

1 Minutes of the Centerville City Council meeting held Tuesday, May 1, 2018 at 7:00 p.m. at  
2 Centerville City Hall, 250 North Main Street, Centerville, Utah.

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4 **MEMBERS PRESENT**

5  
6 Mayor Clark Wilkinson

7  
8 Council Members William Ince  
9 George McEwan  
10 Robyn Mecham

11  
12 **MEMBERS ABSENT**

13 Tamilyn Fillmore  
14 Stephanie Ivie

15 **STAFF PRESENT**

16 Steve Thacker, City Manager  
17 Lisa Romney, City Attorney  
18 Jacob Smith, Management Services Director  
19 Cory Snyder, Community Development Director  
20 Bruce Cox, Parks and Recreation Director  
21 Katie Rust, Recording Secretary

22 **VISITORS**

Interested Citizens (see attached sign-in sheet)

23  
24 **PRAYER OR THOUGHT**

Mayor Wilkinson

25  
26 **PLEDGE OF ALLEGIANCE**

27  
28 **OPEN SESSION**

29 No one wished to comment.

30  
31  
32 **MINUTES REVIEW AND ACCEPTANCE**

33  
34 The minutes of the April 17, 2018 Council meeting were reviewed. Councilman McEwan  
35 requested an amendment, and made a motion to accept the minutes as amended. Councilman  
36 Ince seconded the motion, which passed by unanimous vote (3-0).

37  
38 **SUMMARY ACTION CALENDAR**

- 39  
40 a. Accept Waterline Easement from Hale Industries, Inc. In association with the Quick  
41 Quack development as 518 North 400 West  
42 b. Approve Amendment No. 1 to Revocable Encroachment License and Maintenance  
43 Agreement regarding access off of 170 West – Bleaks and Goodfellow-Tullius Trust  
44 c. Approve Local Public Safety and Firefighter Surviving Spouse Trust Fund Cost-  
45 Sharing Agreement between Centerville City and the Utah Department of Public  
46 Safety  
47 d. Commence warranty period for C. Johnson Amended Subdivision  
48 e. Authorize Mayor to sign CLG grant contract

1 Staff responded to questions from the Council regarding the waterline easement for the  
2 Quick Quack development, and the Amendment to the Local Public Safety and Firefighter  
3 Surviving Spouse Trust Fund Cost-sharing Agreement. Councilman Ince made a motion to  
4 approve all five items on the Summary Action Calendar. Councilwoman Mecham seconded the  
5 motion, which passed by unanimous vote (3-0).  
6

7 **PUBLIC HEARING – GENERAL PLAN AMENDMENTS – SECTION 12-480-2 –**  
8 **NEIGHBORHOOD 1, SOUTHEAST CENTERVILLE, PAGES LANE COMMERCIAL AREA**  
9

10 Cory Snyder, Community Development Director, presented revised edits to Section 12-  
11 480-2 of the General Plan regarding the Pages Lane Commercial Area. The amendments split  
12 the Area into two separate sections. The edits recognize existing commercial in both sections,  
13 with potential for mixed-use in the west section and potential for Residential-Medium Zoning in  
14 the east section in a Planned Development Overlay (PDO) on at least five acres. The property  
15 owners have indicated they believe at least eight units per acre would be needed for residential  
16 development to be possible; however, the current zoning code allows six units per acre as the  
17 permitted density for a Residential-Medium Zone.  
18

19 Mayor Wilkinson opened a public hearing at 7:20 p.m.  
20

21 Ryan Patin – Mr. Patten said he chose to live in Centerville instead of Layton ten years  
22 ago because of the density and high volume of traffic in Layton. He said he is not pleased with  
23 the prospect of 64 residential units in the Pages Lane Commercial Area. Mr. Patten stated  
24 Centerville is known for being a calm, peaceful city, and he feels turning the Pages Lane  
25 Commercial Area into residential property would be a long-term mistake.  
26

27 Responding to a question from Councilman McEwan, Mr. Snyder clarified that the east  
28 section is approximately eight acres. At six units per acre, the maximum permitted density  
29 would be 48 units.  
30

31 Nikki Ellis – Ms. Ellis said she lives east of the Commercial Area. She asked why the  
32 park idea was removed from consideration.  
33

34 Councilman Ince responded that the Council did everything they could to explore options  
35 for park and cemetery. The asking price of the property is too high for a City park to be feasible.  
36

37 Alen Sperry – Mr. Sperry asked which option – commercial or residential – would bring  
38 more traffic to the area.  
39

40 Councilwoman Mecham responded that many factors contribute to the amount of traffic  
41 in an area. Councilman Ince commented that traffic patterns have changed significantly in the  
42 area since Dick's Market left Pages Lane. Redevelopment, whether commercial or residential,  
43 will bring more traffic than currently experienced in that area.  
44

45 Heather Mackenzie-Campbell – Ms. Mackenzie-Campbell said she really likes the  
46 neighborhood because she can walk without feeling in danger. She said she has noticed traffic  
47 in the area is thicker than it used to be when Dick's Market was on Pages Lane. She said she  
48 would not want commercial that would bring big trucks to Pages Lane. A smaller market would  
49 be nice. She encouraged the Council to make sure that whatever commercial comes  
50 contributes to the community, such as restaurants, art boutiques, and small shops. She said

1 she knows a lot of people in the surrounding neighborhoods would want to be notified of what  
2 the Council is considering.

3  
4 Scott Balling – Mr. Balling said he will be moving within the next two months to the  
5 townhomes located directly north of the Commercial Area on Pages Lane. He said he believes  
6 the worst use of the Pages Lane Commercial Area, other than industrial use, would be vacant  
7 and declining unused commercial property with acres of deteriorating asphalt and no  
8 landscaping. He said it would not be difficult to find a better use than what is currently in place.  
9 Over the years since Dick’s Market relocated conditions have continued to decline. Mr. Balling  
10 said he believes forward thinking by the City and the owner is needed. He said he hopes the  
11 Council will be open minded and willing to consider increased densities of possibly 12-16 units  
12 per acre, as well as multi-use options. Mr. Balling said it is his opinion that Centerville has a  
13 well-qualified and well-trained professional planning staff. He suggested the Council lean on  
14 their expertise and see what they can come up with. He stated if the Council continues to hold  
15 tight to a noble yet pie-in-the-sky concept, years from now all they will have to show is continued  
16 decline.

17  
18 Nikki Ellis – Ms. Ellis commented that Taylor Elementary on the north side of Pages  
19 Lane is already full. She asked where the children living in the new area would go to school if  
20 the Commercial Area becomes residential. Councilwoman Mecham responded that school  
21 boundaries are determined by the school district.

22  
23 Ryan Patten – Mr. Patten said he has concerns about the long-term maintenance of  
24 large housing complexes, even with six-units per acre.

25  
26 Mayor Wilkinson closed the public hearing at 7:42 p.m. Councilman Ince commented  
27 that the property owner has asked the Council to leave things alone. He said property rights are  
28 a sensitive and significant issue, and in trying to be respectful of property rights he suspects it  
29 will be a longer process than some people would like. Councilman McEwan said he wants to  
30 make sure Centerville does not turn into “anywhere USA”. He said the Council needs to be  
31 circumspect about what is appropriate to the area, and said he believes the amendments are  
32 appropriate.

33  
34 Councilman Ince made a **motion** to table the issue for additional discussion at the next  
35 Council meeting. Councilman McEwan seconded the motion, which passed by unanimous vote  
36 (3-0).

37  
38 **PUBLIC HEARING – ZONING CODE AMENDMENTS**

39  
40 Mr. Snyder explained proposed amendments to Section 12.42.040 of the Centerville  
41 Zoning Code regarding maximum impervious surface coverage requirements for lots within the  
42 Hillside Overlay Zone. The applicant has submitted a set of home construction plans for Lot 4  
43 of the Rigby Court Subdivision located in the Agricultural-Low (A-L) Zone and within the Hillside  
44 Overlay Zone. The proposed plans exceed the “Maximum Impervious Material Coverage”  
45 restrictions of the Overlay Zone. As it stands, the current Overlay limits “impervious coverage”  
46 for Lot 4 to 5,000 square feet, even though the property is approximately one acre in size. In a  
47 comparative scenario, a quarter-acre lot of the R-L Zone, subject to Overlay provisions, would  
48 only be limited to 4,320 square feet.

49  
50 The proposed amendments state the maximum allowable coverage of a lot in the  
51 Hillside Overlay Zone by impervious material shall be 40% of the total lot area, or 5,000 square

1 feet, whichever is less, with the maximum allowable impervious material coverage allowed to  
2 exceed 5,000 square feet as an exception upon recommendation of the City Engineer and  
3 approval of the applicable land use authority, but still limited by the 40% cap. Any applicant  
4 seeking an exception to exceed 5,000 square feet of impervious material coverage shall be  
5 required to provide on-site detention. Fred Hale, applicant, said he is okay with the  
6 recommended 40% maximum, although he would like it to be 60% if he is able to detain and  
7 release storm water.  
8

9 At 8:00 p.m., Mayor Wilkinson opened a public hearing, and closed the public hearing  
10 seeing that no one wished to comment. Councilman Ince asked Mr. Snyder if a maximum of  
11 50% would be possible. Mr. Snyder responded that a longer process of analysis would be  
12 necessary. The applicant has stated he is comfortable with 40% for now. Responding to a  
13 question from Councilman McEwan, City Attorney Lisa Romney explained that the property  
14 owner retains liability for on-site detention.  
15

16 Councilman Ince made a **motion** to approve Ordinance No. 2018-10 amending Section  
17 12.43.040 of the Centerville Zoning Code regarding maximum impervious surface coverage  
18 requirements for lots within the Hillside Overlay Zone, with an amendment that the City would  
19 be willing to look at a further increase in the event of a request from a citizen. Following  
20 discussion, Councilman Ince withdrew the motion, and made a **motion** to approve Ordinance  
21 No. 2018-10 as written. Councilwoman Meham seconded the motion, which passed by  
22 unanimous vote (3-0).  
23

#### 24 **PUBLIC HEARING – MUNICIPAL CODE AMENDMENTS**

25  
26 Bruce Cox, Parks and Recreation Director, recently reported to the City Council about  
27 ways to increase capacity at the City Cemetery. Part of this discussion included the concern  
28 with the growing number of headstones that are being installed before someone is actually  
29 interred. These headstones make it more difficult for staff and others to access burial sites and  
30 also require more long-term maintenance in and around the headstones. Mr. Cox presented  
31 proposed amendments to the *Municipal Code* to prohibit installation of markers or monuments  
32 on any burial space prior to the interment of a body within that burial space.  
33

34 Mayor Wilkinson opened a public hearing at 8:17 p.m., and closed the public hearing  
35 seeing that no one wished to comment. Councilman McEwan made a **motion** to approve  
36 Ordinance No. 2018-09 amending CMC 8.03.240 and CMC 8.03.250 regarding restrictions on  
37 the installation of markers or monuments on burial spaces prior to interment. Councilman Ince  
38 seconded the motion, which passed by unanimous vote (3-0).  
39

40 The Council and staff discussed the fact that upright monument headstones are popular,  
41 but they make access difficult and are costly for the City to remove and reinstall to allow access  
42 to another burial space. The recommendation from staff to limit the new burial spaces to flat  
43 headstones is an attempt to minimize additional difficulties and cost. The City currently charges  
44 a surcharge of \$100 for placement of a monument headstone. The Council discussed the  
45 possibility of increasing the surcharge to help offset the cost to the City. The Council agreed to  
46 discuss this issue further in a future meeting.

1                    **LAND & WATER CONSERVATION FUND GRANT CONTRACT FOR ISLAND VIEW**  
2 **PARK RENOVATION PHASE 1**  
3

4                    The City was informed last year that the Utah Division of Parks and Recreation was  
5 recommending the National Park Service (NPS) award a Land & Water Conservation Fund  
6 grant to the City for Phase 1 of the Island View Park Renovation Project. The NPS has entered  
7 into a contract with the State to provide this funding. In order to complete the grant award  
8 process, the City needs to enter into a contract with the State. Councilman McEwan stated he  
9 would prefer to table approval of the contract until all Council members are present.

10  
11                    Councilman McEwan made a **motion** to table approval until the next regularly scheduled  
12 Council meeting. Councilman Ince seconded the motion. Responding to a question from  
13 Councilman Ince, Ms. Romney stated that someone will need to administer the contract and  
14 ensure deadlines are met. Mr. Thacker stated that, although there will be some administrative  
15 burden, he is confident in the ability of staff to comply. Councilman McEwan said his primary  
16 concern is the possibility of cost overrun with the list of amenities now required by the grant  
17 contract. Mr. Cox responded that a contingency buffer was built into the estimate for each  
18 amenity. Councilman Ince said he would like to see the estimates without the contingency  
19 amount. Mr. Cox said he is fairly sure 20% was added for the contingency buffer, but will  
20 confirm and report back to the Council. The motion to table the issue to the next regularly  
21 scheduled Council meeting passed by unanimous vote (3-0).

22  
23                    **2018 PAVEMENT CRACK SEAL & SLURRY SEAL PROJECT**  
24

25                    Councilman McEwan made a **motion** to award bid for 2018 Streets Crack Seal & Slurry  
26 Seal Project to Intermountain Slurry Seal in the amount of \$478,050.00. Councilwoman  
27 Mecham seconded the motion, which passed by unanimous vote (3-0). Councilman McEwan  
28 requested staff place an update on the sidewalk issue on a future agenda.

29  
30                    At 8:47 p.m., the Council took a break and returned at 8:59 p.m.

31  
32                    **FY 2019 PROPOSED BUDGET**  
33

34                    Mr. Thacker presented the FY 2019 Proposed Budget. He reported that the property tax  
35 increase approved last year resulted in approximately \$500,000 in additional revenue, or about  
36 \$100,000 more than anticipated. The FY 2019 Proposed Budget includes funding to hire a new  
37 police officer, \$200,000 toward Streets Department truck fleet replacement, and \$369,000 for  
38 various purposes including employee compensation, health insurance cost increase, and  
39 Council Contingency. He stated the City is in a much better financial position going into FY  
40 2019 than it was a year ago.

41  
42                    Councilman McEwan said he would like more time to review the Proposed Budget and  
43 suggested staff put adoption of the Tentative Budget on the agenda for the next Council  
44 meeting. Mr. Thacker thanked Jacob Smith, Management Services Director, for his help putting  
45 the Proposed Budget together. Mayor Wilkinson expressed appreciation for both Mr. Thacker  
46 and Mr. Smith.

1                    **MAYOR'S REPORT**

- 2  
3                    • Mayor Wilkinson and Mr. Thacker presented a map of a new UTA Flex bus route that  
4                    will run between Bountiful and Centerville, and plans for improvements to specific  
5                    bus stops in Centerville.  
6                    • The Mayor updated the Council regarding the Waste Management District.  
7

8                    **CITY MANAGER'S REPORT**

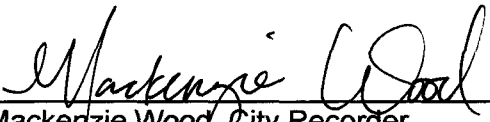
- 9  
10                  • Mr. Thacker updated the Council on the hiring of a new police officer.  
11                  • City Manager Thacker reported the City has reserved one table at the upcoming  
12                  CenterPoint Legacy Theatre Gala, and asked Council members to let him know if  
13                  they plan to attend.  
14

15                  **APPOINTMENTS**

16  
17                  Mayor Wilkinson recommended the Council appoint Carol Bake to the Whitaker Museum  
18                  Board, and reappoint Nancy Smith to the Whitaker Museum Board. Councilman Ince made a  
19                  motion to appoint Carol Bake and reappoint Nancy Smith to the Whitaker Museum Board.  
20                  Councilwoman Mecham seconded the motion, which passed by unanimous vote (3-0).  
21

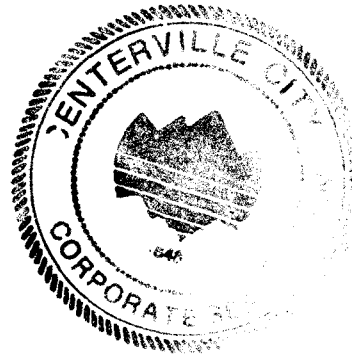
22                  **ADJOURNMENT**

23  
24                  At 9:31p.m., Councilman McEwan made a motion to adjourn to a meeting of the  
25                  Centerville Redevelopment Agency in the Council chambers with intent to not return to regular  
26                  meeting. Councilwoman Mecham seconded, which passed by unanimous vote (3-0).  
27  
28  
29

30  
31                    
32                  Mackerzie Wood, City Recorder

33  
34                  5/15/2018  
35                  Date/Approved

36  
37                    
38                  Katie Rust, Recording Secretary



CENTERVILLE CITY COUNCIL MEETING

Tuesday, May 1, 2018  
7:00 p.m.

NAME (PLEASE PRINT)

ADDRESS\*\*

Heather Mackenzie-Campbell

Kathy Goodfellow

Mary Tullius

Selene Bleak

Alan Sperry

Lisa Thomas

Bruce Cox

Scott Ballink

\*\* Your address will be used only in the event the City staff needs to contact you pertaining to an issue discussed in the City Council meeting.