

1 Minutes of the Centerville City Council meeting held Tuesday, December 4, 2018 at 7:00 p.m.
2 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
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 Cassie Younger, Assistant Planner
20 Katie Rust, Recording Secretary

21 **VISITORS**

22 Jim Stephens, Centerville Small Arms Association
23 Lynn Keddington, Parks and Recreation Committee Chair
24 Paul Stead, Utah State University
25 Interested Citizens

26 **PRAYER OR THOUGHT**

Councilwoman Mecham

27
28 **PLEDGE OF ALLEGIANCE**

29
30 **OPEN SESSION**

31
32 No one wished to comment.

33
34 **MINUTES REVIEW AND ACCEPTANCE**

35
36 The minutes of the November 20, 2018 meeting were reviewed. Councilman Ince made
37 a motion to accept the minutes. Councilwoman Mecham seconded the motion, which passed
38 by unanimous vote (5-0).

39
40 **SUMMARY ACTION CALENDAR**

- 41
42 a. Adopt Resolution No. 2018-24 approving 2019 City Council Meeting Schedule
43 b. Approve agreement with Utah State University re update of parks master plan
44 c. Approve end of warranty period for Miles Manor Subdivision

45
46 Councilman McEwan made a motion to approve all three items on the Summary Action
47 Calendar. Councilman Ince seconded the motion, which passed by unanimous vote (5-0).
48 Steve Thacker noted that he recommends in the staff report that the City pay its \$15,000 cost
49 for the USU parks master plan agreement from RAP Tax Fund Contingency budget. He will
50 assume the Council agrees unless they tell him otherwise.

1 **GUN RANGE LEASE RENEWAL**
2

3 The Lease Agreement between the City and the Centerville Small Arms Association
4 expires on December 31, 2018. Staff recommends a one-year renewal at this time pending
5 additional study of the foothills and hillside area uses that is currently underway. Jim Stephens,
6 President of the Centerville Small Arms Association, explained improvements that have been
7 completed or are planned at the Gun Range. Responding to a question from Councilman
8 McEwan, Mr. Stephens said the range is used by hundreds of people, mostly from Centerville
9 and Bountiful. Mr. Thacker pointed out that the range is regularly used by law enforcement
10 agencies. The Centerville range is unique in the area in having a 600-yard range.
11

12 Councilman Ince made a motion to approve Amendment No. 1 to Gun Range Lease
13 Agreement authorizing renewal of the Gun Range Lease for one year and other various
14 amendments. Councilwoman Mecham seconded the motion. Councilman McEwan questioned
15 the recommended one-year term, and said he would not want to see use of the land as a gun
16 range pushed out by the many other competing uses for the hillside at the end of the one-year
17 term. Mr. Thacker said he recommended a one-year renewal to allow for the possibility that the
18 hillside study may identify issues that should be taken into account in renewal of the Lease
19 Agreement, not with the assumption or intention that the Lease would be terminated in favor of
20 another use. The motion passed by unanimous vote (5-0).
21

22 **PUBLIC HEARING – POLICE DEPARTMENT APPLICATION FOR FEDERAL GRANT**
23 **TO PURCHASE BALLISTIC HELMETS**
24

25 Based on updated information from the grantor agency, this matter no longer needs a
26 public hearing or approval by the City Council.
27

28 **PUBLIC HEARING – ZONING CODE AMENDMENT – TABLE OF USES AND**
29 **DEFINITIONS FOR COMMERCIAL-MEDIUM ZONE (SOUTH MAIN STREET CORRIDOR)**
30

31 The City Council and Planning Commission met in a joint work session on February 21,
32 2018 to discuss potential changes to the South Main Street Corridor, specifically the area
33 between Parrish Lane and Porter Lane as an area in need of revitalization. As a first step, they
34 agreed to start examining potentially expanding the uses allowed in this zone, which is zoned
35 entirely Commercial-Medium (C-M), as a way to open up business possibilities and future
36 tenants to currently vacant or underused properties. The Planning Commission held multiple
37 public meetings on this issue in order to receive as much public feedback as possible. Cassie
38 Younger, Assistant Planner, presented amendments recommended by the Planning
39 Commission to expand uses allowed in the C-M Zone.
40

41 Regarding the possibility of a business owner adding a drive-thru, Cory Snyder,
42 Community Development Director, explained that the Planning Commission chose to allow
43 flexibility for property owners, knowing UDOT standards will be a natural limitation. Ms.
44 Romney explained that a conditional use permit can only be denied if negative impacts are
45 identified that cannot be mitigated. Each site would be evaluated independently for negative
46 impacts. Councilwoman Mecham stated it is difficult to make a decision without knowing what
47 the Council is going to do with the Main Street Overlay and form-based code. Councilman Ince
48 requested a table listing all commercial uses currently permitted and conditional in the C-M
49 Zone alongside the proposed additional uses for comparison.
50

51 Mayor Wilkinson opened a public hearing at 8:03 p.m.

1 Robin Neville – Ms. Neville said she lives adjacent to O'Brien Glass, and this is the first
2 meeting regarding this issue she has been officially invited too. She said she appreciates that
3 the Council wants to revitalize Main Street, but she has many concerns. She stated too much
4 commercial along Main Street would destroy the small-town feeling. Main Street is part of the
5 Deuel Creek Historic District, which she believes would be negatively affected by the proposed
6 changes. She asked the Council to please develop Main Street in harmony with the historic,
7 small-town nature of Centerville. She suggested the overlay be changed to allow the building of
8 new single-family homes, since what most people want on Main Street is more homes, not
9 businesses.

10
11 Travis Shupe – Mr. Shupe owns the fire station property at 125 South Main Street. He
12 commented that there are not a lot of uses currently permitted along Main Street. His business
13 falls under the Construction Sales and Service, Limited use. Mr. Shupe said he is prepared to
14 make a big investment in his property on Main Street. He introduced Dwight Yee with Process
15 Studio, an architect hired by Shupe Electric to help them understand the form-based code and
16 what is possible with their property.

17
18 Dwight Yee, Process Studio – Mr. Yee showed designs of what could be done with the
19 existing fire station building to provide office space and storage with the existing form-based
20 code. He stated that, from an architectural standpoint, it is possible to design something with
21 form-based code that meets needs now and potentially in the future. He said it would be difficult
22 to find users that fit the existing buildings with the current use limitations. Mr. Yee said his
23 proposed designs fit the existing overlay requirements.

24
25 Spence Packer – Mr. Packer commented that right now the Table of Uses is very
26 restrictive, and the Planning Commission has made a recommendation that would give the
27 opportunity to expand development and still give the City some control. He said he views the
28 recommendation as positive in that it allows further uses but is still restrictive enough to
29 maintain the small-town feel. He said he believes Centerville may be able to hold onto the
30 small-town feel a little longer, but growth is inevitable.

31
32 Cami Layton – Ms. Layton said she lives across the street from Centerville Junior High.
33 She said she wants to make sure the intensity of the changes does not equal manipulation of
34 density. She said she wants to protect and preserve quality of life. Ms. Layton said she
35 believes a walkable community is a ridiculous idea given climate and safety issues. She asked
36 the Council to be careful with intensity of uses and be patient and give changes made in 2003 a
37 chance. She read aloud comments of Davis County citizens who do not live in Centerville who
38 are not in favor of increased housing density. Ms. Layton said she hopes the Council is not
39 feeling bullied to increase density in Centerville, and she hopes the Council will be mindful of
40 impacts on the homes around the South Main Street Corridor.

41
42 Maurine Huffaker – Responding to a comment that the Centerville Cemetery no longer
43 has available burial space, Ms. Huffaker asked if the City has a plan to deal with the situation.
44 Mayor Wilkinson responded that he and the Council continue to work on the issue.

45
46 Brad Shupe – Mr. Shupe said that as a citizen of Centerville for 60 years, he has
47 watched the community change. He said Shupe Electric has been mindful of what the citizens
48 want in putting plans together for the fire station property at 125 South Main Street. Mr. Shupe
49 said they are able to fit all City requirements except the current Table of Uses.

1 Dale Engberson – Mr. Engberson said he loved the small-town feel of Centerville when
2 he moved here, and he feels it is still a great place to be. He asked the Council to look carefully
3 at the issue and make it possible for companies that want the best for the community, like
4 Shupe Electric, to operate on Main Street.

5
6 Andy Bavelas – Mr. Bavelas said the City has a very good City Council. He suggested
7 the City put together an electronic survey to see what citizens want. He said a survey would
8 help citizens feel involved and know what is going on.

9
10 Cami Layton – Ms. Layton said there have been several surveys in the past, and the
11 citizens have made it clear what they want. She said the citizens do not want townhouses,
12 apartments, or condos on Main Street.

13
14 Kyle Shupe – Mr. Shupe said it is important to note that the Construction Sales and
15 Service use already exists on Main Street. Shupe Electric would not be changing what already
16 exists. He commented that the existing fire building would be difficult for most businesses to
17 occupy.

18
19 The Mayor closed the public hearing at 8:40 p.m. Mr. Snyder explained the outreach
20 approach used by the Planning Commission for this issue. He said the discussion with property
21 owners was the best attended. Councilwoman Fillmore made a **motion** to approve Ordinance
22 No. 2018-25 amending CZC 12.12.040 regarding Definitions and CZC 12.36 regarding Table of
23 Uses for uses within the C-M Zone. The motion failed for lack of second.

24
25 Councilman McEwan said he thinks there is a hybrid between the Table of Uses and
26 zoning. He said it was his impression after the joint work session that the Planning Commission
27 would first be looking at form-based zoning or the overlay. Councilman Ince said that,
28 unfortunately, once commercial enters a corridor it probably signals the death of single-family
29 homes in an area or a main street. He said he believes the best the Council can do is attempt
30 to make the development that occurs as friendly as possible to existing neighboring single-
31 family homes. Councilman Ince agreed the Council needs to deal with all three issues: Table of
32 Uses, form-based code, and Overlay. Councilman Ince made a **motion** to table the issue to the
33 next Council meeting without additional public hearing. Councilman McEwan seconded the
34 motion, which passed by unanimous vote (5-0). Councilwoman Mecham made a **motion** to
35 direct staff to draft an ordinance that would amend setbacks, building size, and side yards in the
36 SMSC. The motion was seconded by Councilman Ince and passed by unanimous vote (5-0).

37
38 **COMMUNITY SURVEY QUESTIONNAIRE REGARDING PARKS AND FUNDING FOR**
39 **SURVEY ADMINISTRATION**

40
41 Lynn Keddington, Parks and Recreation Committee Chair, presented a revised survey
42 questionnaire regarding parks. The Council reviewed an earlier draft of the questionnaire on
43 November 20th. Paul Stead with Utah State University, who helped put the questionnaire
44 together, said he thinks offering the survey both online and by mail gives the highest chance for
45 participation. The return postage with a return rate of 15% is estimated to be \$1,000-\$1,300.
46 Councilwoman Fillmore said she feels offering the mail option is important to get the feedback
47 desired. Councilman McEwan said he believes a 15% return rate would be worth the money.

48
49 Councilwoman Fillmore made a **motion** to approve the survey questionnaire, and
50 approve the needed funds to come from RAP Tax revenue. Councilman McEwan seconded the
51 motion, which passed by unanimous vote (5-0).

1 **RESOLUTION SUPPORTING CONTINUATION OF THE PROHIBITION OF LARGE**
2 **TRUCKS ON LEGACY PARKWAY**
3

4 Councilwoman Mecham explained that restrictions prohibiting large trucks on Legacy
5 Parkway as adopted by the Utah Legislature expire on January 1, 2020. Farmington and
6 Woods Cross have passed resolutions encouraging the Utah Legislature to consider repealing
7 or extending the restriction. Councilwoman Mecham asked the Centerville Council to consider
8 adopting a similar resolution. She said the speed limit on Legacy Parkway will most likely be
9 increased. Councilwoman Fillmore said she would support continued prohibition of billboards.
10 Mr. Snyder responded the prohibition of billboards will continue as long as Legacy Parkway is
11 designated a scenic byway.

12
13 Councilwoman Mecham made a motion to adopt Resolution No. 2018-25 supporting the
14 continuation of the prohibition of large trucks on Legacy Parkway. Councilman McEwan
15 seconded the motion, which passed by unanimous vote (5-0).

16
17 **CITY MANAGER RECRUITMENT**
18

19 Council members reviewed and gave feedback on the long and short versions of a job
20 announcement for replacing the City Manager, who is retiring at the end of March 2019.

21
22 **RANKED CHOICE VOTING**
23

24 Lisa Romney reported that Davis County will not provide ranked choice voting services
25 at this time. Therefore, ranked choice voting is not a realistic option for Centerville for the 2019
26 election. She suggested the City wait and see how it goes in other cities. Councilman McEwan
27 said he believes it is worth discussing the option if it goes well in other cities because it presents
28 a number of potential positives.

29
30 **OPEN AND PUBLIC MEETINGS ACT TRAINING**
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32 Lisa Romney provided training regarding requirements and provisions of the Utah Open
33 Meetings Act.

34
35 **MAYOR'S REPORT**
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- 37 • Mayor Wilkinson read aloud a letter he received from a Centerville resident
38 expressing appreciation for City Public Works employees.
- 39 • Paul Smith has resigned from the Whitaker Museum Board after many years of
40 service.

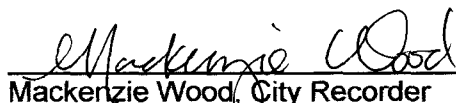
41
42 **CITY MANAGER'S REPORT**
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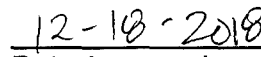
- 44 • A majority of the Council supported a process presented by Mr. Thacker for
45 determining Main Street striping in 2019.
- 46 • A Council work session with Legislators is scheduled for January 15, 2019.
- 47 • Mr. Thacker suggested the Council meet in a work session with a compensation
48 consultant on January 8, 2019. Councilman McEwan said he would appreciate
49 being able to review applicable data before the work session. The Council did not
50 object to holding the work session on that date.

- The Council approved scheduling an open house regarding Island View Park on Thursday, January 10, 2019, from 6 to 8 p.m.

ADJOURNMENT AND CLOSED MEETING

At 10:04 p.m., Councilman McEwan made a motion to adjourn the Council meeting and move to a closed meeting in Council Chambers to discuss character and competency of an individual with no intention to return to open meeting. Councilman Ince seconded the motion, which passed by majority vote (4-1), with Councilwoman Fillmore dissenting. In attendance at the closed meeting were: Clark Wilkinson, Mayor; Council members Fillmore, Ince, Ivie, McEwan, and Mecham; Steve Thacker, City Manager; Lisa Romney, City Attorney; Cory Snyder, Community Development Director; and Jeff Bassett, SDMFA Fire Chief.


Mackerzie Wood, City Recorder


Date Approved


Katie Rust, Recording Secretary

