

1 Minutes of the Centerville City Council and Planning Commission joint **work session** held  
2 Wednesday, March 21, 2017 at 5:30 p.m. in the Centerville City Council Chambers, 250 North  
3 Main Street, Centerville, Utah.

4  
5 **MEMBERS PRESENT**

6  
7 Mayor Paul A. Cutler  
8  
9 Council Members Tamilyn Fillmore  
10 William Ince  
11 Stephanie Ivie  
12 George McEwan  
13 Robyn Mecham  
14

15 **PLANNING COMMISSIONERS PRESENT**

16  
17 Commissioners Kevin Daly  
18 Logan Johnson  
19 Cheylynn Hayman, Vice Chair  
20 Kathy Helgesen  
21 Gina Hirst (arrived at 6:00 p.m.)  
22 Becki Wright  
23

24 **COMMISSIONER ABSENT** David Hirschi, Chair

25  
26 **STAFF PRESENT**

27 Steve Thacker, City Manager  
28 Lisa Romney, City Attorney  
29 Cory Snyder, Community Development Director  
30 Cassie Younger, Assistant Planner  
31 Katie Rust, Recording Secretary

32 **STAFF ABSENT**

33 Blaine Lutz, Finance Director/Assistant City Manager

34 **SOUTHEAST NEIGHBORHOOD – PAGES LANE AREA**

35  
36 Cory Snyder, Community Development Director, explained that the Planning  
37 Commission first tackled the residential portion of the Southeast Neighborhood Plan. Their  
38 recommendation was approved by the Council on March 7<sup>th</sup>. The purpose of the work session  
39 is to discuss the Pages Lane Area of the Southeast Neighborhood. Elements to consider  
40 include whether or not the vacant buildings are a priority, and whether an RDA project would  
41 benefit the area. Mayor Cutler commented that one concern is the ability to transition  
42 commercial use to other potential uses.  
43

44 Lisa Romney, City Attorney, informed the two bodies that the City has a pending  
45 application to change the General Plan. She said her advice is to continue to discuss the entire  
46 area as planned, and handle the specific application on its own. Councilman Ince said most of  
47 the people in the immediate area he has spoken with have said they would like the use to  
48 remain what it is. He referred to the development on the west side of Main Street (southwest  
49 corner of Main and Pages), and questioned how viable the corner is commercially. Mr. Snyder  
50 commented that brick and mortar stores are suffering as a whole with the competition from  
51 online marketing. Attracting medium box commercial is a struggle with the proximity to Station  
52 Park in Farmington. Mayor Cutler said he thinks it would be useful to consider whether other  
53 commercial uses (i.e. charter school or assisted living) could be viable in the Pages Lane  
54 Corridor before moving away from commercial completely.

1 Councilwoman Fillmore said she wants to make sure they respect the market, but her  
2 main thought is that this fairly large piece of land is ripe for redevelopment. She said she feels a  
3 piecemeal approach would have the worst result. Councilwoman Fillmore said she would like to  
4 explore the possibility of an RDA more thoroughly. Mayor Cutler said he agrees that looking at  
5 the area as a whole makes sense if a transition is desired. Councilman McEwan pointed out  
6 that not all uses would be compatible with the neighborhood. Daylight to dusk commercial  
7 activities would probably be most acceptable to the neighborhood. Councilman McEwan said  
8 he is not sure an RDA is needed if the property is ripe and value is there. Councilwoman  
9 Fillmore responded that, since demolition is so expensive, an RDA might make the difference  
10 between a developer being willing to try or choosing to walk away. Councilwoman Mecham  
11 said she is not in favor of an RDA because she feels property in Centerville is in enough  
12 demand. She said the land may not have the value the property owner would like it to have.  
13 Councilwoman Mecham said she worries the City will lose Target. She said she would not want  
14 to rezone without a plan for the whole area, because she would not want residential in the  
15 Pages Lane Area to be piecemeal. Ms. Romney said there is approximately 8.17 acres in the  
16 block of land between Deseret Industries and 400 East.

17  
18 Commissioner Hayman asked if there is any reason to think the block of property owned  
19 by the LDS Church is going to change anytime soon. Mr. Snyder said the message he has  
20 gotten from the LDS Church is that they are happy with the property as it now functions.  
21 Commissioner Johnson said he showed the east portion of the area to a commercial developer,  
22 who said he would not touch it with conditions as they are, because commercial is not doing  
23 well in that area. Commissioner Daly said he does not view the area as blighted, but maybe  
24 sad. He commented that developers come and go, but a development stays, and he would be  
25 concerned if the City jumped on something that was viewed as an only hope. Commissioner  
26 Daly said he feels the City can afford to be patient and wait for the right fit. Mayor Cutler asked  
27 if it would be desirable to leave the General Plan open to potential change and not commit to  
28 anything. Commissioner Daly responded he thinks the right kind of residential could work  
29 there. He said he thinks the development on the northeast corner of Pages Lane and Main  
30 Street is nice. Ms. Romney said her concern with leaving the General Plan open is that the City  
31 would not really be planning, and control would be difficult. Councilwoman Fillmore said she is  
32 concerned with the current lack of standards. She commented that the Walmart development  
33 could have been much less favorable if the Planning Commission had not previously put design  
34 guidelines in place. Mr. Snyder agreed that the transition should be something significant, and  
35 that design guidelines need to be established. Councilwoman Fillmore said she likes the PDO  
36 tool for the control it gives the City.

37  
38 Councilman McEwan asked if any property owners have expressed interest in change.  
39 Mr. Snyder responded that a member of the Winegar family has approached staff, talking about  
40 doing something with the property. Councilwoman Fillmore asked what is on the list of possible  
41 uses with the existing C-H Zone. Mr. Snyder responded that something between Main Street  
42 uses and big box uses are possible. Switching to Commercial-Medium would narrow the  
43 options. Councilwoman Mecham said she agrees with Commissioner Daly that what happens  
44 will be there a long time, and she is willing to be patient to get the right fit. Commissioner Wright  
45 agreed they should not feel pressured to make a decision right away, but said she also thinks  
46 they need to consider the ramifications of waiting. She emphasized the need to continue  
47 looking to the future, and the need to make an investment in the City. Councilwoman Mecham  
48 said she knows something will happen, and she is not concerned that the area will not  
49 redevelop.

50  
51 Commissioner Helgesen said she has lived in Centerville her whole life, and other than  
52 Dick's Market, she has not seen anything substantial in the Page Lane Area since the interstate  
53 was taken off the table. Councilman Ince said he would like to know how financially viable and  
54 satisfied the existing businesses are. If the businesses are doing well, he would agree with

1 waiting for a good commercial fit. Councilwoman Mecham said she would like people to bring  
2 ideas to the City, and the Planning Commission and Council can decide on the right fit.  
3 Commissioner Hayman asked if that is saying the Council members and Commissioners are not  
4 able to decide what they want there and take planning steps. Council members Mecham and  
5 Ivie responded it is not the City's place to decide what others can do with their property.  
6 Commissioner Hayman said she feels the Planning Commission's role is to put gateway  
7 standards in place in the absence of a property owner submitting a perfect plan. Councilman  
8 McEwan said the fundamental question to backup to, is whether or not the Planning  
9 Commission believes commercial is viable for the area in the future.

10  
11 Councilwoman Fillmore said she feels it is important to recognize that the further east  
12 you go in the development, the more the neighborhood is solidly a single-family home  
13 neighborhood. She said she envisions a more intense use on Main Street, progressively  
14 reducing in intensity moving east. Commissioner Hayman commented it will be important to  
15 recognize that the LDS Church property is a large block of commercial in the middle. Mr.  
16 Snyder advised the two groups to not rely on the LDS Church property never changing.  
17 Councilwoman Fillmore said she has long felt the City should be more at the table in discussing  
18 potential options with the LDS Church, but Centerville has not had a strong plan to bring to the  
19 table.

20  
21 Commissioner Hayman said she does not view the area as particularly viable  
22 commercially. She said she would not like to see it translate to a high-density area either.  
23 Commissioner Hayman said she would like to try to find a way to make single-family  
24 development work. She commented that Riverton City built an amazing park that attracted  
25 residential development around it. She suggested the City purchase a slice of the Page Lane  
26 Corridor and create a park that would inspire developers to be excited about putting in a nice  
27 residential development. Mayor Cutler said he would be comfortable with an assisted living  
28 center or closely-packed single-family home development like Centerville Commons.

29  
30 Councilman McEwan asked which Planning Commissioners feels commercial is viable in  
31 the area. Commissioner Daly responded he is not a land developer, and is not able to  
32 determine what is and is not viable. Commissioner Wright said she does not think commercial  
33 is completely dead in the area, but they should not necessarily plan around the commercial.  
34 Commissioner Johnson said he would prefer to look at including residential uses.  
35 Commissioner Helgesen said she is in favor of Main Street remaining commercial, with  
36 gradually grading to perhaps Residential-Medium on the east. She repeated that she has not  
37 seen commercial thrive in the Pages Lane Corridor in her lifetime. Mr. Snyder said planning  
38 staff can take the ideas discussed and generate four or five proposals. The groups seemed in  
39 agreement that the north side of Pages Lane should be separated out from the Pages Lane  
40 Commercial Area in the General Plan.

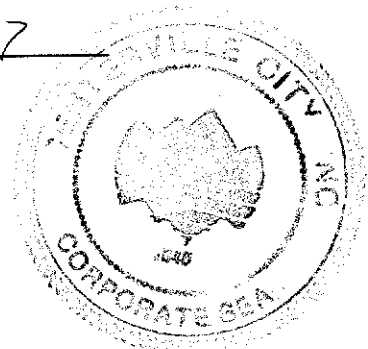
41  
42 **ADJOURNMENT**

43  
44 Mayor Cutler adjourned the work session at 6:53 p.m.

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46  
47   
48  
49 Marsha L. Morrow, City Recorder

4-4-2017  
Date Approved

50  
51  
52   
53  
54 Katie Rust, Recording Secretary



1 Minutes of the Centerville City Council meeting held Tuesday, March 21, 2017 at 7:00 p.m. at  
2 Centerville City Hall, 250 North Main Street, Centerville, Utah.

3  
4 **MEMBERS PRESENT**

5  
6 Council Members Paul A. Cutler, Mayor  
7 Tamilyn Fillmore  
8 William Ince  
9 Stephanie Ivie  
10 George McEwan  
11 Robyn Mecham

12  
13 **STAFF PRESENT**

14 Steve Thacker, City Manager  
15 Lisa Romney, City Attorney  
16 Cory Snyder, Community Development Director  
17 Cassie Younger, Assistant Planner  
18 Paul Child, Centerville Police Chief  
19 Marsha Morrow, City Recorder  
20 Jacob Smith, Assistant to the City Manager  
21 Katie Rust, Recording Secretary

22 **STAFF ABSENT**

23 Blaine Lutz, Finance Director/Assistant City Manager

24 **VISITORS**

25 Interested citizens (see attached sign-in sheet)

26 **PLEDGE OF ALLEGIANCE**

27 **PRAYER OR THOUGHT**

28 Councilman Ince

29  
30 **POLICE DEPARTMENT BUSINESS**

31  
32 Mayor Cutler recognized Police Chief Paul Child for being named Police Chief of the  
33 Year in the State of Utah by the Fraternal Order of Police. Chief Child introduced Shawn  
34 McWilliams, a new officer with the Police Department, and City Recorder Marsha Morrow  
35 conducted the swearing-in of Officer McWilliams. Chief Child presented Detective Will Barnes  
36 to the Council for promotion to the position of Sergeant. Officer Jeremy Brown will be  
37 transferred to the Detective position. Chief Child presented Officer David Davis as the new  
38 DARE/SRO Officer.

39  
40 **OPEN SESSION**

41  
42 Tracy James – Mr. James commented that the fence around the County-owned property  
43 on 100 South has not been removed. He said he understands the City is working with the  
44 County regarding the property, and repeated his willingness to buy a portion of the land if it is  
45 returned to the City. Mr. James said he knows Officer Brown had a positive impact on his son  
46 during Officer Brown's time as the DARE Officer.

47  
48 **MINUTES REVIEW AND ACCEPTANCE**

49  
50 The minutes of the January 31, 2017 work session (tabled from March 1, 2017 meeting);  
51 the March 1, 2017 work session; and the March 7, 2017 regular meeting and closed meeting  
52 were reviewed. Councilwoman Fillmore requested amendments to the March 1, 2017 work  
53 session and the March 7, 2017 regular meeting minutes. Councilwoman Ivie made a **motion** to  
54 accept the minutes of the March 1, 2017 work session, and the March 7, 2017 regular meeting  
55 and closed meeting as amended. Councilman Ince seconded the motion, which passed by  
56 unanimous vote (5-0). Councilman McEwan made a **motion** to table the January 31, 2017 work

1 session minutes to the end of the meeting, time permitting. Councilman Ince seconded the  
2 motion, which passed by unanimous vote (5-0).

3  
4 **PUBLIC HEARING – PDO AND CONCEPTUAL SITE PLAN AMENDMENTS –**  
5 **LEGACY TRAIL APARTMENTS – 1250 WEST PARRISH LANE (SOUTHWEST CORNER)**

6  
7 Cory Snyder, Community Development Director, explained the request to amend the  
8 approved fencing design scheme along Parrish Lane and along the trail system path for Legacy  
9 Trail Apartments. The proposed material changes would be within City ordinance requirements.  
10 Mr. Snyder also explained the request to eliminate the decorative barrier fence (park strip) that  
11 was required by UDOT and became part of the agreement between the developer, the City, and  
12 UDOT. Lastly, a small segment of the trail system was realigned around a ground-based power  
13 box. Thus, a property line adjustment is needed to place the trail back into the UDOT right-of-  
14 way.

15  
16 Fred Hale, applicant, explained that the brick columns and powder-coated steel rods  
17 along Parrish Lane will match the balcony railings on the buildings. He reported that the quit-  
18 claim deed with UDOT regarding the small segment of trail system was completed today. Mr.  
19 Hale reported there has not been interest in the commercial portions of the development. The  
20 current construction phase is expected to be completed in the next three months. Lisa Romney,  
21 City Attorney, suggested an additional condition of approval.

22  
23 Mayor Cutler opened a public hearing at 7:39 p.m., and closed the public hearing seeing  
24 that no one wished to comment. Councilman McEwan made a motion to adopt Ordinance No.  
25 2017-07 amending the Planned Development Overlay (PDO) and Conceptual Site Plan for the  
26 Legacy Trail Apartments Planned Development for the purpose of allowing alternative fencing  
27 designs and locations, with conditions recommended by the Planning Commission, and the  
28 additional condition (f) suggested by Ms. Romney. Councilwoman Fillmore seconded the  
29 motion, which passed by unanimous vote (5-0).

30  
31 Conditions:

- 32  
33 a. All fencing shall comply with the new design consisting of the following:  
34 i. A short 4-5' wrought-iron & intermittent brick/rock pillars fence. The  
35 fence would be constructed along the landscaped entrance at Parrish  
36 Lane and tie into a monument entry sign at the entrance and then  
37 proceed west along the inside trail shoulder along Parrish Lane and  
38 terminate at the detention/dog park facility.  
39 ii. A 6-foot vinyl coated open chain-link fence w/ 5"x5" tube poles every  
40 40'. This style of fence would begin at the detention/dog park facility  
41 and then continue along the trail system on the west side of the  
42 development.  
43 b. The two (2) originally planned west side access points shall be installed to allow  
44 residents access to the trail system.  
45 c. The applicants shall obtain UDOT's approval for the elimination of the fencing within  
46 the Parrish Lane park strip, which shall be formalized upon amending the existing  
47 agreement between the City and UDOT, and/or as deemed acceptable by the City.  
48 d. A lot line adjustment, between the land owner and UDOT, for the trail alignment shall  
49 be completed, as deemed acceptable by the City Attorney.  
50 e. All other related or associated conditions of the Legacy Trail Development PDO  
51 Approval remain in effect with this amendment.  
52 f. Developer shall submit new exhibits for all new fencing designs.

**PUBLIC HEARING – PDO ZONE MAP AMENDMENT AND CONCEPTUAL SITE PLAN – PARRISH CREEK BUSINESS PARK – 1030 NORTH 950 WEST**

Cassie Younger, Assistant Planner, explained the request to rezone approximately 16.15 acres of property located at 1030 North 950 West from Industrial-High (I-H) to Industrial-High/Planned Development Overlay (I-H/PDO). The project will consist of six buildings, used for business and warehousing. On March 8<sup>th</sup>, the Planning Commission voted to recommend acceptance of the proposed I-H/PDO Zone, and acceptance of the Conceptual Site Plan.

To show examples of planned design style and materials, Ken Stewart, Vice President of Operations for Tom Stewart Construction, showed photographs of an apartment building constructed by his company featuring stamped concrete, which he said adds to the general look and appeal of a development, and is capable of withstanding wind storms and other natural conditions in the area.

Mayor Cutler opened a public hearing at 7:55 p.m., and closed the public hearing seeing that no one wished to comment. Ms. Romney requested the Council change the language in Condition 5 of Ordinance No. 2017-06 under Conditions of PDO Approval to reflect that documents were received. She also requested the Council change the language of Condition 1 to the following: "The property shall be rezoned to I-H/PDO and limited to the area designated as Parcel 06-003-0050", eliminating reference to an aerial map. Councilwoman Fillmore made a motion to adopt Ordinance No. 2017-06 amending the Centerville Zoning Map by changing zoning of approximately 16.15 acres of property located at 1030 North 950 West from Industrial-High to Industrial-High/Planned Development Overlay, along with Conceptual Site Plan approval for the Parrish Creek Business Park PDO, with the changes to Conditions 1 and 5 recommended by the City Attorney. Councilman McEwan seconded the motion. Mr. Snyder commented that concerns of safety with the additional length of the cul-de-sac will be mitigated with additional road width, and aesthetic concerns by providing landscaped medians for visual relief. The motion passed by unanimous vote (5-0).

**Conditions for I-H/PDO Zone:**

1. The property shall be rezoned to I-H/PDO, and limited to the area designated as Parcel 06-003-0050.
2. The PDO approval shall be subject to the City Council approval of the Conceptual Site Plan.
3. The PDO approval has an expiration clause of one year from the adoption date of the requested PDO approval, or may be extended upon approval for one additional year, in accordance with CZC 12.41.080 and 12.41.120.
4. As part of the PDO approval, the Parrish Creek Business Park Final Site Plan, and all subsequent development applications shall be subject to and reflect in substantial detail the approved PDO Conceptual Site Plan.
5. The PDO is subject to the narrative and architectural concepts provided by Tom Stuart Construction on February 3, 2017. This includes details about landscaping design, wetlands preservation, and preliminary architectural concepts and sketches by A E Urbia architects and engineers, and supplemental information required by the Planning Commission and submitted by the applicant for Council consideration on March 21, 2017.
6. Variations may be allowed from the conventional ordinances and regulations or as specifically approved as part of any final site plan and subdivision approval:
  - i. Maximum Cul-de-sac length of 400 feet – The development plans specifically need additional length allowance for access into the furthest buildings of the lot. The additional length will mitigate

- 1 concerns of safety by providing additional width of the road, and  
2 aesthetic concerns by providing landscaped medians for visual relief.  
3 ii. Building Floor Area – Building A may exceed the 50,000 square foot  
4 maximum requirement and have a floor area of a maximum of 57,000  
5 square feet.  
6

7 Findings for I-H/PDO Zone:  
8

- 9 a. The Council finds that Section 12.21.080.c. authorizes a “property owner or  
10 authorized agent” to initiate a PDO zone map amendment.  
11 b. The Council finds that the proposed request for the PDO Zone reflecting the  
12 proposed layout, integration of the wetlands and the built environment, and related  
13 amenities and architectural theme creates a viable and vibrant business park area,  
14 as originally envisioned in Goal #1 of the West Centerville Neighborhood Plan for  
15 enhancing the North Business Park area.  
16 c. The Council finds that the Parrish Creek Development Plan also sets forth a new  
17 synergy in investment and appeal for the West Neighborhood area.  
18 d. In order to make findings necessary to approve a PDO zone, the Council finds that  
19 Section 12.41.080(c) allows for Conditions to be imposed to assure the planned  
20 development will follow the listed and the applicable development standards of  
21 Section 12.41.100.  
22 e. The Council finds that the general building and parking lot layout, the proposed uses,  
23 and integration of wetlands and landscaping can or will meet the intent of the general  
24 provisions of the PDO Zone and will be subject to further site and subdivision  
25 approvals to ensure compatibility of the I-H and PDO Zoning Ordinance provisions.  
26

27 Conditions for Conceptual Site Plan:  
28

- 29 1. Conceptual Site Plan is subject to the acceptance of PDO Approval by the Planning  
30 Commission and City Council.  
31 2. A final site plan application shall be submitted following the criteria found in Section  
32 12-21-110(e)(2) of the Zoning Ordinance.  
33 3. A complete landscape plan shall be prepared by a licensed landscape architect and  
34 follow the criteria found in Chapter 12.51 of the Zoning Ordinance. This plan shall be  
35 submitted with the final site plan and indicate the following: Type and location of all  
36 vegetation, total calculations and percentages of landscaping vegetation, and  
37 irrigation plan. This should be done with adherence to the Landscape narrative  
38 provided by Tom Stuart Construction on February 3, 2017.  
39 4. The final plans shall indicate the location and types of all signage, which follow the  
40 codes in CZC 12.54.  
41 5. Ensure all utility lines are noted on the Final Plan. All applicable Utility Provider  
42 Sheets shall be submitted as part of the final site plan application.  
43

44 Findings for Conceptual Site Plan:  
45

- 46 a) The conceptual site plan submittal has adequately shown how the property may be  
47 developed [Section 12.21.110(d)(2)].  
48 b) The development appears to be consistent with the goals and objectives found within  
49 the Centerville City General Plan. 12-480-3  
50 c) The Conceptual Site Plan that has been submitted depicts how the site could be  
51 appropriately developed and with some alteration could be designed to comply with  
52 the applicable provisions of the Industrial-High Zone and other relevant regulations,  
53 as discussed in the Planning Staff Report.

1           **PUBLIC HEARING – PDO ZONE MAP AMENDMENT AND CONCEPTUAL SITE**  
2 **PLAN – LEGACY COMMONS – 1250 WEST PARRISH LANE (NORTHWEST CORNER)**  
3

4           Mr. Snyder explained that the application for PDO Zone Map Amendment for property  
5 located at 1250 West Parrish Lane is incomplete. The applicant expressed a desire to gauge  
6 the temperature of the community before putting significant funds into the engineering process.  
7 Mr. Snyder said staff is generally supportive of the vision of the project. Councilman McEwan  
8 questioned whether it is appropriate to hold a public hearing with an incomplete application. Mr.  
9 Snyder responded that PDO approval is a legislative decision. Ms. Romney responded that a  
10 public hearing must be held before the proposal can be rejected by the Council. The Council  
11 could accept, reject, or remand back to the Planning Commission for more information.  
12

13           Spencer Wright, applicant, agreed that his intention is to talk to the Council and see if  
14 the proposal is something they would consider before more time and money is put into the  
15 project. Mr. Wright said he feels strongly that the commercial element of the development  
16 would need to be located right up along Parrish Lane. He reported that Wright Development  
17 Group is under contract to purchase the UDOT Parrish Lane frontage. Prospective tenants  
18 have already expressed interest in the frontage lots. He said he does not feel there is enough  
19 demand to develop the entire property as commercial, and he wants to gauge the willingness of  
20 the Council to approve mixed-use. Responding to a question from Mayor Cutler, Mr. Wright  
21 said he thinks industrial use could occur on the property, but he does not think it would be the  
22 highest, best use of the property.  
23

24           Mr. Wright pointed out the two egress points on 1250 West, and explained that UDOT  
25 has denied curb cuts on Parrish Lane at this time. City staff has indicated willingness to  
26 participate in discussions with UDOT to try to get curb cuts on Parrish Lane approved.  
27 Councilwoman Mecham stated she is not sure she would be okay with the proposal if access on  
28 Parrish Lane is not approved. She said she feels access only off 1250 West would put way too  
29 much traffic on 1250 West, considering the rest of the plans the Council has for 1250 West.  
30 Councilwoman Mecham said she would rather see a more industrial proposal, and added that  
31 the current proposal includes more residential units than she would be comfortable with.  
32 Councilwoman Mecham told Mr. Wright he should to be aware she would want to require that  
33 any commercial development be completed before residential development begins.  
34 Councilwoman Ivie said she is also uncomfortable with the amount of residential in the  
35 proposed plan, and the egress points will be a sticking point for her. Councilwoman Ivie said  
36 she suspects the additional vehicles would cause backup at the Parrish Lane/1250 West  
37 intersection. Councilwoman Fillmore pointed out the intersection has been improved with traffic  
38 lights, and a similar situation already exists across the street. Councilman McEwan commented  
39 that speeding is a problem with a lot of traffic moving west on Parrish Lane toward the Legacy  
40 Parkway ramps, and he suspects allowing traffic to exit from the development onto Parrish Lane  
41 would be problematic. Mr. Snyder stated he disagrees with UDOT putting a no-access  
42 restriction onto Parrish Lane, and said he feels UDOT should sell the excess right-of-way to  
43 prevent isolation. Councilman McEwan stated he is willing to make a motion to remand the  
44 issue back to the Planning Commission for a full concept plan and more details.  
45

46           Mayor Cutler opened a public hearing at 8:24 p.m., and closed the public hearing seeing  
47 that no one wished to comment. Councilman McEwan made a motion to remand the action  
48 back to the Planning Commission for further consideration for a full Conceptual Site Plan and  
49 adequate details to make a legislative decision. Councilwoman Ivie seconded the motion.  
50 Councilwoman Fillmore said she considers this idea to be exciting infill development, which is  
51 the most fiscally responsible thing a city can do. She said she likes the idea of creating a  
52 certain amount of synergy with some of the uses already allowed, and she agrees with Mr.  
53 Wright's comments about highest and best use. Councilman Ince said it is his perception the



1 Council has not given clear direction in the way the applicant was hoping. Councilman McEwan  
2 responded that Council members Ivie and Mecham expressed density concerns. He said he  
3 feels the overall concern is a need for an evaluation of adequacy of services. Councilwoman  
4 Mecham said she has no idea whether she would be able to approve the application with the  
5 information provided.  
6

7 Mayor Cutler asked the Council if they would be willing to consider a mixed-use  
8 residential project. Councilman McEwan responded he thinks it could provide some balance to  
9 the area, but has no idea how much balance. Councilwoman Ivie stated she is not comfortable  
10 with that much residential. She said she feels the City is burdened to some degree with a lot of  
11 density in one area, and while it looks nice now, she does not know what it will look like in 25  
12 years. She said she does not want to create a huge pool of something with that much unknown.  
13 Mr. Wright asked what kind of services the Council is concerned about. Councilman McEwan  
14 responded that the Zoning Code requires an evaluation of adequacy of services. Mr. Wright  
15 asked how their view would be impacted if a traffic study showed that traffic would function  
16 properly. Councilman McEwan repeated that he is uncomfortable making a legislative decision  
17 without all the data. Councilman McEwan said he feels the development has possibilities, but  
18 residential density will be an issue.  
19

20 Mr. Wright commented that the 120 proposed units meet the density allowed under a  
21 PDO. Councilwoman Mecham responded that the quantity of units across the street will not  
22 necessarily be an advantage to him, because she feels there is already enough in the area. Mr.  
23 Wright stated he believes there is a synergy there, and it makes sense that a mixed-use project  
24 would help support and feed the commercial. Cutler said he feels there is synergy in the ability  
25 to attract a restaurant to the area, and said the question is whether the additional roof tops  
26 would help tip the scale in that favor.  
27

28 Councilman Ince asked if the Council has the ability to put controls on the order  
29 elements are constructed. Ms. Romney responded that the Council has some control over  
30 phasing and flexibility in requiring that certain anchor tenants go in first. The developer has  
31 indicated the intention to construct the hotel first. Councilman McEwan said it is a viable  
32 argument that a critical mass of residential is needed to make the commercial viable. He  
33 commented that "remand" does not necessarily mean "reject". Mr. Wright said they are  
34 incentivized as developers to put commercial in as quickly as possible. Speaking to Council  
35 members who feel 120 units is too much, Mr. Wright asked if there is a density they are more  
36 comfortable with. Councilman McEwan responded they cannot answer that question with the  
37 information provided. The motion to remand back to the Planning Commission passed by  
38 unanimous vote (5-0).  
39

#### 40 DIRECTION TO STAFF REGARDING CEMETERY ANALYSIS

41  
42 Mr. Thacker stated that, in his opinion, the numbers do not pan out for the cemetery  
43 expansion options presented so far. If the Council wishes to study other options, he requested  
44 the issue be put on the back burner for a few months to allow staff to catch up on other matters.  
45 Councilwoman Fillmore said it seems premature to say the options do not pencil out without  
46 fully following up on the idea of double depth. Bruce Cox, Parks and Recreation Director, stated  
47 that double depths would be possible with a buffer of at least six feet on the west boundary.  
48 Mayor Cutler said he feels a little more analysis is warranted. The Mayor repeated the idea of  
49 possibly using City-owned hillside property for cemetery space. Councilman McEwan said he  
50 feels they need to be clear regarding the maximum amount the Council is willing to spend on  
51 analysis. He said he does not think the Council ever answered the question of whether or not  
52 the City has the responsibility to continue to provide cemetery space. Councilwoman Fillmore  
53 said she feels it is important to have all the information to make that decision, and she would

1 like to move forward with information gathering to ensure due diligence is done. Councilman  
2 McEwan pointed out that Centerville will run out of cemetery space at some point. He asked at  
3 what point the need for the City to continue spending money on it will be reached. Councilman  
4 Ince said he feels the Council has a responsibility to make the best use possible of the existing  
5 cemetery.  
6

7 Mr. Thacker explained that the \$11,000 expended in engineering costs has been  
8 charged to the Parks and Recreation Budget, with the intention of transferring contingency  
9 funds to cover the cost. Councilman Ince said he had not understood that the analysis would be  
10 done by contract and not by in-house staff. Councilman Ince said he tended to agree with Mr.  
11 Thacker's assessment that the wall and build-up probably does not make sense, but said he  
12 thinks a particular suggestion made by Councilwoman Mecham is worth exploring, and the  
13 columbarium idea is worth looking at. Councilman Ince said at some point he would like to see  
14 some kind of public hearing or outreach to find out if citizens of Centerville want the City to  
15 continue to provide a cemetery that is viable for the next 25 years.  
16

17 Councilman McEwan asked if the City could receive a bid from ESI for services in the  
18 future. Mr. Thacker suggested including the Parks and Recreation Director, the Public Works  
19 Director, and the City Engineer in future conversations to receive their feedback regarding  
20 feasibility. Councilwoman Ivie urged the Council to not actively study the hillside option. She  
21 expressed concern regarding hearses and slopes, based on what she has observed living  
22 across the street from the City Cemetery. Councilman Ince made a motion to table further  
23 discussion to the second meeting in July. Councilwoman Ivie seconded the motion.  
24 Councilwoman Ivie expressed appreciation for the analysis process and the opportunity to  
25 realize the effect of the retaining wall idea on neighboring citizens. The motion passed by  
26 unanimous vote (5-0).  
27

28 The Council took a break at 9:03 p.m. and returned at 9:17 p.m.  
29

30 **CENTERVILLE MUNICIPAL CODE – COMPREHENSIVE AMENDMENTS (TITLES 6-**  
31 **10)**  
32

33 At the February 21, 2017 meeting, the Council decided to spread review of the  
34 comprehensive amendments to the Centerville Municipal Code over several meetings. There  
35 were no substantive changes to Title 6. Ms. Romney explained the following substantive  
36 changes to Titles 7-10:  
37

38 Title 7

- 39 • Section 7.02.022 – Correction regarding intentional feeding of deer or elk.
- 40 • Section 7.04.130 – Violations regarding weed control are appealed to the City  
41 Manager.
- 42 • Section 7.05 – Inserted language from Interlocal Agreement regarding services  
43 provided by the Fire District.

44 Title 8

- 45 • Changes to penalty provisions.
- 46 •

47 Title 9

- 48 • Section 9.02.300 – Removed reference to cashier's check.
- 49 • Section 9.02.350 – City engineer prepares all cost estimates for upgraded water  
50 laterals.
- 51 • Changes to penalty provision.

52 Title 10

- 53 • Section 10.04.150 and 10.04.160 – Improvement Agreement with a bond.

- 1 • Section 10.04.170 – Change from extension agreements to deferral agreements.
- 2 • Section 10.05.050 – Re-inspection fee is listed in the Fee Schedule.
- 3 • Section 10.08.080 – Criminal penalty

4  
5 Ms. Romney and Council members discussed the definition of the word “person” as  
6 used in the document. Councilman McEwan made a **motion** to table the Municipal Code  
7 Amendments to the next meeting. Councilwoman Mecham seconded the motion, which passed  
8 by unanimous vote (5-0).

9  
10 **REVIEW PREPAREDNESS FOR POTENTIAL FLOODING**

11  
12 Councilman Ince, Chair of the Centerville Citizen Corps Council, had previously asked  
13 for time on the agenda to report on potential flooding. He reported that as of earlier in the day,  
14 water content had declined one-third since the previous Thursday. Councilman Ince  
15 commented there are a number of restrictions governing what property owners are allowed to  
16 do near waterways. Many property owners are violating those restrictions. In cases of high  
17 water, items constructed or placed near waterways could wash-out and plug culverts. The  
18 County adopts the restrictions, but does not take responsibility for enforcement. Mayor Cutler  
19 stated he feels much better about the situation knowing that Councilman Ince, Police Chief  
20 Child, and Public Works Director Randy Randall are paying close attention to potential flooding.

21  
22 **SIDEWALKS AND TREES ISSUES**

23  
24 Councilman McEwan made a **motion** to table discussion of sidewalks and trees to the  
25 first meeting in September. Councilwoman Fillmore said she does not disagree, but she is  
26 concerned about how the unanswered question would affect intervening road projects. Mr.  
27 Thacker responded that none of the road projects in 2017 will involve replacement of curb and  
28 gutter. Mayor Cutler said he hopes the Council will approve significant efforts to improve  
29 sidewalks as budgets are prepared each year. Councilwoman Fillmore said she hopes this  
30 issue will be included if there is an opportunity for citizen outreach. Mr. Thacker commented  
31 that staff will need the flexibility to come to the Council with policy questions in the intervening  
32 months. Councilman McEwan agreed that the intention is to table the broad policy discussion to  
33 September. Councilman Ince seconded the motion, which passed by unanimous vote (5-0).

34  
35 Councilman Ince asked Ms. Romney if the City will have issues with URMMA by  
36 postponing decisions. Ms. Romney responded that the City has been proactive in painting the  
37 faults. She said the City now needs a reasonable maintenance plan for the Public Works  
38 Department to follow. Mr. Thacker added that nine major faults will be addressed soon, and  
39 staff will recommend some funding for sidewalk repairs in the next budget and how to prioritize  
40 the use of that funding.

41  
42 **FINANCIAL REPORT**

43  
44 Mr. Thacker presented a financial report for the period ending February 28, 2017, and  
45 answered questions from the Council.

46  
47 **BOARD ASSIGNMENTS AND MAYOR PRO TEM APPOINTMENT**

48  
49 Mayor Cutler asked the Council how often they would like to change board assignments  
50 and the Mayor Pro Tem appointment. The Mayor Pro Tem appointment has varied in the past.  
51 Councilman McEwan said he was under the impression the Mayor Pro Tem appointment was  
52 for one year, and board assignments usually extend for a full Council term (sometimes longer).  
53 Councilwoman Fillmore said her experience as Mayor Pro Tem has been a witness to Mayor

1 Cutler's dedication as Mayor, since she has only needed to step into that role for one Council  
2 meeting and one or two small events. Councilman McEwan made a **motion** to nominate  
3 Councilwoman Ivie as Mayor Pro Tem for the remainder of the 2017 calendar year. Councilman  
4 Ince seconded the motion, which passed by unanimous vote (5-0). Board appointments will  
5 remain unchanged at this time.

6  
7 **MAYOR'S REPORT**  
8

- 9
- UTOPIA/UIA financial reports are available with the agenda on NovusAgenda.
  - Mayor Cutler showed slides prepared by the Fire Service Area regarding staffing needs and other capital goals. He explained rising response times, and presented proposed tax increase scenarios to enable the changes needed. Councilman McEwan commented that, while expensive, changes that speak to the health and safety of citizens cannot be avoided.
  - A summary of water billing adjustments was included with the staff report.

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17 **CITY COUNCIL LIAISON REPORT**  
18

19 As Council liaison to the Landmarks Commission, Councilwoman Ivie reported that the  
20 Landmarks Commission would benefit from additional members. She reported on recent and  
21 upcoming Whitaker Museum Board activities.

22  
23 **CITY MANAGER'S REPORT**  
24

- 25
- Council comments regarding the next City Newsletter are due by Thursday, March 23<sup>rd</sup>.
  - Mr. Thacker reported that the latest cost estimate for the Community Park Expansion is approximately \$400,000 more than previously estimated. He encouraged the Council to meet in a work session with staff on April 4<sup>th</sup> for more information and discussion. Councilman McEwan suggested the State may have grant money available for water conservation projects.

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33 **MISCELLANEOUS BUSINESS**  
34

35 Councilwoman Ivie made a **motion** to approve a Recording Secretary Agreement with  
36 Luanne Hudson. Councilman McEwan seconded the motion, which passed by unanimous vote  
37 (5-0).

38  
39 **ADJOURNMENT AND CLOSED MEETING**  
40

41 At 10:35 p.m., Councilman McEwan made a **motion** to adjourn the open meeting and  
42 move to a closed meeting in the Council Conference Room for the purpose of discussing the  
43 character and competency of an individual. Councilwoman Ivie seconded the motion, which  
44 passed by unanimous vote (5-0). In attendance at the closed meeting were: Paul A. Cutler,  
45 Mayor; Council members Fillmore, Ince, Ivie, McEwan, and Mecham; Steve Thacker, City  
46 Manager; and Lisa Romney, City Attorney.

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49 \_\_\_\_\_  
50 Marsha L. Morrow, City Recorder

4-4-2017  
\_\_\_\_\_  
Date Approved

51   
52 \_\_\_\_\_  
53 Katie Rust, Recording Secretary

