

1 Minutes of the Centerville City Council meeting held Tuesday, August 21, 2018 at 7:00 p.m. at
2 Centerville City Hall, 250 North Main Street, Centerville, Utah.

3
4 **MEMBERS PRESENT**

5
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 Jacob Smith, Management Services Director
18 Randy Randall, Public Works 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**

Councilman McEwan

25
26 **PLEDGE OF ALLEGIANCE**

27
28 **OPEN SESSION**

29 No one wished to comment.

30
31
32 **MINUTES REVIEW AND ACCEPTANCE**

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34 Councilman McEwan made a **motion** to table acceptance of the August 7, 2018 Council
35 meeting minutes to the next regular Council meeting to allow time to review staff revisions.
36 Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).

37
38 **CHANGE ORDER FOR CONTRACT**

39
40 Steve Thacker, City Manager, explained the recommendation from the Public Works
41 Director to increase the contract with Crescent Excavation for water-related projects.
42 Councilman Ince made a **motion** to ratify Change Order No. 3 for the Miscellaneous Water
43 Lateral Replacements 2018 Project with Crescent Excavation in the amount of \$37,950.
44 Councilman McEwan seconded the motion, which passed by unanimous vote (5-0).

45
46 Mr. Thacker updated the Council on the current Frontage Road project. The Public
47 Works Director confirmed that work-related debris along the Frontage Road will be removed by
48 the end of the project.

1 **MAYOR'S REPORT**

- 2
- 3 • Mayor Wilkinson reported on a recent Council of Governments (COG) meeting.
 - 4 • The Mayor reminded the Council that The Church of the Resurrection in Centerville
 - 5 hosts a community dinner on the third Wednesday of every month.
 - 6 • A ground breaking ceremony for the Centerville Fire Station is scheduled to take
 - 7 place on September 15th at 9:00 a.m.
 - 8 • Mayor Wilkinson said he believes City representatives should actively reach out to
 - 9 Centerville businesses.

10

11 **COUNCILMEMBER LIAISON REPORT**

12

13 Councilwoman Fillmore updated the Council regarding the Parks and Recreation

14 Committee and the South Davis Recreation District.

15

16 **CITY MANAGER'S REPORT**

17

18 Mr. Thacker reviewed the schedule of upcoming meetings with the Council. The City

19 has two years from March 2018 to complete the Island View Park renovation with grant funds.

20 Staff recommends the City contract with Dan Sonntag for landscape architect services.

21 Councilwoman Mecham suggested a bid process for landscape architect services would ensure

22 the City pays the best price. The Council scheduled a fieldtrip to Creekside Park in Bountiful on

23 August 28th to view an example of a park designed by landscape architect Dan Sonntag.

24

25 **ADJOURNMENT**

26

27 Councilwoman Ivie made a **motion** to close the regular meeting at 8:05 p.m., and move

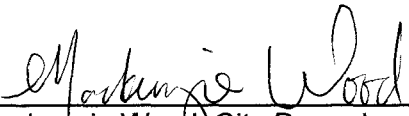
28 to a work session with no intent to return to regular meeting. Councilman McEwan seconded

29 the motion, which passed by unanimous vote (5-0).

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35 Mackenzie Wood, City Recorder

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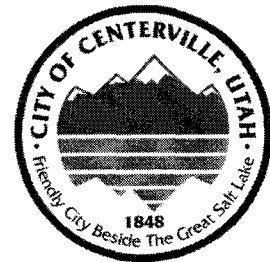
39 9.4.18
40 _____
41 Date Approved

41 
41 _____
41 Katie Rust, Recording Secretary



CENTERVILLE CITY

250 North Main • Centerville, Utah 84014 • (801) 295-3477



City Council Meeting

Tuesday, August 21, 2018

Name (Please Print)

City of Residence

Darrin Bronson

Centerville

Bruce Cox

" (Staff)



1 Minutes of the Centerville City Council **Work Session** held Tuesday, August 21, 2018 at 8:10
2 p.m. at Centerville City Hall, 250 North Main Street, Centerville, Utah.

3
4 **MEMBERS PRESENT**

5
6 Mayor Clark Wilkinson

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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 Cory Snyder, Community Development Director
18 Katie Rust, Recording Secretary

19 **STAFF ABSENT**

20 Jacob Smith, Management Services Director

21 **FORM-BASED CODE REGULATIONS**

22
23 Cory Snyder, Community Development Director, provided information regarding the
24 South Main Street Corridor (SMSC) Overlay Zone form-based code provisions (a copy of the
25 presentation is available with the agenda on NovusAgenda). A form-based code is a land
26 development regulation that fosters predictable built results and a high-quality public realm by
27 using physical form (rather than separation of uses) as the organizing principle for the code.
28 Councilman Ince pointed out that Centerville currently has a combination of form-based and
29 additional restrictions in the SMSC Overlay Zone. Mr. Snyder showed examples of different
30 types of street framing within Centerville, and presented a comparison of standards and
31 regulations in the Commercial-Medium (C-M), City Center, and Traditional Zones.

32
33 Councilwoman Fillmore said she views form-based code as flexible – able to let market
34 forces and needs change, and still provide for the needs of a community through different
35 cycles. Mr. Snyder advised the Council to consider what the community is gaining from the new
36 Centerville Fire Station in exchange for the fire impact fees paid by the development community.
37 Councilman McEwan asked if it is the purpose of taxpayer funds to drive development in the
38 corridor through higher standards than are necessary for public safety. Mr. Snyder responded
39 that civic buildings are always the public face of a community. He emphasized that when a
40 design is chosen for a community, the Council needs to be committed to that design when
41 property owners and developers request a change or exception.

42
43 Councilman McEwan stated he does not consider the SMSC to be a City Center; he
44 does not believe Centerville Main Street is a “main street”. Councilwoman Fillmore commented
45 that Centerville Main Street is a commercial corridor, but it is not the same type of commercial
46 found at Station Park in Farmington. She said she believes there is value in framing, whether it
47 is with trees, or buildings, or something else consistent. If form-based zoning is removed from
48 the SMSC, C-M Zoning regulations remain.

49
50 Mayor Wilkinson stated he believes Main Street could be a lot better. He said earlier
51 that day he talked to property and business owners along Main Street who are frustrated. The

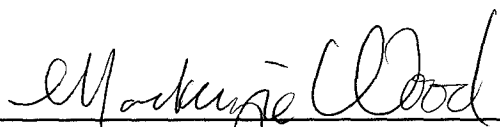
1 City needs to give business owners something they can look at and work with for the future.
2 The City needs a commercial revenue base, or residential property tax rates will continue to
3 increase. The Mayor expressed the opinion that some of the same exceptions granted for the
4 Fire Station need to be granted for commercial businesses that would bring in revenue.
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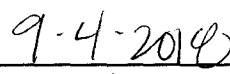
6 Councilman McEwan stated there are three levers that could be pushed to try to help the
7 commercial property owners: density, design, and table of uses. He pointed out that property
8 owners are able to bring in a plan and request specific exceptions the same way the Fire Chief
9 did, and suggested that if enough of those requests come in, a design standard would come
10 together. Councilwoman Mecham stated she does not think requiring a plaza is to anyone's
11 benefit, since the businesses do not want the junior high kids hanging out next to their
12 businesses. Councilwoman Fillmore said she has heard a lot of what people do not want. She
13 suggested the Council needs to show leadership, draw up a suggestion with visual examples to
14 present to the community, and stick with the decision made to show respect for the business
15 owners. Mayor Wilkinson expressed confidence that it could look beautiful and businesses
16 could be successful. Councilman McEwan responded that the process is meant to be positive
17 and encourage redevelopment. He stated that telling businesses they have to have a pretty
18 building that fits a high standard is a way to drive business out.
19

20 Councilmembers Mecham and McEwan emphasized the need to include the property
21 and business owners in the process. Mr. Snyder agreed with the need to include stakeholders
22 to some extent, but cautioned against being too influenced by that input. He stated that form-
23 based is more legally defensible and implementable than performance standards. Form-based
24 is better land-use planning than performance standards. Councilwoman Mecham said she
25 believes every Council will try to figure out how to fix Main Street until positive change starts to
26 happen. Mr. Snyder responded that if the Council does not set a vision, the planning staff and
27 Planning Commission cannot help.
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29 **ADJOURNMENT**

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31 The work session was adjourned at 9:40 p.m.
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36 Mackenzie Wood, City Recorder

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41 Date Approved

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41 Katie Rust, Recording Secretary

