies with the applicable regulations of the City's Zoning Ordinance,
45 regarding lot development within the R-L Zone.
46

47 FINANCIAL REPORT
48

49 Marcus Arbuckle presented a financial report for the 8-month period ending February 28,
50 2018.

TRAILS COMMITTEE PROPOSAL FOR ADDITIONAL TRAILS ON CITY PROPERTY

1
2
3 Mr. Thacker reported on the success of the recent open house regarding proposed
4 mountain bike trails on City-owned hillside property. He stated he personally feels the proposed
5 trails are an appropriate use of hillside property owned by the City. However, Mr. Thacker said
6 he cannot in good conscience recommend going forward with the project at this time due to
7 concerns about the existing access road and potential drainage problems. He recommended
8 the City proceed with a comprehensive drainage review of the entire 180 acres, funded by the
9 Drainage Utility Fund. He said an assessment of the access road is also needed, but
10 emphasized he would not want the access road to detract from funds needed to maintain
11 existing City roads. Mr. Thacker stated the Council needs to determine what uses they believe
12 are appropriate on the hillside property, and what the boundaries of those uses should be. He
13 added that an infrastructure plan should be prepared to ensure long-term sustainability.
14

15 Councilwoman Ivie said she loves the hillside and loves the enthusiasm for recreation,
16 but she is pleased with the recommendation to take the time to make sure the City gets the best
17 product possible. Mr. Thacker recommended the Council take a fieldtrip to the hillside to
18 discuss issues and concerns. Councilman Ince pointed out there have been a number of
19 negative comments about the bowl area used by motor vehicles. He said he recently read a
20 newspaper article about the creation of the bowl area in about 1930 to help replenish Centerville
21 aquifers during a time of drought. Mr. Thacker stated there is significant abuse occurring in the
22 area that needs to be considered and controlled. Mayor Wilkinson said he believes the
23 community as a whole likes the proposed bike trail project – it will simply be a matter of doing it
24 right.
25

26 Mr. Thacker explained that the grant the Trails Committee proposed applying for has a
27 10-year maintenance clause. The land would need to be maintained with that use for 10 years.
28 Councilman Ince questioned the City's ability to meet the required grant match, considering the
29 funds committed for park projects. Mr. Thacker stated the access road will be an expensive
30 project. Bruce Cox, Parks and Recreation Director, said a County representative has indicated
31 the County would like to be a support. Mike Remington, Trails Committee Chair, said the
32 Bountiful Trails Committee has expressed support for the proposed trails. Councilwoman
33 Mecham said she believes the bike trails are something people want, and expressed support for
34 taking the time to get a good product. Mr. Remington commented that the trails can be built
35 with erosion control in mind. Mr. Thacker pointed out that the result of the drainage analysis
36 may affect the design of the trail system.
37

38 Mr. Thacker stated the gun range is responsible by contract to maintain the road above
39 the gate. Jim Foster, a Director of the Centerville Small Arms Association, responded that
40 winter damage to the road will be repaired during spring. Councilman Ince asked if it would be
41 possible to place cameras on the hillside to catch problems on video. Mr. Cox responded
42 cameras would be possible, but would require money. Councilman Ince made a **motion** to
43 direct staff to provide monthly updates on this matter. Councilwoman Mecham seconded the
44 motion, which passed by unanimous vote (3-0). Mr. Remington thanked the Council and staff
45 for their help getting the project to this point, and expressed his desire for it to keep moving
46 forward.
47

48 The Council took a break at 8:59 p.m., and returned at 9:15 p.m.

1 **GENERAL PLAN AMENDMENT REGARDING PAGES LANE COMMERCIAL AREA**
2

3 Mr. Snyder presented a proposed General Plan Amendment regarding the Pages Lane
4 Commercial Area with revisions requested by the Council. Councilman Ince commented that he
5 would like to see the property remain commercial, but considering the way the market has
6 reacted, the property should probably move toward residential. Councilwoman Mecham said
7 she would like to see the property remain commercial. Councilwoman Ivie said she would like a
8 plan in place for the elementary school property on the north side of Pages Lane in case the
9 school district ever chooses not to use the property for a school. Mr. Snyder commented that
10 the school property is not in the Pages Lane Commercial Area. The General Plan currently
11 prohibits commercial use on the north side of Pages Lane. The Council expressed a desire to
12 review further edits prior to scheduling a public hearing.
13

14 The Mayor allowed comment from the public at 9:34 p.m.
15

16 Buck Swaney – Representing the property owners, Mr. Swaney said they have a couple
17 of viable commercial opportunities available that work within existing zoning. He reported that
18 property ownership has changed, and the property is now being more aggressively
19 commercially marketed. He said they are confident commercial can be viable at that location
20 long-term. Redevelopment may occur over time that would guarantee the property remains
21 commercial. Mr. Swaney said the owners currently also have an offer for residential
22 development contingent on a density of at least eight units per acre. Residential would not be
23 viable at that location at a lower density. He pointed out that the table of uses currently does
24 not include internet-related commercial.
25

26 **MAYOR'S REPORT**
27

- 28 • Mayor Wilkinson reported that multiple parties are currently interested in purchasing
29 the current Centerville Fire Station property.
30 • The Mayor reported that the gas leak at Legacy Crossing Apartments has been
31 resolved and residents have been allowed to return to their apartments.
32

33 **COUNCIL LIAISON REPORT**
34

35 Councilwoman Ivie updated the Council on the Whitaker Museum and Landmarks
36 Commission. She asked for an estimate of the RAP Tax revenue that will be allocated to the
37 Whitaker Museum through the end of the year. Councilwoman Ivie suggested a safety protocol
38 should be established for the Whitaker Museum. Mr. Thacker suggested the Museum Director
39 speak with the Police Chief.
40

41 **CITY MANAGER'S REPORT**
42

- 43 • A \$100,000 grant was awarded for the South Davis Active Transportation Plan,
44 which will involve a \$4,000 match from each of the three cities involved – Centerville,
45 Bountiful, and North Salt Lake. Council members did not object to the increase in
46 the City's match from \$3,000 to \$4,000, which Mr. Thacker said would come from the
47 Transportation Fund.
48 • The Council scheduled a fieldtrip to the hillside for Wednesday, March 28, at 5:30
49 p.m.

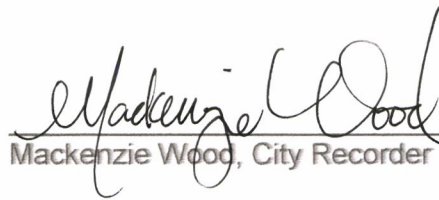
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APPOINTMENT

Based on recommendation from Mayor Wilkinson, Councilman Ince made a **motion** to appoint Kai Hintze to the Planning Commission and David Hirschi to the Board of Adjustment. Councilwoman Ivie seconded the motion, which passed by unanimous vote (3-0).

ADJOURNMENT

At 10:12 p.m., Councilwoman Ivie made a **motion** to adjourn the meeting. Councilman Ince seconded the motion, which passed by unanimous vote (3-0).



Mackenzie Wood, City Recorder

4.3.2018

Date Approved



Katie Rust, Recording Secretary

