

1 Minutes of the Centerville **City Council** meeting held Tuesday, March 5, 2019 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 Tamilyn Fillmore (arrived at 8:33 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 Cassie Younger, Assistant Planner
20 Katie Rust, Recording Secretary

21 **VISITORS**

22 Roger Timmerman, UTOPIA Executive Director
23 Interested Citizens

24 **PRAYER OR THOUGHT**

25 Councilman McEwan

26 **PLEDGE OF ALLEGIANCE**

27
28 **OPEN SESSION**

29 No one wished to comment.

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32 **UTOPIA/UIA UPDATE**

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34 Roger Timmerman, UTOPIA Executive Director, gave a brief history of UTOPIA and
35 UIA, and updated the Council on UTOPIA/UIA progress and status. Several years ago, the
36 Centerville City Council chose to pay only a portion of the UTOPIA OPEX assessments,
37 resulting in an unpaid balance for Centerville of \$78,643. If that balance had already been paid,
38 Centerville would have been eligible for a dividend of \$9,259 in FY 2018, and an estimated
39 dividend of \$18,703 in FY 2019. If the balance is eventually paid, the City will receive the
40 accumulated dividend amount. If the balance has not been paid by the time the accumulated
41 dividend amount equals the shortfall, both amounts will be considered a wash.

42
43 Mr. Timmerman said the Centerville Council has been cited by individuals in other cities
44 as having given reasons to not partner with UTOPIA. He asked the Council why they would try
45 to convince other cities to not partner with UTOPIA, since the growth of UTOPIA helps all
46 member cities. Councilman McEwan said he has been invited as a private citizen to address
47 other cities as an individual not supportive of UTOPIA. Councilman McEwan said he has not
48 seen a clear plan for paying off the stranded UTOPIA debt. He asked at what point UIA
49 revenues will be used to help pay off UTOPIA debt. Mr. Timmerman said it is estimated that all
50 member cities will be built-out in 3.5 years. He said he assumes the UIA Board will be

1 interested at that point in putting funds toward reducing the UTOPIA debt burden for member
2 cities.

3
4 Responding to a question from Councilman Ince, Mr. Timmerman estimated that half of
5 new subscriptions are from newly passed residences. He stated that wireless service gets
6 quickly overwhelmed when more than a few residential subscriptions are added in an area, and
7 added that wireless service requires fiber. Mr. Timmerman explained that individual member
8 cities are encouraged to run targeted promotional campaigns, but UTOPIA does not financially
9 participate. Mayor Wilkinson asked what guarantee member cities have that UIA revenues will
10 be used to pay off UTOPIA debt. Mr. Timmerman responded that the membership of both
11 organizations is almost identical. The owners of both organizations are interested in seeing it
12 happen. Mayor Wilkinson thanked Mr. Timmerman for his visit.

13
14 **PUBLIC HEARING – ZONING MAP AMENDMENT – HAFOKA – 484 & 522 WEST**
15 **PORTER LANE**

16
17 Cassie Younger, Assistant Planner, explained that the applicant owns 1.04 acres
18 between Porter Walton townhomes development and the LDS Church on the corner of Porter
19 Lane and 400 West. While formerly three separate properties, the lot has been combined into a
20 1.04-acre single parcel property which contains two different zones and two single-family
21 homes. The applicant wishes to rezone the entire property to Residential-Medium, with the
22 possibility of 6-7 dwellings. The gross acreage of the property with half street is not yet
23 confirmed. On February 13, 2019, the Planning Commission reviewed and recommended
24 approval of the proposed rezone to Residential-Medium.

25
26 Mayor Wilkinson opened a public hearing at 8:32 p.m., and closed the public hearing
27 seeing that no one wished to comment. Councilman McEwan made a **motion** to adopt
28 Ordinance No. 2019-03 amending the Centerville Zoning Map by changing the zoning of
29 approximately 1.04 acres of real property located at 484 & 522 West Porter Lane from
30 Residential-Low to Residential-Medium based on the following findings. Councilman Ince
31 seconded the motion.

32
33 Findings:

- 34
35 a) The Zoning Map Amendment is consistent with the General Plan, in that residential
36 medium density is allowed on Porter Lane “approximately” West of 500 West.
37 b) The Zoning Map Amendment fits the approval standards as outlined in CZC
38 12.21.080(e).
39 c) Zoning boundaries, as stated in the General Plan 12-480-8 and CZC12.30.050,
40 should follow lot lines.

41
42 Councilwoman Fillmore arrived at 8:33 p.m. Councilwoman Ivie said she feels she got
43 burned on this once before. Councilwoman Fillmore said she views this as an opportunity to
44 refresh and renew a spot that is currently dilapidated. Cory Snyder, Community Development
45 Director, commented that if the property is not rezoned there is potential for a single-family
46 home and a half-street with one or two units. The proposed rezone would allow the better
47 outcome with the zoning tools available. The motion passed by unanimous vote (5-0).

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1 **PUBLIC HEARING – FINAL SUBDIVISION PLAT FOR LEGACY LANDS – 1243**
2 **NORTH 1300 WEST**
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4 The applicant, Jeff Cook, is proposing a five lot subdivision for office and warehouse
5 uses within the Shorelands Commerce Park. Mr. Cook has secured an agreement to purchase
6 a separate parcel located at the corner of 1275 North and 1300 West. He desires to absorb this
7 parcel into the proposed subdivision, which increases the acreage from 4.0 to 4.16 acres. Mr.
8 Snyder explained that the added parcel is depicted having a Zoning Classification of Industrial-
9 High (I-H), but staff believe the listed I-H Zone is likely a clerical error. This matter, with a
10 potential resolution, was addressed by the Planning Commission in recommended Condition 6.
11

12 At 8:48 p.m., Mayor Wilkinson opened a public hearing, and closed the public hearing
13 seeing that no one wished to comment. Councilwoman Fillmore made a **motion** to approve
14 Final Subdivision Plat for Legacy Lands located at approximately 1243 North 1300 West with
15 the following conditions and findings. Councilman McEwan seconded the motion, which passed
16 by unanimous vote (5-0).
17

18 Conditions:
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- 20 1. The Final Recordable Subdivision Plat shall reflect the lot layout and engineering as
21 submitted and also compliance with these conditions of approval, or as may be
22 amended by the City in preparation of its recording.
- 23 2. The subdivision construction plans shall be deemed acceptable to the City Engineer
24 prior to recordation of the subdivision plat.
- 25 3. A Final Paper Plat shall be submitted to the City Recorder's office to be reviewed by
26 the City staff to ensure plat compliance with City's approved format, approval of final
27 layout, survey standards, and owner dedications. Such paper plat shall be deemed
28 acceptable by the City Attorney and City Engineer prior to preparation and submittal
29 of the final recordable linen plat to the City.
- 30 4. A current Title Report (i.e. within 30 days of recording) for all properties shall be
31 submitted to the City with the Final Paper Plat Submittal to the City Recorder.
- 32 5. The required improvement bond and associated fees shall be prepared, reviewed,
33 and paid prior to the recordation of the subdivision plat.
- 34 6. The "Affidavit of Correction" requesting that the Zoning Map be adjusted to meet the
35 2009 SCP Map Revision Exhibits shall be accepted by the City Recorder, prior to
36 recording the plat.
- 37 7. After the plat recording, a preconstruction meeting shall be held with the City that
38 includes all parties that are installing the public and utility service infrastructure.
- 39 8. The wetland boundary needs to be depicted on the final plat – not just the
40 construction drawings.
41

42 Findings:
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- 44 a) The City Council finds that Final Plat and Plans are consistent with the previous
45 Conceptual Plan Acceptance directives and Preliminary Subdivision Plat Approval.
- 46 b) The City Council finds that the final subdivision complies with the applicable
47 regulations of the subdivision, non-residential subdivision, and SCP Zone lot
48 regulations and requirements.
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1 **MINUTES REVIEW AND ACCEPTANCE**
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3 The minutes of the January 31, 2019 special meeting; the February 19, 2019 work
4 session and regular meeting; and February 26, 2019 special meeting were reviewed.
5 Councilman McEwan made a **motion** to approve all four sets of minutes. Councilman Ince
6 seconded the motion, which passed by unanimous vote (5-0).
7

8 **SUMMARY ACTION CALENDAR**
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- 10 a. Interlocal Agreement with Davis County for Election Services
11 b. Employment Agreement for City Manager
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13 Councilman Ince made a **motion** to approve both items on the Summary Action
14 Calendar. Councilman McEwan seconded the motion, which passed by unanimous vote (5-0).
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16 **INTERLOCAL AGREEMENT WITH FARMINGTON CITY FOR LUND LANE**
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18 A portion of the mutual boundary line between Centerville and Farmington is the
19 centerline of Lund Lane. In 2018 Farmington City received an application for a subdivision on
20 their side of the road. Staff from both cities subsequently met to discuss a potential agreement
21 between the two cities regarding the construction and maintenance of Lund Lane. The
22 proposed Interlocal Agreement states the road will be improved – as development occurs on
23 each side – as a “collector” road with a 66-foot right-of-way. It also states the developer of the
24 new subdivision in Farmington will build the road on the Farmington side of the line in
25 accordance with Centerville City’s street standards. The cooperation may involve Centerville
26 City paying for some new pavement on Centerville’s side of the centerline to provide adequate
27 width for two-way traffic. Each City will be responsible for maintaining curb and gutter, sidewalk,
28 and park strips within their boundaries in accordance with their respective ordinances, but the
29 two cities will cooperate on maintaining the asphalt roadway based on terms to be negotiated in
30 the future.
31

32 Councilman McEwan made a **motion** to approve Resolution No. 2019-03 regarding an
33 Interlocal Agreement with Farmington City for Lund Lane. Councilwoman Ivie seconded the
34 motion, which passed by unanimous vote (5-0).
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36 **MAYOR’S REPORT**
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38 Mayor Wilkinson updated the Council on State legislative actions of interest to
39 Centerville.
40

41 **CITY MANAGER’S REPORT**
42

- 43 • The Council is scheduled to meet with the Planning Commission in a work session
44 on Wednesday, March 13, at 5:30 p.m. Mr. Thacker updated the Council on actions
45 taken by the Planning Commission at their most recent meeting.
46 • Mr. Thacker reported that the preliminary cost estimate for the Island View Park
47 Phase I Project prepared by the GBrown Design team is approximately \$500,000
48 over the budget for the project. Mr. Thacker explained factors contributing to the
49 difference, described possible ways to reduce some of the cost, and presented ideas
50 to increase funding for the project. Councilwoman Fillmore encouraged the Council
51 to keep their minds open to idea of bonding. Councilman McEwan expressed the

1 opinion that if the city is going to take on a bond obligation, it should be for the whole
2 park project, not just for Phase I. Mr. Thacker commented that a decision will be
3 needed in two weeks if the project is to stay on schedule. Councilwoman Fillmore
4 agreed to approach the South Davis Recreation Board about delaying payment of
5 the principal on the City's \$500,000 loan for a year or two. Staff will continue
6 communication with the design firm, and obtain more information about bonding
7 options.

8
9 **ADJOURNMENT**

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11 At 9:33 p.m., Councilman Ince made a **motion** to adjourn the regular meeting with no
12 intent to return, and move to a meeting of the Centerville Redevelopment Agency in Council
13 Chambers after a short break. Councilwoman Mecham seconded the motion, which passed by
14 unanimous vote (5-0).

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19 _____
Mackenzie Wood, City Recorder

_____ Date Approved

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Katie Rust, Recording Secretary