Minutes of the Centerville City Council meeting held Tuesday, January 15, 2019 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
Mackenzie Wood, City Recorder
Cory Snyder, Community Development Director
Bruce Cox, Parks and Recreation Director
Katie Rust, Recording Secretary

STAFF ABSENT

Jacob Smith, Management Services Director

VISITORS

Interested Citizens

PRAYER OR THOUGHT

Steve Thacker

PLEDGE OF ALLEGIANCE

OPEN SESSION

No one wished to comment.

MINUTES REVIEW AND ACCEPTANCE

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

SUMMARY ACTION CALENDAR

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

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

UDOT 2019 MAIN STREET PROJECT

Santiago Loaiza of Lochner Engineering presented plans for striping Main Street as part of the UDOT project to mill and repave Main Street from Lund Lane in Centerville to 400 North in Bountiful. Left-turn lanes will be added at multiple locations on Main Street north of 1350
North, and a continuous center median lane will be striped south of 1350 North. The project will
include replacement of three reinforced concrete drainage pipes, an update of some of the
signs, and reconstruction of approximately 55 pedestrian ramps. Responding to a question
from City Manager Steve Thacker, Mr. Loaiza said he is not aware of communication or
coordination between UTA and UDOT regarding the bus pullout planned in front of the post
office on Main Street. Mr. Thacker said he would contact UTA about possible coordination.

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

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

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

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

Tiffany Carlson with Lochner Engineering said she will be working with the design team,
with UDOT, and with the contractor, and will be able to provide the City Manager with weekly
updates that could be put on the City website. Mayor Wilkinson closed the public hearing at
7:44 p.m. Councilman Ince asked the width of the Main Street shoulder at the narrowest point
with the existing plan. Mr. Loaiza responded that the narrowest point will be four feet near 1450
North.
Councillman Ince made a motion for the City Council to endorse the striping plan as presented. Councillman McEwan seconded the motion, which passed by unanimous vote (5-0). Mr. Thacker said he has been pleased with the effort UDOT has made to coordinate this project with the city.

**PUBLIC HEARING — ZONING CODE AMENDMENT — 12.48 SOUTH MAIN STREET CORRIDOR OVERLAY ZONE — SIDE AREAS AND FRONT YARD SETBACKS**

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

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

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

Councilwoman Mecham made a motion to approve Section 1 of Ordinance No. 2019-01 amending Subsection 12.48.100(a)(16) of the Centerville Zoning Code regarding side yard requirements for development within the SMSC Overlay Zone. Councilman McEwan seconded the motion. Referring to the recommendation of the Planning Commission, Councilwoman Fillmore suggested the Council push pause and let the amendments be part of the larger process. She asked if Section 1 of the ordinance would change anything for the fire station at this point. Mr. Snyder responded that the amendment would allow different elements to be used
in the fire station side yard gap than are currently proposed. The motion to approve Section 1 of
Ordinance No. 2019-01 passed by majority vote (4-1), with Councilwoman Fillmore dissenting.
Councilwoman Fillmore clarified that her dissenting vote reflects her desire to follow the
recommendation of the Planning Commission and look at the entire SMSC plan together, not
disapproval of the amendment.

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

ISLAND VIEW PARK RENOVATION PHASE I PROJECT

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

NAMING RIGHTS FOR PARK IMPROVEMENTS

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

MAYOR’S REPORT

- Mayor Wilkinson reported that the South Davis Metro Fire Board has approved
  purchase of a fire brush truck.
• A total of 48 resumes were received for the position of City Manager. Staff updated
the Council on options and time limitations for background checks. The Council
agreed to be available for a meeting on the evening of February 7th and interviews
with the finalists the morning of February 8th.

CITY MANAGER'S REPORT

• The South Davis Recreation Board has asked to include an insert in a Centerville
utility bill to increase awareness of a survey they are conducting. They would cover
the cost of adding the insert. A majority of the Council indicated approval of the
arrangement.

ADJOURNMENT

At 9:38 p.m., Councilman Ince made a motion to adjourn the meeting. Councilwoman
Mecham seconded the motion, which passed by unanimous vote (5-0).