

1 Minutes of the Centerville City Council meeting held Tuesday, May 1, 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 George McEwan
10 Robyn Mecham

11
12 **MEMBERS ABSENT**

13 Tamilyn Fillmore
14 Stephanie Ivie

15 **STAFF PRESENT**

16 Steve Thacker, City Manager
17 Lisa Romney, City Attorney
18 Jacob Smith, Management Services Director
19 Cory Snyder, Community Development Director
20 Bruce Cox, Parks and Recreation Director
21 Katie Rust, Recording Secretary

22 **VISITORS**

Interested Citizens (see attached sign-in sheet)

23
24 **PRAYER OR THOUGHT**

Mayor Wilkinson

25
26 **PLEDGE OF ALLEGIANCE**

27
28 **OPEN SESSION**

29 No one wished to comment.

30
31
32 **MINUTES REVIEW AND ACCEPTANCE**

33
34 The minutes of the April 17, 2018 Council meeting were reviewed. Councilman McEwan
35 requested an amendment, and made a motion to accept the minutes as amended. Councilman
36 Ince seconded the motion, which passed by unanimous vote (3-0).

37
38 **SUMMARY ACTION CALENDAR**

- 39
40 a. Accept Waterline Easement from Hale Industries, Inc. In association with the Quick
41 Quack development as 518 North 400 West
42 b. Approve Amendment No. 1 to Revocable Encroachment License and Maintenance
43 Agreement regarding access off of 170 West – Bleaks and Goodfellow-Tullius Trust
44 c. Approve Local Public Safety and Firefighter Surviving Spouse Trust Fund Cost-
45 Sharing Agreement between Centerville City and the Utah Department of Public
46 Safety
47 d. Commence warranty period for C. Johnson Amended Subdivision
48 e. Authorize Mayor to sign CLG grant contract

1 Staff responded to questions from the Council regarding the waterline easement for the
2 Quick Quack development, and the Amendment to the Local Public Safety and Firefighter
3 Surviving Spouse Trust Fund Cost-sharing Agreement. Councilman Ince made a motion to
4 approve all five items on the Summary Action Calendar. Councilwoman Mecham seconded the
5 motion, which passed by unanimous vote (3-0).
6

7 **PUBLIC HEARING – GENERAL PLAN AMENDMENTS – SECTION 12-480-2 –**
8 **NEIGHBORHOOD 1, SOUTHEAST CENTERVILLE, PAGES LANE COMMERCIAL AREA**
9

10 Cory Snyder, Community Development Director, presented revised edits to Section 12-
11 480-2 of the General Plan regarding the Pages Lane Commercial Area. The amendments split
12 the Area into two separate sections. The edits recognize existing commercial in both sections,
13 with potential for mixed-use in the west section and potential for Residential-Medium Zoning in
14 the east section in a Planned Development Overlay (PDO) on at least five acres. The property
15 owners have indicated they believe at least eight units per acre would be needed for residential
16 development to be possible; however, the current zoning code allows six units per acre as the
17 permitted density for a Residential-Medium Zone.
18

19 Mayor Wilkinson opened a public hearing at 7:20 p.m.
20

21 Ryan Patin – Mr. Patten said he chose to live in Centerville instead of Layton ten years
22 ago because of the density and high volume of traffic in Layton. He said he is not pleased with
23 the prospect of 64 residential units in the Pages Lane Commercial Area. Mr. Patten stated
24 Centerville is known for being a calm, peaceful city, and he feels turning the Pages Lane
25 Commercial Area into residential property would be a long-term mistake.
26

27 Responding to a question from Councilman McEwan, Mr. Snyder clarified that the east
28 section is approximately eight acres. At six units per acre, the maximum permitted density
29 would be 48 units.
30

31 Nikki Ellis – Ms. Ellis said she lives east of the Commercial Area. She asked why the
32 park idea was removed from consideration.
33

34 Councilman Ince responded that the Council did everything they could to explore options
35 for park and cemetery. The asking price of the property is too high for a City park to be feasible.
36

37 Alen Sperry – Mr. Sperry asked which option – commercial or residential – would bring
38 more traffic to the area.
39

40 Councilwoman Mecham responded that many factors contribute to the amount of traffic
41 in an area. Councilman Ince commented that traffic patterns have changed significantly in the
42 area since Dick's Market left Pages Lane. Redevelopment, whether commercial or residential,
43 will bring more traffic than currently experienced in that area.
44

45 Heather Mackenzie-Campbell – Ms. Mackenzie-Campbell said she really likes the
46 neighborhood because she can walk without feeling in danger. She said she has noticed traffic
47 in the area is thicker than it used to be when Dick's Market was on Pages Lane. She said she
48 would not want commercial that would bring big trucks to Pages Lane. A smaller market would
49 be nice. She encouraged the Council to make sure that whatever commercial comes
50 contributes to the community, such as restaurants, art boutiques, and small shops. She said

1 she knows a lot of people in the surrounding neighborhoods would want to be notified of what
2 the Council is considering.

3
4 Scott Balling – Mr. Balling said he will be moving within the next two months to the
5 townhomes located directly north of the Commercial Area on Pages Lane. He said he believes
6 the worst use of the Pages Lane Commercial Area, other than industrial use, would be vacant
7 and declining unused commercial property with acres of deteriorating asphalt and no
8 landscaping. He said it would not be difficult to find a better use than what is currently in place.
9 Over the years since Dick’s Market relocated conditions have continued to decline. Mr. Balling
10 said he believes forward thinking by the City and the owner is needed. He said he hopes the
11 Council will be open minded and willing to consider increased densities of possibly 12-16 units
12 per acre, as well as multi-use options. Mr. Balling said it is his opinion that Centerville has a
13 well-qualified and well-trained professional planning staff. He suggested the Council lean on
14 their expertise and see what they can come up with. He stated if the Council continues to hold
15 tight to a noble yet pie-in-the-sky concept, years from now all they will have to show is continued
16 decline.

17
18 Nikki Ellis – Ms. Ellis commented that Taylor Elementary on the north side of Pages
19 Lane is already full. She asked where the children living in the new area would go to school if
20 the Commercial Area becomes residential. Councilwoman Mecham responded that school
21 boundaries are determined by the school district.

22
23 Ryan Patten – Mr. Patten said he has concerns about the long-term maintenance of
24 large housing complexes, even with six-units per acre.

25
26 Mayor Wilkinson closed the public hearing at 7:42 p.m. Councilman Ince commented
27 that the property owner has asked the Council to leave things alone. He said property rights are
28 a sensitive and significant issue, and in trying to be respectful of property rights he suspects it
29 will be a longer process than some people would like. Councilman McEwan said he wants to
30 make sure Centerville does not turn into “anywhere USA”. He said the Council needs to be
31 circumspect about what is appropriate to the area, and said he believes the amendments are
32 appropriate.

33
34 Councilman Ince made a **motion** to table the issue for additional discussion at the next
35 Council meeting. Councilman McEwan seconded the motion, which passed by unanimous vote
36 (3-0).

37
38 **PUBLIC HEARING – ZONING CODE AMENDMENTS**

39
40 Mr. Snyder explained proposed amendments to Section 12.42.040 of the Centerville
41 Zoning Code regarding maximum impervious surface coverage requirements for lots within the
42 Hillside Overlay Zone. The applicant has submitted a set of home construction plans for Lot 4
43 of the Rigby Court Subdivision located in the Agricultural-Low (A-L) Zone and within the Hillside
44 Overlay Zone. The proposed plans exceed the “Maximum Impervious Material Coverage”
45 restrictions of the Overlay Zone. As it stands, the current Overlay limits “impervious coverage”
46 for Lot 4 to 5,000 square feet, even though the property is approximately one acre in size. In a
47 comparative scenario, a quarter-acre lot of the R-L Zone, subject to Overlay provisions, would
48 only be limited to 4,320 square feet.

49
50 The proposed amendments state the maximum allowable coverage of a lot in the
51 Hillside Overlay Zone by impervious material shall be 40% of the total lot area, or 5,000 square

1 feet, whichever is less, with the maximum allowable impervious material coverage allowed to
2 exceed 5,000 square feet as an exception upon recommendation of the City Engineer and
3 approval of the applicable land use authority, but still limited by the 40% cap. Any applicant
4 seeking an exception to exceed 5,000 square feet of impervious material coverage shall be
5 required to provide on-site detention. Fred Hale, applicant, said he is okay with the
6 recommended 40% maximum, although he would like it to be 60% if he is able to detain and
7 release storm water.
8

9 At 8:00 p.m., Mayor Wilkinson opened a public hearing, and closed the public hearing
10 seeing that no one wished to comment. Councilman Ince asked Mr. Snyder if a maximum of
11 50% would be possible. Mr. Snyder responded that a longer process of analysis would be
12 necessary. The applicant has stated he is comfortable with 40% for now. Responding to a
13 question from Councilman McEwan, City Attorney Lisa Romney explained that the property
14 owner retains liability for on-site detention.
15

16 Councilman Ince made a **motion** to approve Ordinance No. 2018-10 amending Section
17 12.43.040 of the Centerville Zoning Code regarding maximum impervious surface coverage
18 requirements for lots within the Hillside Overlay Zone, with an amendment that the City would
19 be willing to look at a further increase in the event of a request from a citizen. Following
20 discussion, Councilman Ince withdrew the motion, and made a **motion** to approve Ordinance
21 No. 2018-10 as written. Councilwoman Meham seconded the motion, which passed by
22 unanimous vote (3-0).
23

24 **PUBLIC HEARING – MUNICIPAL CODE AMENDMENTS**

25
26 Bruce Cox, Parks and Recreation Director, recently reported to the City Council about
27 ways to increase capacity at the City Cemetery. Part of this discussion included the concern
28 with the growing number of headstones that are being installed before someone is actually
29 interred. These headstones make it more difficult for staff and others to access burial sites and
30 also require more long-term maintenance in and around the headstones. Mr. Cox presented
31 proposed amendments to the *Municipal Code* to prohibit installation of markers or monuments
32 on any burial space prior to the interment of a body within that burial space.
33

34 Mayor Wilkinson opened a public hearing at 8:17 p.m., and closed the public hearing
35 seeing that no one wished to comment. Councilman McEwan made a **motion** to approve
36 Ordinance No. 2018-09 amending CMC 8.03.240 and CMC 8.03.250 regarding restrictions on
37 the installation of markers or monuments on burial spaces prior to interment. Councilman Ince
38 seconded the motion, which passed by unanimous vote (3-0).
39

40 The Council and staff discussed the fact that upright monument headstones are popular,
41 but they make access difficult and are costly for the City to remove and reinstall to allow access
42 to another burial space. The recommendation from staff to limit the new burial spaces to flat
43 headstones is an attempt to minimize additional difficulties and cost. The City currently charges
44 a surcharge of \$100 for placement of a monument headstone. The Council discussed the
45 possibility of increasing the surcharge to help offset the cost to the City. The Council agreed to
46 discuss this issue further in a future meeting.

1 **LAND & WATER CONSERVATION FUND GRANT CONTRACT FOR ISLAND VIEW**
2 **PARK RENOVATION PHASE 1**
3

4 The City was informed last year that the Utah Division of Parks and Recreation was
5 recommending the National Park Service (NPS) award a Land & Water Conservation Fund
6 grant to the City for Phase 1 of the Island View Park Renovation Project. The NPS has entered
7 into a contract with the State to provide this funding. In order to complete the grant award
8 process, the City needs to enter into a contract with the State. Councilman McEwan stated he
9 would prefer to table approval of the contract until all Council members are present.

10
11 Councilman McEwan made a **motion** to table approval until the next regularly scheduled
12 Council meeting. Councilman Ince seconded the motion. Responding to a question from
13 Councilman Ince, Ms. Romney stated that someone will need to administer the contract and
14 ensure deadlines are met. Mr. Thacker stated that, although there will be some administrative
15 burden, he is confident in the ability of staff to comply. Councilman McEwan said his primary
16 concern is the possibility of cost overrun with the list of amenities now required by the grant
17 contract. Mr. Cox responded that a contingency buffer was built into the estimate for each
18 amenity. Councilman Ince said he would like to see the estimates without the contingency
19 amount. Mr. Cox said he is fairly sure 20% was added for the contingency buffer, but will
20 confirm and report back to the Council. The motion to table the issue to the next regularly
21 scheduled Council meeting passed by unanimous vote (3-0).

22
23 **2018 PAVEMENT CRACK SEAL & SLURRY SEAL PROJECT**
24

25 Councilman McEwan made a **motion** to award bid for 2018 Streets Crack Seal & Slurry
26 Seal Project to Intermountain Slurry Seal in the amount of \$478,050.00. Councilwoman
27 Mecham seconded the motion, which passed by unanimous vote (3-0). Councilman McEwan
28 requested staff place an update on the sidewalk issue on a future agenda.

29
30 At 8:47 p.m., the Council took a break and returned at 8:59 p.m.

31
32 **FY 2019 PROPOSED BUDGET**
33

34 Mr. Thacker presented the FY 2019 Proposed Budget. He reported that the property tax
35 increase approved last year resulted in approximately \$500,000 in additional revenue, or about
36 \$100,000 more than anticipated. The FY 2019 Proposed Budget includes funding to hire a new
37 police officer, \$200,000 toward Streets Department truck fleet replacement, and \$369,000 for
38 various purposes including employee compensation, health insurance cost increase, and
39 Council Contingency. He stated the City is in a much better financial position going into FY
40 2019 than it was a year ago.

41
42 Councilman McEwan said he would like more time to review the Proposed Budget and
43 suggested staff put adoption of the Tentative Budget on the agenda for the next Council
44 meeting. Mr. Thacker thanked Jacob Smith, Management Services Director, for his help putting
45 the Proposed Budget together. Mayor Wilkinson expressed appreciation for both Mr. Thacker
46 and Mr. Smith.

1 **MAYOR'S REPORT**

- 2
- 3 • Mayor Wilkinson and Mr. Thacker presented a map of a new UTA Flex bus route that
- 4 will run between Bountiful and Centerville, and plans for improvements to specific
- 5 bus stops in Centerville.
- 6 • The Mayor updated the Council regarding the Waste Management District.
- 7

8 **CITY MANAGER'S REPORT**

- 9
- 10 • Mr. Thacker updated the Council on the hiring of a new police officer.
- 11 • City Manager Thacker reported the City has reserved one table at the upcoming
- 12 CenterPoint Legacy Theatre Gala, and asked Council members to let him know if
- 13 they plan to attend.
- 14

15 **APPOINTMENTS**

16

17 Mayor Wilkinson recommended the Council appoint Carol Bake to the Whitaker Museum

18 Board, and reappoint Nancy Smith to the Whitaker Museum Board. Councilman Ince made a

19 **motion** to appoint Carol Bake and reappoint Nancy Smith to the Whitaker Museum Board.

20 Councilwoman Mecham seconded the motion, which passed by unanimous vote (3-0).

21

22 **ADJOURNMENT**

23

24 At 9:31p.m., Councilman McEwan made a **motion** to adjourn to a meeting of the

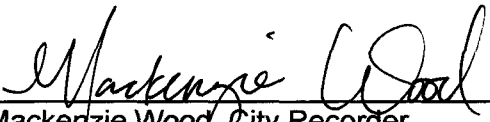
25 Centerville Redevelopment Agency in the Council chambers with intent to not return to regular

26 meeting. Councilwoman Mecham seconded, which passed by unanimous vote (3-0).

27

28

29

30 

31 Mackenzie Wood, City Recorder

32

33

34

35 5/15/2018

36 Date/Approved

37

38 

 Katie Rust, Recording Secretary

