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

MEMBERS PRESENT
Mayor Clark Wilkinson
Council Members William Ince, George McEwan, Robyn Meham

MEMBERS ABSENT Tamilyn Fillmore, Stephanie Ivie

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

VISITORS Interested Citizens (see attached sign-in sheet)

PRAYER OR THOUGHT Mayor Wilkinson

PLEDGE OF ALLEGIANCE

OPEN SESSION
No one wished to comment.

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

SUMMARY ACTION CALENDAR
a. Accept Waterline Easement from Hale Industries, Inc. In association with the Quick Quack development as 518 North 400 West
b. Approve Amendment No. 1 to Revocable Encroachment License and Maintenance Agreement regarding access off of 170 West – Bleaks and Goodfellow-Tullius Trust
c. Approve Local Public Safety and Firefighter Surviving Spouse Trust Fund Cost-Sharing Agreement between Centerville City and the Utah Department of Public Safety
d. Commence warranty period for C. Johnson Amended Subdivision
e. Authorize Mayor to sign CLG grant contract
Staff responded to questions from the Council regarding the waterline easement for the Quick Quack development, and the Amendment to the Local Public Safety and Firefighter Surviving Spouse Trust Fund Cost-sharing Agreement. Councilman Ince made a motion to approve all five items on the Summary Action Calendar. Councilwoman Mecham seconded the motion, which passed by unanimous vote (3-0).

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

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

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

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

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

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

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

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

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

Heather Mackenzie-Campbell – Ms. Mackenzie-Campbell said she really likes the neighborhood because she can walk without feeling in danger. She said she has noticed traffic in the area is thicker than it used to be when Dick’s Market was on Pages Lane. She said she would not want commercial that would bring big trucks to Pages Lane. A smaller market would be nice. She encouraged the Council to make sure that whatever commercial comes contributes to the community, such as restaurants, art boutiques, and small shops. She said
she knows a lot of people in the surrounding neighborhoods would want to be notified of what
the Council is considering.

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

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

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

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

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

PUBLIC HEARING – ZONING CODE AMENDMENTS

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

The proposed amendments state the maximum allowable coverage of a lot in the
Hillside Overlay Zone by impervious material shall be 40% of the total lot area, or 5,000 square
feet, whichever is less, with the maximum allowable impervious material coverage allowed to exceed 5,000 square feet as an exception upon recommendation of the City Engineer and approval of the applicable land use authority, but still limited by the 40% cap. Any applicant seeking an exception to exceed 5,000 square feet of impervious material coverage shall be required to provide on-site detention. Fred Hale, applicant, said he is okay with the recommended 40% maximum, although he would like it to be 60% if he is able to detain and release storm water.

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

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

**PUBLIC HEARING — MUNICIPAL CODE AMENDMENTS**

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

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

The Council and staff discussed the fact that upright monument headstones are popular, but they make access difficult and are costly for the City to remove and reinstall to allow access to another burial space. The recommendation from staff to limit the new burial spaces to flat headstones is an attempt to minimize additional difficulties and cost. The City currently charges a surcharge of $100 for placement of a monument headstone. The Council discussed the possibility of increasing the surcharge to help offset the cost to the City. The Council agreed to discuss this issue further in a future meeting.
LAND & WATER CONSERVATION FUND GRANT CONTRACT FOR ISLAND VIEW PARK RENOVATION PHASE 1

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

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

2018 PAVEMENT CRACK SEAL & SLURRY SEAL PROJECT

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

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

FY 2019 PROPOSED BUDGET

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

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

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

CITY MANAGER'S REPORT

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

APPOINTMENTS

Mayor Wilkinson recommended the Council appoint Carol Bake to the Whitaker Museum Board, and reappoint Nancy Smith to the Whitaker Museum Board. Councilman Ince made a motion to appoint Carol Bake and reappoint Nancy Smith to the Whitaker Museum Board. Councilwoman Mecham seconded the motion, which passed by unanimous vote (3-0).

ADJOURNMENT

At 9:31 p.m., Councilman McEwan made a motion to adjourn to a meeting of the Centerville Redevelopment Agency in the Council chambers with intent to not return to regular meeting. Councilwoman Mecham seconded, which passed by unanimous vote (3-0).
**Your address will be used only in the event the City staff needs to contact you pertaining to an issue discussed in the City Council meeting.**