

1 Minutes of the Centerville City Council meeting held Tuesday, September 18, 2018 at 7:00  
2 p.m. at Centerville City Hall, 250 North Main Street, Centerville, Utah.

3  
4 **MEMBERS PRESENT**

5  
6 Mayor Clark Wilkinson

7  
8 Council Members Tamilyn Fillmore (excused at 10:30 p.m.)  
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 Cory Snyder, Community Development Director  
19 Bruce Cox, Parks and Recreation Director  
20 Randy Randall, Public Works Director  
21 Mackenzie Wood, City Recorder  
22 Marc Marchant, Streets Supervisor  
23 Katie Rust, Recording Secretary

24 **VISITORS**

25 Marcus Arbuckle, Keddington & Christensen  
26 Interested Citizens (see attached sign-in sheet)

27 **PRAYER OR THOUGHT**

28 Steve Thacker

29 **PLEDGE OF ALLEGIANCE**

30  
31 **OPEN SESSION**

32 No one wished to comment.

33  
34  
35 **MINUTES REVIEW AND ACCEPTANCE**

36  
37 The minutes of the September 4, 2018 regular Council meeting and work session were  
38 reviewed. Councilwoman Fillmore made a motion to accept both sets of minutes. Councilman  
39 Ince seconded the motion, which passed by unanimous vote (5-0).

40  
41 **PUBLIC HEARING – PROPOSED VACATION OF PUBLIC UTILITY AND STORM**  
42 **DRAIN EASEMENTS – DEUEL SPRINGS AMENDED SUBDIVISION**

43  
44 Lisa Romney, City Attorney, explained the request that the City vacate public utility and  
45 storm drain easements running through Lot 101 of the Deuel Springs Amended Subdivision  
46 located at approximately 451 Rawlins Circle and accept the proposed new relocated public  
47 utility and storm drain easements on the same lot. Tyler Young, applicant, answered questions  
48 from the Council.

1 Mayor Wilkinson opened a public hearing at 7:16 p.m., and closed the public hearing  
2 seeing that no one wished to comment. Councilwoman Fillmore made a **motion** to approve  
3 Ordinance No. 2018-21 vacating public utility and storm drain easements running through Lot  
4 101 of the Deuel Springs Amended Subdivision located at approximately 451 Rawlins Circle  
5 and accept new public utility and storm drain easements on the same lot, with the following four  
6 conditions. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).  
7

- 8 1. Applicant shall provide legal descriptions for the vacated PUE and storm drain  
9 easements, subject to review and acceptance by the City Engineer;
- 10 2. Applicant shall provide legal descriptions for the new PUE and storm drain  
11 easements, subject to review and acceptance by the City Engineer;
- 12 3. Applicant shall submit signed approval letters from the major utility companies  
13 regarding the PUE vacation; and
- 14 4. Applicant shall provide signed PUE and storm drain easement prepared by the City  
15 Attorney granting the City new PUE and storm drain easements in the new locations,  
16 acceptable to the City Engineer. Such easements must be signed by the property  
17 owner of record of the subject property.  
18

19 **PDO ZONE MAP AMENDMENT, CONCEPTUAL SITE PLAN AND CONCEPTUAL**  
20 **SUBDIVISION PLAN – SHEFFIELD DOWNS – 274 EAST PAGES LANE**  
21

22 On September 4, 2018, the City Council held a public hearing on this matter and tabled  
23 action until the September 18 meeting. The Council continued the public hearing to receive  
24 comments through September 12, and directed staff to provide all submitted comments to the  
25 Council for consideration. Emails or letters received as public comment are available with the  
26 agenda on NovusAgenda.  
27

28 Taylor Spendlove with Brighton Development answered questions from the Council. He  
29 explained that Brighton would be willing to discuss dedicating the park area to the City if the City  
30 agrees to take over maintenance and liability. If the HOA retains ownership, the park area will  
31 remain private space. Mr. Spendlove said the hope is to have the development built out in  
32 about two years, with the park space completed next spring. He explained that the proposed  
33 plan exceeds UDOT requirements for street spacing. Cory Snyder, Community Development  
34 Director, confirmed that the conditions recommended by the Planning Commission address the  
35 possibility of future redevelopment of the commercial that will currently remain on the east side  
36 of the proposed development. Councilman McEwan expressed the opinion that the proposed  
37 project is better than the alternatives discussed in the last few years.  
38

39 Councilman McEwan made a **motion** to approve the PDO Zone Map Amendment,  
40 Conceptual Site Plan, and Conceptual Subdivision Plan for the Sheffield Downs project located  
41 at 274 East Pages Lane with the following conditions and findings. Councilwoman Ivie  
42 seconded the motion, which passed by majority vote (5-0).  
43

44 **Conditions:**  
45

- 46 1. The PDO Approval is subject to the layout and exhibits submitted to the City on July  
47 19, 2018 and August 1, 2018 – Consisting of PDO Exhibit A-1 through Exhibit F and  
48 Sheets C400, X900, and L101 of the Conceptual Site Plan.
- 49 2. The Sheffield Downs PDO Rezone shall be limited to the following:  
50
  - Rezone of approximately 5.6 acres to R-M/PD on the Centerville Zoning Map.

- 1                   • Density shall NOT exceed Six (6) units per acre. A bonus density is NOT  
2                   APPROVED for the development.
- 3                   • All residential development shall be limited to the construction of single-family  
4                   homes
- 5                   • The commercial area, located at the northwest corner, is not part of this PDO  
6                   approval. However, it must be legally subdivided in accordance with City  
7                   ordinances to separate it from the portion to remain in the proposed  
8                   development.
- 9                   3. The PDO approved Sheffield Architectural Design Plan shall consist of the following:  
10                  a. All single-family dwelling design shall comply with Exhibits A-1 through A-4.  
11                  b. Each dwelling type depicted may use any color or material selection of the  
12                  approved materials and colors and shall be consistent with approved PDO  
13                  building elevation exhibits.  
14                  c. All building permit submittals shall provide a “building elevation plan”  
15                  addressing the application and use of the approved Architectural Design Plan  
16                  elements.  
17                  d. Any dispute that arises regarding the application and use of the Architectural  
18                  Design Plan elements shall be submitted to the Centerville City Planning  
19                  Commission for resolution.
- 20                  4. The PDO approved Sheffield Downs Landscaping Design Plan shall consist of the  
21                  following:  
22                  a. The project shall be landscaped in accordance with Exhibit B-1 – Landscape  
23                  Plan (also Sheet L101 of the Conceptual Plan) and Exhibit B-2 – Plant Types.  
24                  b. As part of the Park area, a detention basin may be installed and shall be  
25                  deemed acceptable by the City Engineer, as part of any Final Approval by the  
26                  City.  
27                  c. The total landscaping for the project shall meet the ordinance minimum  
28                  requirements of 40%, as per CZC 12.52.070 or as otherwise allowed by the  
29                  ordinance.
- 30                  5. The PDO approved Sheffield Downs Fencing Design Plan shall consist of the  
31                  following:  
32                  a. All use of fencing shall comply with Exhibit C.  
33                  b. The placement of fencing shall comply with Exhibit B-1 (also Sheet L101 of  
34                  the Conceptual Plan).  
35                  c. Other fencing shall be limited to the private rear yard areas from the rear lot  
36                  line to the rear building line of the dwelling.  
37                  d. The side yard areas between buildings/dwellings and any front yard area  
38                  shall NOT contain any fencing.
- 39                  6. The PDO approved Sheffield Downs Open Space Amenities Design Plan shall  
40                  consist of the following:  
41                  a. The Open Space amenities shall be provided within the project as depicted  
42                  on Exhibit D-1 through D-2 and on L101 of the Conceptual Site Plan.  
43                  b. The Open Space Amenities shall, at minimum, consist of the following:  
44                          i. A Patio and Plan Garden Area  
45                          ii. A Play Structure Area  
46                          iii. A Detention Facility, as approved by the City  
47                          iv. A 10-foot Landscape Buffer along Pages Lane  
48                          v. The Buffer area (Trees and Shrubs) along the western boundary of  
49                          the development  
50                          vi. The Visitor Parking Buffer on the west end of the dwellings  
51                          vii. The decorative lighting fixtures as depicted in the Exhibits

- 1 c. As part of any Final Approval, the developer shall address the timing/phasing  
2 for the installation of the Open Space Amenities, as deemed acceptable by  
3 the City as part of any Phasing approval, OR
- 4 d. These Open Space amenities shall be installed as per CZC 12.51.100 prior to  
5 a certificate of occupancy for any dwelling.
- 6 7. The PDO approved Sheffield Downs Buildings Setbacks shall consist of the  
7 following:
  - 8 a. The approved setbacks for dwellings shall comply with Exhibit E, which are:  
9 ⇒ The Interior Lot Setbacks are:
    - 10 • Front Porch/Living Area = 15-feet
    - 11 • Front Garage = 19-feet
    - 12 • Side Yards = 5-feet
    - 13 • Rear Yards = 15-feet
  - 14 ⇒ The Perimeter Lot Setbacks are:
    - 15 • Front Porch/Living Area = 15-feet
    - 16 • Front Garage = 19-feet
    - 17 • Side Yards = 8-feet
    - 18 • Rear Yard = 20-feet
- 19 8. The PDO approved Sheffield Downs Buildings Parks, Driveway/Approach Widths,  
20 and Recreation Vehicle (RV) Use shall consist of the following:
  - 21 a. Each dwelling shall provide parking within an enclosed garage with a capacity  
22 of two-vehicles. Every garage shall meet the minimum size requirements of  
23 the City's Zoning Ordinance.
  - 24 b. The project shall provide the visitor parking, as shown on the Conceptual Site  
25 Plans, and shall not be less than the 30 stalls depicted.
  - 26 c. The project shall limit driveway and approach aprons to a minimum width  
27 needed for two-car garage parking, as deemed acceptable by the City  
28 Engineer and Public Works Director and a minimum width needed for a three-  
29 car garage for Lots 31, 32, and 33, as deemed acceptable by the City  
30 Engineer and Public Works Director.
  - 31 d. The use of outside storage of Recreational Vehicles (RVs) for dwellings or in  
32 the common space areas for longer than 48 hours shall be prohibited.
  - 33 e. These restrictions shall be noted on any plan submitted for Final Approval  
34 and shall be included on the application subdivision plat and associated  
35 CC&Rs.
- 36 9. Other Matters related to the Sheffield Downs PDO development are the following:
  - 37 a. As part of any Final Approval, the developer shall comply with Exhibit F and  
38 provide a future access easement for potential re-development of the  
39 remaining commercial properties to the east, as per the Southeast  
40 Neighborhood Plan objectives.
  - 41 b. The project shall remain subject to the Residential Medium (R-M) Zone  
42 standards, unless otherwise modified by the PDO Approval.
  - 43 c. The project shall be subject to the applicable subdivision ordinance  
44 requirements, and the Planned Unit Development (PUD) platting process.
  - 45 d. An existing commercial building "demolition plan" shall be submitted and  
46 deemed acceptable to the City prior to receiving any Final Plan approval. All  
47 demolition of building and related elements shall comply with all local, state,  
48 or federal regulations, as may be applicable.

- 1 e. Remaining Commercial Area Parking shall NOT be less than the current  
2 Zoning Ordinance Parking requirements and shall be addressed with any  
3 Final Plan submittal to the City.  
4

5 Findings:  
6

- 7 a) The City Council finds that the PDO Concept Plan is in harmony with the Southeast  
8 Neighborhood Plan to allow future residential re-development to occur in the eastern  
9 half of the Pages Lane Commercial Area.  
10 b) The City Council finds that the PDO request, with the listed conditions, sufficiently  
11 addresses the PDO Development Standards found in Section 12-41-080, as  
12 addressed in the applicable staff reports provided to the Council.  
13 c) The City Council finds that the PDO Concept Plan, with the listed conditions,  
14 provides sufficient compliance with regards to the project's design and amenities  
15 requirements for R-M Zone Development.  
16

17 CIVIC REVIEW SOFTWARE CONTRACT FOR COMMUNITY DEVELOPMENT  
18 LICENSES AND PERMITS  
19

20 Mr. Snyder explained his recommendation to approve contract with Civic Review for use  
21 of software for online business licensing and permitting. Online business licensing and  
22 permitting would not be mandatory at this point, and staff would continue to keep hard copies of  
23 each application. The City is required to keep business license information for seven years.  
24

25 Councilwoman Fillmore made a **motion** to approve contract with Civic Review for use of  
26 software for online licensing and permitting and authorize the use of \$5,300 of the Council's  
27 contingency budget for this purpose. Councilman Ince seconded the motion, which passed by  
28 unanimous vote (5-0).  
29

30 COLUMBARIUM AND MAUSOLEUM IN CITY CEMETERY  
31

32 Bruce Cox, Parks and Recreation Director, presented photographs and information  
33 regarding the possible construction of a niche wall for cremated remains at the Centerville  
34 Cemetery. A proposal has been received from Rocky Mountain Monument & Vault for  
35 construction of a 48 niche wall for \$25,000-\$28,000. The City Manager recommends the  
36 General Fund be used as the source of upfront funding for this project, with the intent the  
37 General Fund would be repaid from sales of niche spaces over time.  
38

39 Mr. Cox answered questions from the Council. A majority of the Council indicated a  
40 desire to pursue additional information with a goal of adding a niche wall to the City Cemetery.  
41 Mr. Thacker recommended a multi-step process, including a master plan for phasing potentially  
42 several niche walls, and policies regarding fees, etc.  
43

44 Mr. Cox presented information regarding possible construction of a mausoleum wall  
45 along the east side of the Cemetery. He estimated the wall could include 200 spaces per row,  
46 with three or four rows. The estimated cost of \$350,000-\$400,000 includes installation, but  
47 does not take into account demolition and reconstruction of 700 East. The first step would  
48 include a \$1,000 design fee. Mr. Cox expressed confidence in Rocky Mountain Monument &  
49 Vault's capability and experience. No direction regarding a mausoleum wall was given by the  
50 City Council at this time.

1                    **SELECTION OF LANDSCAPE ARCHITECT FOR ISLAND VIEW PARK RENOVATION**  
2 **PROJECT**  
3

4                    Mr. Thacker explained that staff initially understood the City could select any firm  
5 included on the list of landscape architect firms approved by the State and negotiate rates for  
6 the Island View Park Renovation Project. Staff now have a better understanding of the Land &  
7 Water Conservation Fund (LWCF) Grant guidelines, and the competitive processes required for  
8 project design and construction. Mr. Thacker presented a proposed RFQ process/calendar  
9 regarding Island View Park design services, and provided a list of recommended landscape  
10 architect firms (attached). A majority of the Council indicated the proposed process is  
11 acceptable. Councilman McEwan requested an invitation also be posted on the City website for  
12 any firm/individual to present qualifications to the City for consideration. The Council will meet  
13 to interview finalists on October 23<sup>rd</sup>. Staff was directed to research whether the interviews  
14 could be closed to the public.

15  
16                    The Council took a break at 9:03 p.m. and returned at 9:13 p.m.

17  
18                    **STAFF RECOMMENDATIONS FOR SIDEWALK REPAIR PROGRAM FOR FY 2019**  
19

20                    The City Council designated \$100,000 for sidewalk repair in the current budget (shared  
21 between General Fund and Transportation Projects Fund). A city-wide inventory of sidewalk  
22 conditions in 2016 identified thousands of vertical faults that will cost over \$500,000 to repair.  
23 This cost estimate did not include the cost of removing trees that are causing some of the  
24 sidewalk damage. More than \$30,000 was spent in 2017 to replace sidewalk in nine locations  
25 with vertical faults greater than 3 inches, including removing the trees causing those faults.  
26 Staff recommend a program this year which targets repair of faults greater than 1 inch, and  
27 requires the removal of trees causing those faults. It also recommends, however, a voluntary  
28 approach this first year regarding tree removal. In other words, sidewalk faults associated with  
29 trees within the "buffer zone" would not be repaired unless the adjacent property owners agree  
30 to have the trees removed. Staff are assuming there will be enough residents willing to have  
31 the trees removed to use the current funding. For those locations with faults greater than 1 inch  
32 that appear to be caused by trees, staff have identified the trees that can be removed by City  
33 employees (not including stump grinding) versus those that will need to be removed by a tree  
34 contractor.

35  
36                    Councilwoman Fillmore said she is uncomfortable with placing priority on removing trees  
37 and repairing sidewalk affected by trees, when the data shows that half of the 1-3 inch faults do  
38 not have trees within the tree buffer and are not caused by trees. Councilman Ince commented  
39 that he is aware of the role trees play in air quality, and agreed that the faults caused by trees  
40 should not necessarily take first priority. Ms. Romney said she believes the tree removal should  
41 be paired with a responsible park strip tree ordinance. Mayor Wilkinson agreed that trees are  
42 an important aspect of neighborhood and property appeal. Councilman McEwan said he would  
43 prefer to repair as many faults as possible with the money available now. The Council and staff  
44 discussed possibilities for cost-sharing with property owners to repair different types of sidewalk  
45 problems. Councilwoman Ivie commented that Public Works is available to remove trees this  
46 fall.

47  
48                    Councilwoman Fillmore made a **motion** to move forward with the first phase by sending  
49 letters to property owners with 1-3 inch sidewalk faults not caused by trees, explaining that work  
50 would happen in the spring and explaining possibilities for cost sharing, with an opt-in deadline  
51 determined by staff. Councilman Ince seconded the motion. Councilwoman Mecham made a

1 **motion to amend** the motion to send letters to property owners with 1-3 inch sidewalk faults  
2 caused by trees with the option to remove the trees if the Public Works Department is able to  
3 remove them. Councilwoman Ivie seconded the motion to amend, which failed (2-3), with  
4 Council members Ince, McEwan, and Fillmore dissenting. The original motion passed by  
5 unanimous vote (5-0). Councilwoman Mecham made a **motion** to send letters to property  
6 owners with 1-3 inch sidewalk faults caused by trees that can be removed by the Public Works  
7 Department, if enough funds remain after the initial deadline for situations in which trees are not  
8 involved. Councilman McEwan seconded the motion. Councilwoman Fillmore stated she would  
9 prefer to wait to see what the numbers are after the initial deadline, and prefer to decide what to  
10 do about stump grinding before moving forward. The motion passed by majority vote (4-1), with  
11 Councilwoman Fillmore dissenting.

12  
13 Councilwoman Fillmore was excused at 10:30 p.m.

14  
15 **FINANCIAL REPORT**

16  
17 Marcus Arbuckle, the City's contract CPA adviser, presented a final unaudited report for  
18 FY 2018, and FY 2019 report for the two-month period ending August 31, 2018.

19  
20 **MAYOR'S REPORT**

- 21
- 22 • Mayor Wilkinson expressed a desire to put together a Tree Board to review City tree  
23 policy and provide suggestions for what the City should be doing regarding trees. He  
24 suggested the Tree Board could consist of the Parks and Recreation Director, a  
25 representative from Public Safety, a representative from Public Works, an arborist,  
26 and a few additional individuals.
  - 27 • The Mayor invited Councilmembers to join him at the Farmington pickleball courts on  
28 October 2<sup>nd</sup> at 5:30 p.m.
  - 29 • Information regarding the Centerville Cares Committee is available on the City  
30 website.
  - 31 • South Davis Metro Fire Service Area financial statements are available with the  
32 agenda on NovusAgenda.

33  
34 **LIAISON REPORT**

35  
36 Councilwoman Ivie updated the Council regarding the Landmarks Commission and the  
37 Whitaker Museum Board.

38  
39 **CITY MANAGER'S REPORT**

40  
41 Mr. Thacker reported the City received a request for a presentation from the Salt Lake  
42 Chamber of Commerce Housing Gap Coalition in the October 16<sup>th</sup> Council meeting. He  
43 recommended the Council invite the Planning Commission to attend that presentation as  
44 members of the audience – i.e. not a joint meeting.

45  
46 **ADJOURNMENT**

47  
48 At 11:08 p.m., Councilwoman Ivie made a **motion** to adjourn the meeting. Councilman  
49 Ince seconded the motion, which passed by unanimous vote (4-0).

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12

Mackenzie Wood  
Mackenzie Wood, City Recorder

10-2-2018  
Date Approved

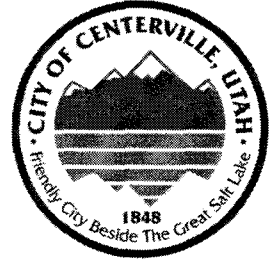
Katie Rust  
Katie Rust, Recording Secretary





# CENTERVILLE CITY

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



City Council Meeting

Tuesday, September 18, 2018

Name (Please Print)

City of Residence

Cameron Diehl  
TAYLOR SPENDLERE  
Rony Grove  
Alan Orbach  
Bruce Cox

VLCT  
KAYSVILLE  
HOOVER  
CENTERVILLE  
''



RECOMMENDED LANDSCAPE ARCHITECTS

Landscape Architects	pre-qualified	SL Co. Parks & Rec	ESI	Logan	Eagle Mtn.	Holladay	SCORE
Bio-West	1			1			2
Langvardt Design Goup					1		1
ArcSitio Design Inc	1	1	1				3
CRSA (Cooper Roberts Simonsen), Inc	1		1				2
FKR Architects/Planners II	1		1				2
G. Brown Design	1	1	1				3
GSBS Architects PC	1		1				2
MGB+A, Co.	1	1	1				3
MHTN Architects	1		1				2
Think Architecture	1	1					2
J-U-B Engineers	1	1					2
Landmark Design	1	1					2
Blu Line	1	1					2
EPG						1	1

ArcSutio Design Inc.  
Bio-West, Inc.  
Blu Line Designs  
Bowen Collins and Associates, Inc.  
Brent Morris Associates, LLC  
Bockholt Landscape Architecture  
Cache Landmark Engineering  
Carbon Architects  
CRSA (Cooper Roberts Simonsen), Inc.  
Design West Architects (dba ADW)  
FKKR Architects/Planners II  
Focus Engineering & Surveying, LLC  
Frontier Corporation USA  
G. Brown Design (a dba of G. Brown Site Architects)  
GSBS Architects PC  
Horrocks Engineers, Inc.  
IBI Group  
J-U-B Engineers, Inc.  
Keller-Bliesner Engineering, LLC  
Kimley-Horn & Associates, Inc.  
Landmark Design, Inc.  
Logan Simpson Design, Inc.  
McNeil Engineering  
MGB+A, Co.  
MHTN Architects  
Michael baker Jr., Inc.  
Project Engineering Consultants  
Tectonic Engineering Consultants, P.C.  
Think Architecture, Inc.  
Trio Design, Inc.  
Ward Engineering

1 Minutes of the Centerville City Council **Work Session** held Tuesday, September 18, 2018 at  
2 5:30 p.m. at 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 (arrived at 5:45 p.m.)  
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 Jacob Smith, Management Services Director  
19 Myron Williams, City Building Official  
20 Katie Rust, Recording Secretary

21 **VISITORS**

22 Senator Todd Weiler, Utah State Senate  
23 Rep. Tim Hawkes, Utah House of Representatives  
24 Cameron Diehl, Utah League of Cities and Townes

25 **IMPACT OF BUILDING CODE ON ACCESSORY DWELLING UNITS**

26  
27 The City's Building Official, Myron Williams, briefed the City Council regarding the  
28 Building Code's impact on the feasibility of having an accessory dwelling unit (ADU) within an  
29 existing home, with the intent to identify Code requirements that might make it costly for a  
30 homeowner to convert a part of a home for use as an ADU (presentation available with the  
31 agenda on NovusAgenda). A dwelling is defined as any building that contains one or two  
32 dwelling units used, intended, or designed to be built, used, rented, leased, let or hired out to be  
33 occupied, or that are occupied for living purposes. Dwelling units in two-family dwellings shall  
34 be separated from each other by wall and floor assemblies having not less than a 1-hour fire-  
35 resistance rating. Mr. Williams emphasized that interpretation of the Code varies by city, with  
36 requirements including egress windows in bedrooms, carbon monoxide alarms, independent  
37 utility controls, independent power, and separate entrances.

38  
39 Cameron Diehl with ULCT commented there is a tricky balance with ADUs when trying  
40 to accommodate growing housing needs while preserving the historic identity of a community.  
41 The group discussed shared versus separate dwelling access scenarios, as well as occupancy  
42 restrictions. Councilwoman Fillmore said she believes Code requirements regarding ADUs  
43 need clarification at the State level. Councilman McEwan said he is concerned about  
44 awareness and enforcement of equal opportunity housing requirements, and a responding  
45 comment was made that Fair Housing requirements do not apply if one of the units is owner  
46 occupied.

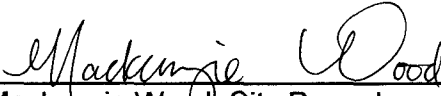
47  
48 Councilwoman Mecham said she thinks people will be concerned about how many  
49 people would be living in an ADU and how many vehicles would be added to a neighborhood.  
50 Councilwoman Ivie said she knows of residents who want to be able to have an ADU that is  
51 compliant with the law. Councilman McEwan expressed concern with the impact ADUs might

1 have on property values, and stated there is a certain expectation regarding environment when  
2 individuals buy into a single-family neighborhood. Councilwoman Fillmore pointed out the need  
3 to balance property rights with the other concerns expressed. Mr. Snyder commented that for  
4 most people, the single largest investment is their home. ADUs provide an opportunity for  
5 property owners to adapt their investment to different needs at different stages of life. ADUs  
6 can also provide an opportunity for a diverse population to integrate. Councilman McEwan said  
7 he wants to be inclusionary, but he wants to respect the rights of those who paid for the stability  
8 of a certain type of neighborhood.  
9

10 Councilwoman Fillmore expressed a desire to have sufficient data to make an informed  
11 decision. Councilman McEwan responded that for most individuals their perception of reality is  
12 reality, regardless of data. Councilman McEwan stated he would hope for a minimum standard  
13 building code for ADUs from the State level for communities to work with. Senator Weiler  
14 encouraged the Council to tell the Legislators what the impediments are and recommend  
15 changes.  
16

17 **ADJOURNMENT**

18  
19 The work session was adjourned at 6:56 p.m.  
20

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22   
23 \_\_\_\_\_  
24 Mackenzie Wood, City Recorder

10-02-2018  
\_\_\_\_\_  
Date Approved

25  
26   
27 \_\_\_\_\_  
28 Katie Rust, Recording Secretary  
29

