Minutes of the Centerville City Council meeting held Tuesday, December 3, 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
Brant Hanson, City Manager
Lisa Romney, City Attorney
Leah Romero, City Recorder
Jacob Smith, Administrative Services Director
Cory Snyder, Community Development Director
Mackenzie Wood, Assistant Planner

VISITORS
Interested Citizens

PRAYER OR THOUGHT

Ashley Gurling, Episcopal Church of the Resurrection was scheduled to give the prayer or thought, due to illness she was unable attend. Mayor Wilkinson offered a prayer.

PLEDGE OF ALLEGIANCE

OPEN SESSION

No one wished to comment.

PUBLIC HEARING – ZONING CODE AMENDMENTS – ALLOW CARGO TRAILER SALES IN SHORELANDS COMMERCE PARK ZONE – TABLED FROM NOVEMBER 9, 2019

Craig Salmon, applicant, owns the building at 1230 North 1300 West in the Shorelands Commerce Park Zone. He has a potential tenant who sells cargo trailers. The Shorelands Commerce Park Zone and SCP-Mixed Node Zone do not allow for Vehicle and Equipment Rental or Sale. The applicant requests a zoning text amendment to allow Vehicle and Equipment Rental or Sale.

Mr. Salmon said he finds the suggested definition of Vehicle and Equipment Rental or Sale confusing. Cory Snyder, Community Development Director, explained that personal vehicles typically driven on city roads are excluded from the definition. Mr. Salmon said he thinks the City will eventually get a push for personal vehicle rental or sale on the west side.

Mayor Wilkinson opened a public hearing at 7:17 p.m., and closed the public hearing seeing that no one wished to comment.
Councilmember Fillmore referred to a statement in the staff report, "the Shorelands Commerce Park does not yet have a precedent set for which set of uses are preferred in the Zone", and said from her perspective as a former Planning Commissioner, the goal for the area was a higher-end business park. She expressed concern that approving Vehicle and Equipment Rental or Sale would open the door to development that would be inconsistent with that goal. She said she does not feel comfortable approving the requested Zoning Code Amendment since the planning process for the area as a whole is not complete. Councilmember Fillmore commented that Centerville has limited land available, and she wants to be deliberate about planning the use of that land. Councilmember Ivie stated a planning process did occur, and the applicant desires to use the industrial option provided in that planning process. Councilmember McEwan pointed out that Staff recommends approving Vehicle and Equipment Rental or Sale as a conditional use, which would provide a level of control. Mr. Salmon listed businesses already operating in the Shorelands Commerce Park Zone.

Councilmember McEwan moved to approve Ordinance No. 2019-23. Councilmember Ivie seconded the motion, which passed by majority vote (4-1), with Councilmember Fillmore dissenting.

PUBLIC HEARING — ZONING MAP AMENDMENT — DEVORE PROPERTY REZONE FROM AGRICULTURAL-LOW TO RESIDENTIAL-LOW

Ms. Wood explained the request to rezone approximately 16.75 acres located at 2125 North Main Street and Frontage Road from Agricultural-Low (A-L) to Residential-Low (R-L). The Planning Commission reviewed and recommended the proposed Zoning Map Amendment for approval on November 13, 2019. Concerns regarding potential drainage problems were voiced at the public hearing held by the Planning Commission. Ms. Wood stated that development of the entire property between Main Street and Frontage Road as proposed would provide an opportunity to more adequately address drainage issues than with a smaller subdivision. Mr. Snyder stated the applicant would most likely develop the entire property as one project. However, even if only the eastern portion of the property were developed initially, a drainage trunk line that would connect at the Frontage Road would be required from the beginning. The proposed development would not solve drainage problems at other developments.

Bruce Robinson with Symphony Homes stated the plan is to build approximately 60 homes on the property ranging in cost from approximately $550,000 to over $1 million, with the more expensive homes on the east portion of the property. He said the State has changed standards for drainage in recent years, and explained some of the requirements. Mr. Robinson said a traffic study was completed, with the conclusion that traffic generated by the proposed development would have minimal impact on the surrounding roadway network. Referring to Reading Elementary, Mr. Robinson said he anticipates that the addition of 60 homes to the area would likely necessitate a change by the school district, which he hopes would reduce the number of vehicles on the roads around the school.

Mayor Wilkinson opened a public hearing at 7:51 p.m.

Ivan Cutler — Mr. Cutler expressed love and respect for the DeVore family. He recognized that change is inevitable, and expressed hope that lessons can be learned from the Woods Park development. Mr. Cutler said he hopes that the proposed 60 homes would not turn into 120 homes. He said drainage is a huge concern for many property owners in the area.
Craig Salmon – Mr. Salmon said he lives just south of the subject property. He asked if R-L has a minimum lot size, and asked if the planned on-ramp for the West Davis Corridor has been taken into consideration. Ms. Wood explained that R-L allows for a maximum of four units per acre.

Cole Smith – Mr. Smith described heavy traffic around Reading Elementary during the school year and stated a full-time crossing guard would be necessary at 2025 North 400 West if the rezone is approved. He said property owners in the Lexington Park Subdivision, a neighboring Symphony Homes development, have dealt with significant drainage problems, and asked that the Council require a more concrete drainage plan if the rezone is approved and the proposed development moves forward.

Alison Garlick – Ms. Garlick said she lives just south of the Woods Park Subdivision. She thanked Mr. Robinson for the information shared, particularly related to drainage. She stated Woods Park has significant drainage problems. She stated that safety is a huge concern on 2025 North. Ms. Garlick disagreed with the proposed zone change from A-L to R-L, and stated that having agricultural property within the community is important.

Heather Healy – Ms. Healy said she is concerned about safety on 2025 North. She said her daughter was hit by a car on 2025 North, and stated that adding 60 homes to the area would only increase the problem. Ms. Healy said she is concerned that Symphony Homes would choose to put in more than 60 homes if the rezone is approved. She stated that agricultural land is becoming difficult to find in Centerville. She recommended leaving the property zoned A-L.

Sharon Cutler – Ms. Cutler said she lives on Main Street just north of the proposed development. Responding to Mr. Robinson’s comment that the development would result in fewer cars in the area, Ms. Cutler said homes at the price point he described would come with many more than one car each and would significantly impact traffic in the neighborhood.

Cindy Garlick – Ms. Garlick said she has enjoyed the rural aspect of the north end of the community. She said the thought that the City would remove the sense of rural by approving development of 60 homes makes her sad. Ms. Garlick commented that the subject property is a soggy piece of land, and expressed concern that adding 60 homes would compound the problem. She spoke in favor of leaving the A-L Zone in place, which would allow for half-acre residential lots.

Brooke Holman – As a member of the Centerville Tree Board, Ms. Holman suggested the City require wider park strips in new developments. Ms. Holman shared personal experience with drainage issues in a Symphony Homes development in Farmington, and shared additional personal experience with a large development that proposed larger lots and larger homes, but ended up needing to transition over time to smaller lots with smaller homes because of the economy.

Lisa Robinson – Ms. Robinson said that, although the proposed development would be compatible with the Lexington Park development, it would not be compatible with anything else in the area.

Abe Millet – Mr. Millet said he lives adjacent to the DeVore property. He expressed concern regarding the safety of access to his property, and concern about the conflicts that often arise with residential properties next to animal properties.
Lisa Fowers – Ms. Fowers said she lives adjacent to the subject property and already has problems with drainage. She said drainage would most definitely have to be addressed with the proposed development. She commented that half-acre lots would potentially help with the drainage issues because there would be more open space and less concrete. Ms. Fowers commented that the Police Department would be able to attest to the traffic safety issue around the elementary school. She spoke in favor of leaving the A-L Zone in place.

Mila Cutler – Ms. Cutler said she owns the property just north of the subject property. She spoke of the DeVore family with love and respect. She spoke against allowing another island of small residential properties in an area of traditionally half-acre properties. She stated the area has water issues, as well as a lot of deer. Ms. Cutler expressed concern with the number of homes planned, and said she hopes the Council will listen to the concerns expressed.

Steve Meyer – As a trustee of the Mabel DeVore Family Trust, Mr. Meyer said it is his responsibility to work to optimize the value of the property for the beneficiaries of the Trust. He said he looked for a developer with goals in alignment with the City’s land-use master plan, and selected Symphony Homes. He commented that the land-use master plan designates R-L as the appropriate zone for the subject property. Mr. Meyer expressed confidence that City Staff would be able to address issues and concerns raised by neighbors. He recommended approval of the proposed zoning change.

Jen Bangerter – Ms. Bangerter said she lives across the street from Reading Elementary. She said the traffic condition is already scary, and would be worsened with the addition of more homes and vehicles to the neighborhood. She asked why the City would allow developers to come in and dictate the feel of the community. Ms. Bangerter said that by changing the zoning, the Council would be allowing the developer to determine the feel of the neighborhood, and requested the Council not change the zoning.

Shanna McBride – Ms. McBride commented that many families living in the subject area have been there for generations and feel a deep connection to where they live. As a resident of 2025 North, she agreed that the traffic situation is dangerous. She spoke in favor of not allowing development of the proposed 60 homes, and said that if the Council does allow it, they should feel the weight of responsibility for what that development would do to the area.

The Mayor closed the public hearing at 8:31 p.m. Mr. Robinson said he hoped the DeVore family would not be penalized for holding onto their land longer than many other families who had farms in the area. He said Symphony Homes is sensitive to the traffic issue, and said he would be happy to help with conversations with the school district. Mr. Robinson agreed there are always impacts with development, but expressed confidence that the proposed development can be done with minimal impact.

Responding to a question from Councilmember McEwan, Ms. Wood explained that the Council is to consider the requested rezone based on the following four factors:

1. Is the proposed amendment consistent with the goals, objectives and policies of the City’s General Plan?
2. Is the proposed amendment harmonious with the overall character of existing development in the vicinity of the subject property?
3. What is the extent to which the proposed amendment may adversely affect adjacent property?
4. What is the adequacy of facilities and services intended to serve the subject property?

Ms. Wood explained the many steps involved in the development process. Councilmember Mecham said she believes the Council should only approve the requested rezone if they believe all of the concerns expressed regarding the proposed development can be mitigated to a point that it is the best decision for the community. Mr. Snyder commented that the drainage situation would not necessarily be better with half-acre lots. Councilmember Ivie explained that the State is moving toward forcing land-use decisions to provide higher-density housing along the Wasatch Front, and said she would prefer the proposed 60 homes over a higher-density development. Mayor Wilkinson emphasized that the Council cannot consider the number of students that would be added at Reading Elementary as a factor in making the decision. Councilmember Ivie stated the City is aware of the traffic and student crossing problem near Reading Elementary, and said the Council and Police Department will do what they can to improve the situation.

Councilmember Ince made a motion to table the proposed Zoning Map Amendment for at least two weeks, and continue to accept public comment via email through noon on December 13th. Councilmember Ivie seconded the motion, which passed by unanimous vote (5-0).

Councilmember Mechan moved to take a short break at 9:02 p.m. Councilmember McEwan seconded the motion, which passed by unanimous vote (5-0). The Council returned at 9:12 p.m.

SUMMARY ACTION CALENDAR

a. South Davis Metro Fire Station Bond Reduction and Start of Warranty Period – Effective 12/03/2019

Councilmember Fillmore moved to accept the item on the Summary Action Calendar. Councilmember Ince seconded the motion, which passed by unanimous vote (5-0).

MINUTES REVIEW AND ACCEPTANCE

The minutes of the November 19, 2019 City Council meeting were reviewed. Councilmember McEwan made a motion to accept the minutes. Councilmember Ince seconded the motion, which passed by unanimous vote (5-0).

MAYOR’S REPORT

- Mayor Wilkinson reported on a recent community outreach event at Viewmont High School.

CITY MANAGER’S REPORT

- Mr. Hanson reported on a recent meeting with UTA.
ADJOURNMENT AND RDA MEETING

At 9:19 p.m., Councilmember Ince moved to adjourn the meeting. Councilmember Fillmore seconded the motion, which passed by unanimous vote (5-0).

Leah Romero, City Recorder

Date Approved

Katie Rust, Recording Secretary

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CORPORATE SEAL

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