Minutes of the Centerville City Council *work session* held Tuesday, October 3, 2017 at 5:30 p.m. in the Centerville City Council Chambers, 250 North Main Street, Centerville, Utah.

**MEMBERS PRESENT**

Mayor
Paul A. Cutler

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

**TRAILS COMMITTEE PRESENT**

Matt Johnson
Sunny Larson
Mark Oligschlaeger, Vice-Chair
Blair Parrish

**TRAILS COMMITTEE ABSENT**

Mikael Remington, Chair
Brandon Federico
Richard Turner

**STAFF PRESENT**

Steve Thacker, City Manager
Jacob Smith, Management Services Director
Lisa Romney, City Attorney
Bruce Cox, Parks and Recreation Director
Randy Randall, Public Works Director
Katie Rust, Recording Secretary

**VISITORS**

Mark Dimond, former Trails Committee member
Scott Hess, Wasatch Front Regional Council
Bob Radke, Snyder Valley Basin Recreation District Trails and Open Space Manager

**WORK SESSION WITH TRAILS COMMITTEE**

Trails Committee Vice-Chair Oligschlaeger thanked the Council for the opportunity to meet together, and described two projects in which the Trails Committee is interested: establishing an Active Transportation Plan, and providing mountain bike trails on the Centerville hillside. He explained that "active transportation" refers specifically to bicycling and walking pathways. Scott Hess, Active Transportation Planner for Wasatch Front Regional Council (WFRC), proposed steps that could be taken to apply for grant funds to develop an Active Transportation Plan (presentation slides are available with the agenda on NovusAgenda).

The proposed project concept includes a recommended joint planning effort with Bountiful City to share resources and costs, with a proposed 10% match of $3,600 for Centerville, although Mr. Hess recommended the City plan for $5,000. Planning grant funds would be available July of 2018. The match would need to be approved by the City Council for the 2018-2019 Fiscal Budget. Mayor Cutler asked if putting together an Active Transportation Plan would help the City obtain other funding, such as Proposition One funds from the County. Mr. Hess responded an Active Transportation Plan would absolutely help. Councilman McEwan said he would like to know if Bountiful is interested in submitting a Letter of Intent for a joint project. Mr. Hess emphasized that the Letter of Intent process is simple, and does not obligate or commit the City.
Sunny Larson, Trails Committee member, gave a presentation about the benefits of biking and providing biking trails within a community. She showed an aerial map of Trailside Park in Park City as an example of the type of bike park that could fit on a portion of the Centerville hillside. Vice-Chair Oligschlaeger explained that natural contours and elevations on areas of the Centerville hillside are ideal for developing bike trails. Potential trailhead access and parking is available at Twin Hollow Park (Cheese Park) in Bountiful.

Vice-Chair Oligschlaeger showed the area on the hillside map the Committee would like to study further, and introduced Bob Radke, Snyderville Basin Recreation District Trails and Open Space Manager. Mr. Radke has a lot of experience designing and constructing bike trails, including the Trailside Park in Park City. He showed a video of a bike trail at High Star Ranch in Kamas. Councilman McEwan asked about the maintenance required for bike trails. Mr. Radke responded that in the Snyderville Basin the biggest maintenance issue is cutting back side vegetation (every three to four years). The trail itself, if constructed well, might only need maintenance every 15 years or so. He estimated they spend one man hour per mile per year on maintenance. Ms. Romney commented that building bike trails increases potential for liability, but there are some protections. Once a trail is built, it needs to be maintained. Ms. Romney said her main concern for the Centerville hillside is erosion. Mr. Radke agreed that erosion is a concern, but construction techniques and grades can be adjusted to create sustainable trails.

Mr. Radke stated that if bike trails are designed right, motorcyclists will most likely not be interested in using the trails. He agreed there are impacts on neighboring property owners because trails bring people to the neighborhood. Adequate parking needs to be provided. The group discussed parking provided at Twin Hollow Park and whether it would be sufficient. Mark Dimond suggested the number of cars parked in the small parking lot and along the road at Mueller Park Canyon could be viewed as an example of the number of vehicles to expect. The trail system proposed by the Trails Committee would be on a smaller scale than the trails available at Mueller Park Canyon. The Trails Committee would like to study and put together a concept plan.

Councilwoman Ivie asked if Bountiful is comfortable with the idea of providing parking and access at Twin Hollow Park. Vice-Chair Oligschlaeger responded they are not proposing to change anything at the Twin Hollow access point. The Trails Committee wanted to get approval from the City Council to move forward before presenting the idea to Bountiful. He said the Trails Committee is hoping to receive planning funds from the Council. They plan to raise outside funds to build the trail without imposing on the Council.

ADJOURNMENT

The work session was adjourned at 6:56 p.m.

Marsha L. Morrow, City Recorder  
10-17-2017  
Date Approved

Katie Rust, Recording Secretary
Minutes of the Centerville City Council meeting held Tuesday, October 3, 2017 at 7:00 p.m. at
Centerville City Hall, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Mayor
Paul A. Cutler

Council Members
Tammy Fillmore
William Ince
Stephanie Ivie
George McEwan
Robyn Mecham

STAFF PRESENT
Steve Thacker, City Manager
Jacob Smith, Management Services Director
Lisa Romney, City Attorney
Cory Snyder, Community Development Director
Katie Rust, Recording Secretary

VISITORS
Duane and Laura Toney, July 4th Celebration Co-Chairs
Interested Citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE

PRAYER OR THOUGHT
Mayor Cutler

OPEN SESSION

Hunter Nichols — Mr. Nichols commented that the City recycling program has grown in
popularity, and suggested recycling collection occur every week rather than every other week.

FOURTH OF JULY CELEBRATION REPORT

Duane and Laura Toney, Co-Chairs of the 2017 July 4th Celebration, reported on this
year’s events, and agreed to continue as Co-Chairs for the July 4th Celebration in 2018. The
Celebration Committee was able to finish under budget this year. Mr. Toney expressed the
opinion that the Parade Committee is untenable from a volunteer standpoint. He recommended
a City staff member be involved in ongoing parade arrangements to provide continuity. Mr.
Toney made several other recommendations, including a study to consider moving July 4th
celebrations from Smith Park to Community Park for more space. Ms. Toney commented that a
majority of the committee chairs this year were from the north end of Centerville, and said she
would welcome suggestions from the Council for volunteers from the south end of the city. Mr.
and Ms. Toney said they have received positive feedback on the parade running south to north
down Main Street rather than north to south.

MINUTES REVIEW AND ACCEPTANCE

The minutes of the September 19, 2017 work session and regular Council meeting, as
well as changes made by the Planning Commission to the September 13, 2017 joint work
session minutes were reviewed. Councilwoman Fillmore made a motion to ratify the changes
made by the Planning Commission to the September 13 work session minutes, and accept both
sets of September 19 minutes. Councilman Ince seconded the motion, which passed by
unanimous vote (5-0).
SUMMARY ACTION CALENDAR

a. Accept Public Utility and Sidewalk Easements for Quick Quack Car Wash
b. Accept Storm Drain Easement for Moto United
c. Accept Public Utility Easement for Terry and Selene Bleak

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

PUBLIC HEARING – GENERAL PLAN AMENDMENTS – NEIGHBORHOOD 1, SOUTHEAST CENTERVILLE, PAGES LANE COMMERCIAL AREA

On September 13, 2017, the Planning Commission reviewed and recommended approval of proposed General Plan amendments to Section 12-480-2, Neighborhood 1, Southeast Centerville, providing future development scenarios that include potential for residential uses and park space for the Pages Lane Commercial Area (south side of Pages Lane between Main Street and 400 East). The Planning Commission recommends the western portion of the Area remain Commercial-High (C-H). Cory Snyder, Community Development Director, presented two different scenarios recommended by the Planning Commission for the eastern portion of the Area, one with a public park proposal and the other with a private/public feature space in lieu of a park. Mr. Snyder said the Commission also expressed that the City Council should evaluate the park scenario first and determine its merits. After the Council considers the park matter, the Council could choose to remand that scenario back to the Commission for further exploration or could move forward with the second private/public feature option and decide its merits in lieu of a public park.

Councilman McEwan asked Mr. Snyder if he believes the proposed amendments would have any impact on property values. Mr. Snyder responded that commercially zoned property will usually appraise with a commercial value, regardless of future potential in the area. He said because of the word “ought” in the proposed amendments – “the City ought to reconsider the Southeast Neighborhood’s available park acreage and determine if additional park space should be secured” – the property values would most likely not drastically be affected.

Mayor Cutler opened a public hearing at 7:58 p.m.

Buck Swaney – Representing property owners, Mr. Swaney stated it is the desire of the property owners for the mixed-use option available to the western portion of the Pages Lane Commercial Area to be continued across the entire area. He stated that, from a developer standpoint, nothing about the proposed amendments is desirable. Mr. Swaney expressed a desire to help transform the property, but said they do not want to do it with a toolkit that is narrowing. He showed a drawing of a suggested redevelopment scenario that includes public park space with a public/private partnership, and stated that the property owners ask the Council to table action on the proposed amendments to allow the development community and the property owners time to put together a proposal for public/private partnership.

Mr. Snyder stated that C-H is the only option in the Area as currently zoned. There are no planning tools available to achieve mixed-use in the C-H Zone. Responding to a question from Mayor Cutler, Mr. Swaney explained that a public/private partnership for park space would be economically feasible for the property owners. He said the property owners believe the former Dick’s Market building could successfully be converted to high-quality indoor storage with an attractive front.
Marvin Blosch – Representing property owners, Mr. Blosch pointed out that the suggested redevelopment scenario includes a 24-unit garden-type apartment building similar to an apartment building located at 555 South 100 East in Bountiful.

Mayor Cutler asked why the property owners recently sold the former Zions Bank parcel if they are interested in mixed-use development in the Area. Mr. Swaney responded that the buildings have stood empty for a long time with high upkeep costs, and when the opportunity to sell a portion at a proper commercial value came along, the property owners chose to accept.

Councilman McEwan stated he is uncomfortable with the direction taken during the public hearing. Mr. Blosch commented that the opportunity is available to make a change now, and he hopes the opportunity is not wasted.

Mayor Cutler closed the public hearing at 8:25 p.m. Mr. Snyder said he thinks staff would need to move quickly working with the property owners to put something together in the next month or month and a half if the Council tables Ordinance No. 2017-26. However, he said he suspects the property owners' proposal would include capital improvement and other issues that would take more time. Councilwoman Mecham said she would need time before she could make a decision.

Councilman McEwan made a motion to table the vote on Ordinance No. 2017-26 to the November 8, 2017 Council meeting. Councilman Ince seconded the motion, which passed by unanimous vote (5-0).

**WILLIAM R. SMITH PARK SIGNAGE DESIGN SERVICES**

At their September 19 meeting the City Council directed the City Manager to meet with Dan Sonntag, landscape architect, and bring back a scope of work and fee proposal for design of a sign for the recently renamed Smith Park. Mr. Sonntag suggested that if this is to be the subject of fundraising among the Smith descendants, the Council might want to consider a process that involves those descendants so there will be a more successful response. If the sign is to be similar to the signs in other parks (Porter-Walton and Freedom Hills), the design process would be very simple; or the sign could be more customized based on feedback from the descendants.

Councilwoman Mecham agreed at a previous Council meeting to contact Smith descendants about fundraising for a new sign. She said she is concerned about the idea of putting a large amount of money into a sign and plaza area on the west end of Smith Park, with a plaza area already established on the east end of the Park, as well as plaza space around the pioneer memorial statue in the southwest corner. Councilwoman Mecham said she would prefer to have more direction from the Council before approaching the family about raising funds.

Councilwoman Fillmore pointed out that Main Street is a major corridor, and the bus stop at Smith Park is the busiest bus stop in the City. She explained the reasons the professional designs were commissioned several years ago. Councilwoman Fillmore said she believes a detailed design might help inspire donations.

Councilman McEwan asked if replacing the sign at this park would have any priority if the name change had not occurred. Councilwoman Fillmore agreed it probably would not. Councilwoman Mecham said she likes the idea of using a design similar to the signs at Freedom Hills Park and Porter-Walton Park, with an estimated cost of $4,000-$6,000. Councilwoman Ivie said she believes the existing rock pillars around the sign are “classic Centerville”. She stated that, considering the recent property tax increase, the City should only
be spending money on things that actually matter. Mayor Cutler asked the Council to think
long-term. He pointed out that Smith Park is the City’s signature park, and suggested the new
sign might be appropriate near the beautiful statue on the southwest corner. The Mayor said
he hopes with whatever the Council decides that the end result is a quality product.

Councilman McEwan said he believes the different portions could be done in stages.
The immediate issue is the sign change. Councilwoman Fillmore said she recommends
minimal investment for a design so the new sign can be placed in the best strategic location.
Councilwoman Mecham said she will use photographs of the Freedom Hills Park and Porter-
Walton Park signs as examples when she speaks with members of the Smith family. Mr.
Thacker suggested the Council authorize a few hours of Dan Sonntag’s time to consult with
Councilwoman Mecham regarding cost and feasibility of using the existing sign pillars.
Councilwoman Fillmore responded to Councilwoman Ivie’s comment about the property tax
increase stating that she believes there is a clear understanding in the community that a RAP
Tax was passed quite some time ago, and she thinks citizens would be glad to see the smaller-
size improvements in the parks as we wait for the bigger things to be able to happen.

SIDEWALK AND PARKSTRIP TREES

The Council expressed a desire to discuss sidewalk and parkstrip trees in a work
session setting, and instructed staff to schedule a work session prior to a regularly scheduled
Council meeting.

MAYOR’S REPORT

- The Council has a work session scheduled for Thursday, October 5th, to discuss
cemetery and park space.
- The Council and Mayor discussed the Randall Service Station application for listing
  on the National Historic Register.

CITY MANAGERS REPORT

- A Meet the Candidates forum will take place on Wednesday, October 4, 2017, in the
  Council chambers.

ADJOURNMENT

At 9:23 p.m., Councilman McEwan made a motion to adjourn the meeting.
Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).