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

MEMBERS PRESENT

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

STAFF PRESENT       Steve Thacker, City Manager
                    Lisa Romney, City Attorney
                    Jacob Smith, Management Services Director
                    Randy Randall, Public Works 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   Councilman McEwan

PLEDGE OF ALLEGIANCE

OPEN SESSION        No one wished to comment.

MINUTES REVIEW AND ACCEPTANCE

Councilman McEwan made a motion to table acceptance of the August 7, 2018 Council meeting minutes to the next regular Council meeting to allow time to review staff revisions. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).

CHANGE ORDER FOR CONTRACT

Steve Thacker, City Manager, explained the recommendation from the Public Works Director to increase the contract with Crescent Excavation for water-related projects. Councilman Ince made a motion to ratify Change Order No. 3 for the Miscellaneous Water Lateral Replacements 2018 Project with Crescent Excavation in the amount of $37,950. Councilman McEwan seconded the motion, which passed by unanimous vote (5-0).

Mr. Thacker updated the Council on the current Frontage Road project. The Public Works Director confirmed that work-related debris along the Frontage Road will be removed by the end of the project.
MAYOR'S REPORT

- Mayor Wilkinson reported on a recent Council of Governments (COG) meeting.
- The Mayor reminded the Council that The Church of the Resurrection in Centerville hosts a community dinner on the third Wednesday of every month.
- A ground breaking ceremony for the Centerville Fire Station is scheduled to take place on September 15th at 9:00 a.m.
- Mayor Wilkinson said he believes City representatives should actively reach out to Centerville businesses.

COUNCILMEMBER LIAISON REPORT

Councilwoman Fillmore updated the Council regarding the Parks and Recreation Committee and the South Davis Recreation District.

CITY MANAGER'S REPORT

Mr. Thacker reviewed the schedule of upcoming meetings with the Council. The City has two years from March 2018 to complete the Island View Park renovation with grant funds. Staff recommends the City contract with Dan Sonntag for landscape architect services. Councilwoman Mecham suggested a bid process for landscape architect services would ensure the City pays the best price. The Council scheduled a fieldtrip to Creekside Park in Bountiful on August 28th to view an example of a park designed by landscape architect Dan Sonntag.

ADJOURNMENT

Councilwoman Ivie made a motion to close the regular meeting at 8:05 p.m., and move to a work session with no intent to return to regular meeting. Councilman McEwan seconded the motion, which passed by unanimous vote (5-0).
**CENTERVILLE CITY**

250 North Main • Centerville, Utah 84014 • (801) 295-3477

City Council Meeting

Tuesday, **August 21, 2018**

<table>
<thead>
<tr>
<th>Name (Please Print)</th>
<th>City of Residence</th>
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<tbody>
<tr>
<td>Darrell Bronson</td>
<td><strong>Centerville</strong></td>
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<tr>
<td>Bruce Cox</td>
<td><strong>(Staff)</strong></td>
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Note: The table continues with blank lines for additional names and cities of residence, but they are not filled in on this page.
Minutes of the Centerville City Council Work Session held Tuesday, August 21, 2018 at 8:10 p.m. at Centerville City Hall, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Mayor                  Clark Wilkinson
Council Members       Tamielyn Fillmore
                                 William Ince
                                 Stephanie Ivie
                                 George McEwan
                                 Robyn Mecham

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

STAFF ABSENT           Jacob Smith, Management Services Director

FORM-BASED CODE REGULATIONS

Cory Snyder, Community Development Director, provided information regarding the South Main Street Corridor (SMSC) Overlay Zone form-based code provisions (a copy of the presentation is available with the agenda on NovusAgenda). A form-based code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. Councilman Ince pointed out that Centerville currently has a combination of form-based and additional restrictions in the SMSC Overlay Zone. Mr. Snyder showed examples of different types of street framing within Centerville, and presented a comparison of standards and regulations in the Commercial-Medium (C-M), City Center, and Traditional Zones.

Councilwoman Fillmore said she views form-based code as flexible — able to let market forces and needs change, and still provide for the needs of a community through different cycles. Mr. Snyder advised the Council to consider what the community is gaining from the new Centerville Fire Station in exchange for the fire impact fees paid by the development community. Councilman McEwan asked if it is the purpose of taxpayer funds to drive development in the corridor through higher standards than are necessary for public safety. Mr. Snyder responded that civic buildings are always the public face of a community. He emphasized that when a design is chosen for a community, the Council needs to be committed to that design when property owners and developers request a change or exception.

Councilman McEwan stated he does not consider the SMSC to be a City Center; he does not believe Centerville Main Street is a “main street”. Councilwoman Fillmore commented that Centerville Main Street is a commercial corridor, but it is not the same type of commercial found at Station Park in Farmington. She said she believes there is value in framing, whether it is with trees, or buildings, or something else consistent. If form-based zoning is removed from the SMSC, C-M Zoning regulations remain.

Mayor Wilkinson stated he believes Main Street could be a lot better. He said earlier that day he talked to property and business owners along Main Street who are frustrated. The
City needs to give business owners something they can look at and work with for the future. The City needs a commercial revenue base, or residential property tax rates will continue to increase. The Mayor expressed the opinion that some of the same exceptions granted for the Fire Station need to be granted for commercial businesses that would bring in revenue.

Councilman McEwan stated there are three levers that could be pushed to try to help the commercial property owners: density, design, and table of uses. He pointed out that property owners are able to bring in a plan and request specific exceptions the same way the Fire Chief did, and suggested that if enough of those requests come in, a design standard would come together. Councilwoman Mecham stated she does not think requiring a plaza is to anyone’s benefit, since the businesses do not want the junior high kids hanging out next to their businesses. Councilwoman Fillmore said she has heard a lot of what people do not want. She suggested the Council needs to show leadership, draw up a suggestion with visual examples to present to the community, and stick with the decision made to show respect for the business owners. Mayor Wilkinson expressed confidence that it could look beautiful and businesses could be successful. Councilman McEwan responded that the process is meant to be positive and encourage redevelopment. He stated that telling businesses they have to have a pretty building that fits a high standard is a way to drive business out.

Councilmembers Mecham and McEwan emphasized the need to include the property and business owners in the process. Mr. Snyder agreed with the need to include stakeholders to some extent, but cautioned against being too influenced by that input. He stated that form-based is more legally defensible and implementable than performance standards. Form-based is better land-use planning than performance standards. Councilwoman Mecham said she believes every Council will try to figure out how to fix Main Street until positive change starts to happen. Mr. Snyder responded that if the Council does not set a vision, the planning staff and Planning Commission cannot help.

**ADJOURNMENT**

The work session was adjourned at 9:40 p.m.

Mackenzie Wood, City Recorder

Katie Rust, Recording Secretary

Date Approved