

1 Minutes of the Centerville **City Council** meeting held Tuesday, April 3, 2018 at 7:00 p.m. at
2 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 Tamilyn Fillmore
12 George McEwan

13
14 **MEMBERS ABSENT**

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16
17 **STAFF PRESENT**

18 Steve Thacker, City Manager
19 Lisa Romney, City Attorney
20 Jacob Smith, Management Services Director
21 Kevin Campbell, City Engineer
22 Cory Snyder, Community Development Director
23 Avalon Comly, Recording Secretary

24 **VISITORS**

Interested Citizens (see attached sign-in sheet)

25
26 **PRAYER OR THOUGHT**

Steve Thacker

27
28 **PLEDGE OF ALLEGIANCE**

29
30 **OPEN SESSION**

31
32 Lisa Sommer – Lisa is the director of the Whitaker Museum, Centerville's Heritage
33 Museum. She announced events taking place at the Whitaker Museum Tuesday night, April 10,
34 2018, and in May, and distributed handbills to the Council with further information about these
35 events.

36
37 **MINUTES REVIEW AND ACCEPTANCE**

38
39 The minutes of the March 21, 2018 Council meeting were reviewed. Councilman Ince
40 made a **motion** to accept the minutes with no amendments. Councilwoman Ivie seconded the
41 motion, which passed by unanimous vote (5-0).

42
43 The minutes of the March 28, 2018 City Council special meeting were reviewed.
44 Councilman Ince made a **motion** to accept the minutes. Councilwoman Ivie seconded the
45 motion, which passed by unanimous vote (5-0).

46
47 **PROPOSED GENERAL PLAN AMENDMENT RE PAGES LANE COMMERCIAL AREA**

48
49 Cory Snyder, Community Development Director, introduced proposed revisions to the
50 General Plan amendments for the Pages Lane commercial area, made at the Council's request
51 in the meeting of March 21, 2018. He explained that significant changes were made to the

1 commercial policy for the Pages Lane/Eastern Block Segment to clarify that the City intends to
2 encourage existing commercial uses in the area; to Pages Lane/Eastern Block Segment Goal 1,
3 Objective A to reiterate that the City intends to encourage existing commercial uses but that
4 "future zoning map or text amendments are to be predominantly oriented towards encouraging
5 residential re-development"; and to Pages Lane/Eastern Block Segment Goal 1, Objective C to
6 clarify that new residential neighborhoods are to be a minimum of five (5) acres in development
7 size.
8

9 Councilwoman Fillmore asked whether language had been added to clarify that additional
10 uses would be allowed in the Pages Lane/Eastern Block segment. Mr. Snyder clarified that a
11 previous restriction against other uses had been removed. Councilwoman Fillmore asked Mr.
12 Snyder to clarify and confirm that the language, as it has been revised, is sufficiently open for
13 interpretation on a case-by-case basis as proposed uses come before the City Council for
14 approval. Councilwoman Fillmore raised a question about which uses would be subject to the
15 Planned Development Overlay Zone approval process and Mr. Snyder clarified that on the
16 Eastern Block only future residential uses would be subject to this PDO process.
17

18 Councilman Ince raised concerns about the minimum acreage for residential development
19 being set at five (5) acres, as there are currently only 8 acres available for development on the
20 Eastern Block Segment. Mr. Snyder clarified that the PDO process would take into account
21 future integration of the remaining acres. Councilwoman Mecham stated that she is in agreement
22 with setting the development size at 5 acres, because she is concerned that otherwise developers
23 might attempt to build pocket developments.
24

25 Councilman McEwan raised concerns that commercial developers might question the
26 viability standard for commercial development. Mr. Snyder and the other Council members
27 reviewed the discussion in the last City Council meeting regarding commercial viability on the
28 Eastern Block Segment and comments from a property owner's representative that there is
29 commercial viability on Pages Lane.
30

31 Councilwoman Fillmore raised concerns that while it is now harder to build residential
32 properties in smaller units, that same restriction has not been set for commercial development
33 and thus pockets of the area might be redeveloped leaving large areas not redeveloped,
34 continuing to blight. If small pockets are redeveloped it might make the transition harder.
35 Councilwoman Ivie stated that she agrees with the new language proposed by staff and prefers
36 for the area to become commercial over high density residential. Councilman McEwan agreed
37 with Councilwoman Fillmore's concerns about small commercial developments in the Eastern
38 Block Segment.
39

40 Councilwoman Fillmore asked if staff could revise the language of the General Plan to
41 prevent small developments and vacancies left open for long periods of time. Councilman
42 McEwan agreed with Councilwoman Fillmore and wanted some language added regarding
43 vacancies.
44

45 Councilwoman Ivie reminded the Council that visitors to the last City Council meeting said
46 there were commercial developments that could be started in the next month and a half in the
47 Eastern Block Segment, but that if residential development was preferred they would need 8 units
48 an acre. She said that high density housing is not the direction the citizens of this area would like
49 to see the neighborhood take. Councilwoman Mecham agreed with Councilwoman Ivie.
50

1 Councilwoman Fillmore raised concerns about the type of commercial development that
2 is slated to go into the Eastern Block Segment of Centerville, and whether these proposed
3 commercial developments would match well with the area.
4

5 Councilman Ince asked for clarification about when the next total General Plan update
6 would be due. Cory Snyder said that General Plan changes are being made by neighborhood.
7 Mr. Snyder noted that language in the General Plan regarding various neighborhoods should be
8 reviewed at least every 5 years.
9

10 Councilman McEwan agreed with Councilwoman Ivie and Councilwoman Mecham that
11 high density housing is not preferable in the Eastern Block Segment and that if viable commercial
12 development is already being looked at, long vacancies should not be a concern. Councilwoman
13 Fillmore reiterated again that she would like language added to the policies regarding not allowing
14 lengthy vacancies or lengthy development processes. Mr. Snyder suggested bringing the issue
15 up in the public hearing to see if this is a concern of the public, and Councilman McEwan agreed
16 with that suggestion.
17

18 Councilwoman Fillmore requested a small typo edit on Commercial Policies Section a.
19 Subsection 2 to remove the word "is" from the end of line six (6).
20

21 The Council set a date for a Public Hearing on these changes for May 1, 2018 and directed
22 staff to provide the appropriate noticing for the Public Hearing.
23

24 **AUTHORIZE MAPPING AND DRAINAGE STUDY OF CITY'S FOOTHILLS PROPERTY**

25
26 Steve Thacker, City Manager, introduced Kevin Campbell, City Engineer, to explain staff
27 recommendations to authorize ESI Engineering to proceed with obtaining a topographic survey
28 of the 180 acres on the foothills south of Deuel Creek canyon and to develop a drainage master
29 plan for the area, before moving forward with proposed construction of nearly 5 miles of trails on
30 the property. Mr. Campbell agreed that a topographic survey is needed to analyze the drainage.
31 He explained his proposed methodology for completing the survey, and mentioned his concern
32 that residents living between Pages Lane and 100 South may be at risk from runoff, due to the
33 fact that the dike has been breached in several areas. The topographic survey would help to
34 determine what drainage infrastructure should be installed to protect these residents and a
35 concept plan and drainage risk analysis would be produced.
36

37 Mr. Thacker asked Mr. Campbell if soil testing needs to take place. Mr. Campbell
38 explained that the soil is likely very sandy, but that some of the soils brought up to the property
39 contain more clay and topsoil. Mr. Campbell said that he does not think much soil testing would
40 be needed.
41

42 Councilman McEwan asked about the quality of the drone footage that will be taken and
43 what the level of accuracy will be. Mr. Campbell responded that the level of accuracy is to a tenth
44 of a foot and explained that this drone is the same as what is used on UDOT projects. Councilman
45 McEwan stated that he was pleased with this level of accuracy. Mr. Thacker restated that he
46 believes this work to be very important in preparing a plan for sustainability on the property.
47

48 Councilman Ince asked Kevin about utility work he noticed while hiking half a mile north
49 of the area that the Council visited on March 28, that appears to have been done along the edge
50 of the Firebreak Road, with brand new pipes coming out of the ground. He wanted to know if the

1 Council has any ability to force people to reseed or repair the erosion damage that is done while
2 they are doing work on the property. Mr. Campbell was not sure what the work in question was,
3 and whether it was within the city limits, but he agreed that when a developer comes to get a
4 permit for work on City property the remediation required should include reseeding. Mr. Thacker
5 said that if Councilman Ince will mark on a map where he saw this utility work, someone from staff
6 would go and look.
7

8 Councilman McEwan made a **motion** that the City Council accept the statement of work
9 and commission the mapping and the master drainage plan to an amount not to exceed \$14,500,
10 to be paid for from the Drainage Utility Fund. Councilwoman Ivie seconded the motion, which
11 passed by unanimous vote (5-0).
12

13 Councilwoman Ivie was concerned about ATVs in the area. She asked Mr. Campbell if
14 there is something that can be done to limit the ATVs in that area and/or expedite the process of
15 completing the survey and drainage study before the resulting erosion worsens. Mr. Campbell
16 suggested orange temporary fencing, but it was concluded that the orange fencing would not last.
17

18 Cory Snyder, City Planner, presented his early thoughts on the preparation of a master
19 plan regarding uses of the land. He gave an overview of his trip to the area and mentioned his
20 discomfort with continuing his hike down range from the gun range, though he was at a lower
21 elevation. Mr. Snyder said that usable material that needs to be removed from the dike area could
22 be used in restoration efforts, control efforts, or roadways. He said that studying current uses of
23 the property would help in developing a master plan for future uses. Steve Thacker explained
24 that Cory Snyder will be proposing a process in two (2) weeks that could be used to determine
25 how to better manage current uses in the area and add or subtract uses.
26

27 Councilwoman Mecham expressed that after speaking to some ATV users she feels that
28 if all ATV use areas were removed from the property, users would create new areas; but if the
29 Council specified areas on which people could use their ATV's, they would likely stay within those
30 created areas. Councilman Ince asked if there was a representative of the ATV and motorcycle
31 community that could be engaged in the discussion about what to do in the area that ATV riders
32 are currently using. Mr. Snyder explained that the management plan process would include a
33 user census but he has a sense that the group that uses the area is not very organized.
34 Councilman McEwan and Councilman Ince strongly encouraged looking at ways to keep ATV use
35 areas in the master plan.
36

37 CITY MANAGER'S REPORT

38

39 Mr. Thacker invited Mr. Campbell to report on results of bids received for street asphalt
40 overlay work on Frontage Road. Mr. Thacker explained that because there are two projects that
41 will be taking place on Frontage Road this year, one a federally-funded State project and one a
42 City project, and these projects cannot be integrated due to Federal regulations, there may be
43 some puzzled or concerned citizens that will have questions for the City Council. Mr. Campbell
44 explained that the City project on Frontage road is to overlay the existing pavement surface, while
45 the State's project is to widen the west side of Frontage Road. Ideally the City would overlay the
46 entire road after the widening took place, but this would cause the City to incur the cost of
47 overlaying the widened area as well. Instead, the state will be responsible for bringing the entire
48 widened pavement area to the full height, and as a result, there will be a seam along the edge.
49 Mr. Campbell suggested that perhaps the State contractor could use the City overlay contractor
50 as their subcontractor for overlaying the widened portion of the road so that the road could

1 essentially be overlayed all at once. Mr. Campbell said that they hoped to postpone construction
2 by the City's contractor as long as possible so that the State's contractor can work with the City's
3 contractor.
4

5 **DISCUSSION RE: CREATING MORE CEMETERY CAPACITY**

6
7 Mr. Thacker explained that 30 spaces were found within the first 5 rows of section A of the
8 cemetery, and there are over 30 rows, so there is a hope that there will be more spaces
9 discovered. Further discussion was tabled without a motion until Bruce Cox, Parks & Recreation
10 Director, could be available to attend a future City Council meeting.
11

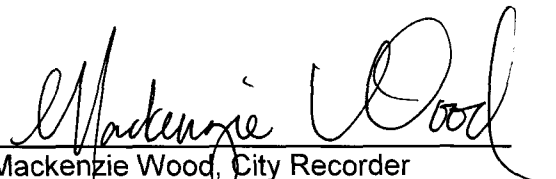
12 Councilman Ince mentioned some concerns about the City continuing to oversee
13 cemetery services. Councilman McEwan commented that if people are not allowed by City law
14 to bury their dead on their personal property, they should be provided a cemetery in which to bury
15 their dead and thereby remain law-abiding.
16

17 **MAYOR'S REPORT**


- 18
- 19 • The Mayor has been in touch with the 4th of July Celebration Committee and
20 reported on their progress.
 - 21 • The Mayor said that he has received a report on the broken water pipe and verified
22 the other Council members have also received the report.
 - 23 • The Mayor reported that budget planning is underway and hopes to see an
24 increase in reserves in the budget.
 - 25 • The Mayor commented on the Hillside property discussion that he is concerned for
26 citizens downhill, and that he thinks recreational use is a good use for the property,
27 but wants to proceed with caution and care.
28

29 **ADJOURNMENT**

30
31 At 8:41 p.m., Councilman McEwan made a **motion** to adjourn the Council meeting to a
32 closed meeting for the purpose of obtaining legal advice, without the intent to return to the Council
33 meeting, but to reconvene in an RDA meeting after a break. Councilman Ince seconded the
34 motion, which passed by unanimous vote (5-0).
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41
42 Mackenzie Wood, City Recorder
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48 4/26/2018
49 Date Approved

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48 
49 Avalon Comly, Recording Secretary

