

1 Minutes of the Centerville City Council meeting held Tuesday, January 15, 2019 at 7:00 p.m. at
2 Centerville City Hall, 250 North Main Street, Centerville, Utah.

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4 **MEMBERS PRESENT**

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6 Mayor Clark Wilkinson

7
8 Council Members Tamilyn Fillmore
9 William Ince
10 Stephanie Ivie
11 George McEwan
12 Robyn Mecham

13
14 **STAFF PRESENT**

15 Steve Thacker, City Manager
16 Lisa Romney, City Attorney
17 Mackenzie Wood, City Recorder
18 Cory Snyder, Community Development Director
19 Bruce Cox, Parks and Recreation Director
20 Katie Rust, Recording Secretary

21 **STAFF ABSENT**

Jacob Smith, Management Services Director

22
23 **VISITORS**

Interested Citizens

24
25 **PRAYER OR THOUGHT**

Steve Thacker

26
27 **PLEDGE OF ALLEGIANCE**

28
29 **OPEN SESSION**

30
31 No one wished to comment.

32
33 **MINUTES REVIEW AND ACCEPTANCE**

34
35 The minutes of the January 2, 2019 Special Meeting were reviewed. Councilman Ince
36 made a **motion** to accept the minutes. Councilwoman Mecham seconded the motion, which
37 passed by unanimous vote (5-0).

38
39 **SUMMARY ACTION CALENDAR**

- 40
41 a. Approve Recording Secretary Contracts for Katie Rust and Jamie Brooks
42 b. Award bids for culverts under D&RGW Corridor

43
44 Councilman McEwan made a **motion** to approve both items on the Summary Action
45 Calendar. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).

46
47 **UDOT 2019 MAIN STREET PROJECT**

48
49 Santiago Loaiza of Lochner Engineering presented plans for striping Main Street as part
50 of the UDOT project to mill and repave Main Street from Lund Lane in Centerville to 400 North
51 in Bountiful. Left-turn lanes will be added at multiple locations on Main Street north of 1350

1 North, and a continuous center median lane will be striped south of 1350 North. The project will
2 include replacement of three reinforced concrete drainage pipes, an update of some of the
3 signs, and reconstruction of approximately 55 pedestrian ramps. Responding to a question
4 from City Manager Steve Thacker, Mr. Loaiza said he is not aware of communication or
5 coordination between UTA and UDOT regarding the bus pullout planned in front of the post
6 office on Main Street. Mr. Thacker said he would contact UTA about possible coordination.
7

8 Councilwoman Mecham said she is aware of a gutter near one of the schools that
9 should be improved as part of the project if possible. Mr. Loaiza requested that staff send him
10 information about the gutter so he can look into the possibility of improvement. Mr. Loaiza
11 explained plans to improve the transition from Main Street to Center Street going east. He
12 stated that, with the tight time frame for completion, the contractor may need to work at night.
13 There will be restrictions on what activities can be done at night to limit noise. Mayor Wilkinson
14 asked why there are not more crosswalks along Main Street, particularly in front of Maverick
15 (115 North) and at Jennings Lane. Mr. Loaiza responded that UDOT does not stripe a
16 crosswalk unless warranted, with at least 20 pedestrians per day. Councilwoman Fillmore
17 asked if there is time to request that UDOT conduct pedestrian counts and add crosswalks if
18 warranted as part of this project. Mr. Loaiza responded that winter is not the best time to
19 conduct those counts. Centerville could request that UDOT check the counts at any time.
20

21 Mayor Wilkinson opened a public hearing at 7:28 p.m.
22

23 Larry Peterson – Mr. Peterson said he represents the dozens and dozens of cyclists that
24 use Main Street. He commented that the bike lane on the west side of the Frontage Road is
25 narrower than desired. He expressed the hope that shoulder space will not be reduced on Main
26 Street, and added that grates can be dangerous for cyclists if they are not designed for bikes.
27 Mr. Loaiza explained that with the striping of a center median, the 10-foot shoulder will be
28 reduced to 6 feet at some locations. Councilwoman Fillmore, who participated in planning
29 discussions, stated that impacts on cyclists were a big part of the discussion. Mr. Peterson let
30 the Council know that a grate on Porter Lane just west of Main Street is dangerous for cyclists.
31 Mr. Loaiza confirmed that grates put down with the Main Street project will be bicycle safe.
32

33 Becki Wright, Centerville Planning Commission – Commissioner Wright expressed
34 support for maintaining sufficient shoulder along Main Street for cyclists. She asked what would
35 be required to get flashing lights that pedestrians could turn on to make crossing Main Street
36 safer for pedestrians. She also asked if anywhere along Main Street will be signed for no on-
37 street parking to make it safer for cyclists. Mr. Loaiza responded that school-zone crosswalks
38 and lights will be updated, but there is no provision to install flashing lights for pedestrian
39 crossing at any other location on Main Street. Crosswalk installation is determined by
40 pedestrian count and is not affected by the speed of traffic. Main Street will not be signed to
41 restrict on-street parking; the shoulder will be multi-use.
42

43 Tiffany Carlson with Lochner Engineering said she will be working with the design team,
44 with UDOT, and with the contractor, and will be able to provide the City Manager with weekly
45 updates that could be put on the City website. Mayor Wilkinson closed the public hearing at
46 7:44 p.m. Councilman Ince asked the width of the Main Street shoulder at the narrowest point
47 with the existing plan. Mr. Loaiza responded that the narrowest point will be four feet near 1450
48 North.

1 Councilman Ince made a **motion** for the City Council to endorse the striping plan as
2 presented. Councilman McEwan seconded the motion, which passed by unanimous vote (5-0).
3 Mr. Thacker said he has been pleased with the effort UDOT has made to coordinate this project
4 with the city.
5

6 **PUBLIC HEARING – ZONING CODE AMENDMENT – 12.48 SOUTH MAIN STREET**
7 **CORRIDOR OVERLAY ZONE – SIDE AREAS AND FRONT YARD SETBACKS**
8

9 At the City Council meeting on December 4, 2018, the Council directed staff to bring
10 back specific proposed ordinance amendments to the SMSC Overlay Zone regarding building
11 setbacks and side yard distance between buildings. Staff prepared the proposed draft
12 language, and on December 18, 2018 the Council directed the edits to be submitted to the
13 Planning Commission for review and recommendation. Cory Snyder, Community Development
14 Director, stated that on January 9, 2019, the Planning Commission received the proposed
15 amendments and held a public hearing. The Planning Commission debated the merits of the
16 amendments and ultimately decided to recommend denial. Proposed Amendment #2 would
17 change the “Civic Lot” type setbacks range from “15 to 25 feet” to “30 to 50 feet”, which is
18 inconsistent with the maximum range of 15-25 feet in the General Plan. The Planning
19 Commission found that the scope of the proposed amendments were too narrow in relation to
20 the ongoing goal of changing the SMSC Overlay Ordinance.
21

22 Mayor Wilkinson opened a public hearing at 7:55 p.m., and closed the public hearing
23 seeing that no one wished to comment. Councilman McEwan said it is his understanding that
24 the proposed amendments would address a concern expressed by Fire Chief Bassett in
25 September of 2018 regarding pedestrian safety at the new fire station. He asked if the Fire
26 Chief’s position has changed. Mr. Snyder said he has heard Fire Chief Bassett state more than
27 once since September that the Fire Board is content to move forward with the current approval.
28 As a member of the South Davis Metro Fire Board, Mayor Wilkinson was able to contribute that
29 Fire Chief Bassett has expressed concern about the durability of the cement proposed for the
30 plaza space, considering the weight of the trucks that will be crossing it.
31

32 Councilwoman Mecham said she got the impression watching the most recent Planning
33 Commission meeting that the Commissioners did not fully understand that the proposed
34 amendments would benefit the fire station, and that the community and property owners on
35 Main Street would benefit from a better fire station if the amendments are approved at this time.
36 Mr. Snyder commented that there are ways other than the proposed amendments to solve the
37 concerns expressed. Councilwoman Fillmore said she believes there is enough flexibility in the
38 existing design process to meet the intent of the Main Street plan and alleviate the concerns
39 expressed by the Fire Chief, without jumping ahead and approving an ordinance that is contrary
40 to the General Plan. Councilman McEwan said he agrees with the idea of a holistic approach,
41 but he believes the fire station is a different animal with a short window of opportunity.
42 Councilman McEwan said he would want to hear the Fire Chief go on record that he is fine
43 moving forward with the plan as it is.
44

45 Councilwoman Mecham made a **motion** to approve Section 1 of Ordinance No. 2019-01
46 amending Subsection 12.48.100(a)(16) of the Centerville Zoning Code regarding side yard
47 requirements for development within the SMSC Overlay Zone. Councilman McEwan seconded
48 the motion. Referring to the recommendation of the Planning Commission, Councilwoman
49 Fillmore suggested the Council push pause and let the amendments be part of the larger
50 process. She asked if Section 1 of the ordinance would change anything for the fire station at
51 this point. Mr. Snyder responded that the amendment would allow different elements to be used

1 in the fire station side yard gap than are currently proposed. The motion to approve Section 1 of
2 Ordinance No. 2019-01 passed by majority vote (4-1), with Councilwoman Fillmore dissenting.
3 Councilwoman Fillmore clarified that her dissenting vote reflects her desire to follow the
4 recommendation of the Planning Commission and look at the entire SMSC plan together, not
5 disapproval of the amendment.
6

7 Mr. Snyder repeated that Fire Chief Bassett has said that he is planning to proceed with
8 the fire station plans as currently approved. Mr. Snyder pointed out that the Fire Chief could
9 apply for a site plan amendment if desired. He repeated that maintenance concerns could be
10 addressed by the Fire Chief and architect without approval of the proposed ordinance.
11 Councilmembers McEwan and Ivie expressed a desire to not delay completion of the fire
12 station, and to ensure that taxpayer funds are spent in the most responsible manner.
13 Councilman McEwan made a **motion** to strike Section 2 and Section 3 from Ordinance No.
14 2019-01. Councilwoman Fillmore seconded the motion, which passed by unanimous vote (5-0).
15 Councilman McEwan made a **motion** to adopt Ordinance No. 2019-01 as amended.
16 Councilwoman Ivie seconded the motion, which passed by majority vote (4-1), with
17 Councilwoman Fillmore dissenting. Mr. Snyder stated that an outline for a process to prepare a
18 new SMSC plan will be ready to present to the Council in February. Councilman McEwan said
19 he thinks it would be beneficial for Council meeting agendas to include an update on recent
20 decisions and approvals made by the Planning Commission.
21

22 ISLAND VIEW PARK RENOVATION PHASE I PROJECT

23
24 The City Council and Parks and Recreation Committee hosted a public open house on
25 Thursday, January 10, for the Island View Park Renovation Phase I Project. Mackenzie Wood,
26 City Recorder, presented comments received at the open house. Councilmembers gave
27 feedback to staff, expressing support for the preliminary plan. The design team will move
28 forward with putting together a final design plan.
29

30 NAMING RIGHTS FOR PARK IMPROVEMENTS

31
32 Councilman Ince reported that the source of funding for a portion of Phase I of the Island
33 View Park Renovation Project (Land and Water Conservation Fund Grant) was not included in
34 the next federal budget, and therefore cannot be counted on as a source of funding for Phase II.
35 He expressed the opinion that the Council should consider alternate ways to raise funds to
36 complete the project. He mentioned the possibility of selling naming rights to elements of the
37 park. Ms. Romney pointed out that donations can be made at any time. However, if the Council
38 wants to actively encourage selling naming rights to elements of the park, a written policy would
39 need to be in place. She cautioned against making long-term commitments for naming rights.
40 Ms. Romney agreed to do some research if directed by the Council. The Council could include
41 a general request for donations for the project in the City newsletter. Bruce Cox, Parks and
42 Recreation Director, commented that the City can continue to try for grant opportunities while
43 receiving donations from citizens. It is possible that citizen donations could help meet the City
44 grant-match obligation if a grant is awarded. A majority of the Council appeared to agree with
45 asking the Parks and Recreation Committee to explore ideas.
46

47 MAYOR'S REPORT

- 48
49 • Mayor Wilkinson reported that the South Davis Metro Fire Board has approved
50 purchase of a fire brush truck.

