

1 Minutes of the Centerville City Council meeting held Tuesday, February 3, 2015 at 7:00 p.m. in  
2 the Centerville City Hall Council Chambers, 250 North Main Street, Centerville, Utah.

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4 **MEMBERS PRESENT**

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6 Mayor Paul A. Cutler

7  
8 Council Members Ken S. Averett  
9 Tamilyn Fillmore  
10 John T. Higginson  
11 Stephanie Ivie

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13 **MEMBER ABSENT** Lawrence Wright

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15 **STAFF PRESENT** Steve Thacker, City Manager  
16 Lisa Romney, City Attorney  
17 Jacob Smith, Management Assistant  
18 Cory Snyder, Community Development Director  
19 Katie Rust, Recording Secretary

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21 **STAFF ABSENT** Blaine Lutz, Finance Director/Assistant City Manager

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23 **VISITORS** Interested citizens (see attached sign-in sheet)

24  
25 **PLEDGE OF ALLEGIANCE**

26  
27 **PRAYER OR THOUGHT** Councilman John Higginson

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29 **OPEN SESSION**

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31 No one wished to comment.

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33 **MINUTES REVIEW AND ACCEPTANCE**

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35 The minutes of the January 13, 2015 work session, the January 20, 2015 work session,  
36 and the January 20, 2015 regular Council meeting were reviewed. Councilman Higginson made  
37 a **motion** to approve all three sets of minutes. Councilman Averett seconded the motion, which  
38 passed by unanimous vote (4-0).

39  
40 **PUBLIC HEARING – GENERAL PLAN AMENDMENTS, ZONING ORDINANCE**  
41 **AMENDMENTS, AND ZONING MAP AMENDMENTS FOR WEST CENTERVILLE**  
42 **NEIGHBORHOOD**

43  
44 Mayor Cutler described the process and timeline agreed on by the Council for receiving  
45 and considering the recommendation of the Planning Commission and public comments  
46 regarding the West Centerville Neighborhood. Cory Snyder, Community Development Director,  
47 briefly described the Preferred Scenario for the proposed Parrish Legacy Mixed-Use Zone  
48 prepared under the direction of the City Oversight Committee. The Council's first action will be  
49 deciding whether or not to amend the City's General Plan for the West Centerville  
50 Neighborhood. The second consideration will be whether or not to implement the potential  
51 General Plan Amendment and use the Zoning Ordinance to begin a new direction for the area  
52 south of 200 North, east of 1250 West to the railroad tracks, proceeding south to the City

1 boundary. The Council will also consider a Text Amendment that would change the zoning,  
2 creating the Parrish Legacy Mixed-Use District. The mixed-use concept is similar in model to  
3 the Legacy Crossing Development, intensified south of 200 North with a commercial base, and  
4 does not envision directly competing for a FrontRunner station stop at this time.

5  
6 Mayor Cutler opened the public hearing at 7:15 p.m.

7  
8 Mark Stanger – Mr. Stanger is a resident of West Bountiful. He said he has attended  
9 many meetings regarding the proposal, and has never heard anyone (other than staff and  
10 Committee members) speak favorably of the proposed plan and how it would affect the  
11 business owners and existing residents in the area. He asked the Council to have more  
12 consideration for Centerville voters and Centerville neighbors than he feels has been shown  
13 previously in the process.

14  
15 Logan Johnson – Mr. Johnson is a member of the Planning Commission. He said he  
16 supports the Zoning Amendment because he feels it will address the Council's desire to make  
17 existing development more sustainable and merit reinvestment in the future. He added that it  
18 allows for a wider variety of housing in the City, and he believes it will bring something that will  
19 support business and residents in the area.

20  
21 Ted Tueller – Mr. Tueller is a Bountiful resident who owns a business in Centerville. He  
22 asked if the pedestrian crossing is still planned, and where it would be located.

23  
24 Rick Bingham – Mr. Bingham is a resident of Centerville. He expressed the opinion that  
25 it would be short sighted to not press for a FrontRunner stop, and that a park in lieu of a  
26 FrontRunner stop is a big mistake.

27  
28 Mark Green – Mr. Green is a resident of Bountiful, was raised in Centerville, and owns a  
29 business in Centerville in the subject area. He stated he has found no one in support of the  
30 plan other than Committee members, Planning Commissioners, and City officials. He stated he  
31 loves Centerville, and is proud to be American, but he feels the rights afforded to him as a  
32 property owner are being taken from him. Mr. Green referred to a comment made in the work  
33 session earlier regarding inviting all to use the space. He stated he does not want the public  
34 invited to use property he owns and has worked for. Mr. Green said he is sympathetic to the  
35 desire for change, but somewhere the process has missed his rights as a property owner. He  
36 said he has a desire to perpetuate his successful business. He continued that he was taught  
37 that two wrongs never make a right, referring to the residential element introduced on the west  
38 side with the Legacy Crossing development. He referred to the desire to provide for support  
39 services in the area, and stated there will not be enough space to support all the services he  
40 heard talk of on the thirty acres. If the Council's goal is to change the neighborhood, economics  
41 will have to play a part. Mr. Green stated he is aware of potential businesses that would need  
42 more than the allowed maximum in the plan of 10,000 square feet. He asked why there is a  
43 negative attitude toward the idea of a car dealership. Mr. Green expressed appreciation for the  
44 ability to stand in public and voice his opinion for consideration.

45  
46 Dale McIntyre – Mr. McIntyre is a resident of Centerville. He agreed with Mr. Green's  
47 comments.

48  
49 Susan Ward – Ms. Ward is a resident of West Bountiful. She expressed the hope that  
50 the Council has read the input and comments sent to them by residents in the area. She said  
51 she thinks the proposed density would bring too many people, too much traffic, and she does  
52 not want to see a rural community turned into a big city.

1 Mayor Cutler suspended the public hearing at 7:33 p.m. to be continued on February 24,  
2 2015 for stakeholders and March 3, 2015 for the general public.

3  
4 Steve Thacker, City Manager, responded to the question regarding the pedestrian  
5 walkway by describing the pedestrian bridge over the freeway to be constructed in summer  
6 2015. Mayor Cutler responded to Mr. Green's question regarding a car dealership stating that  
7 he is in favor of the dealership coming to Centerville, and he has offered to meet with  
8 representatives to discuss possibilities. Councilman Higginson stated he is open-minded about  
9 the possibility of a car dealership, and agreed with Mr. Green that property rights are important.  
10 Mayor Cutler invited Mr. Green to comment further. Mr. Green stated that the potential  
11 developers have been scared off by the process, but he will work on encouraging them to  
12 reconsider.

13  
14 Councilman Averett responded to the comment that there would not be space for all the  
15 desired services by explaining that the Council will be looking at a bigger picture, considering  
16 hundreds of acres on the entire west side of the City. If the west side is built out the way it could  
17 be, the City needs to look at providing necessary services. Centerville is short on hospitality  
18 services, and he feels hospitality services will be necessary to facilitate business growth.  
19 Councilman Averett explained that the Council will be deciding the appropriate way to  
20 encourage growth. He thanked those who commented for their valuable input.

21  
22 Councilman Higginson made a **motion** to table the public hearing and further discussion  
23 until February 24<sup>th</sup>. Councilwoman Fillmore seconded the motion, which passed by unanimous  
24 vote (4-0).

#### 25 26 **PROPOSED RAP TAX RENEWAL**

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28 In 2007, the City voters approved the imposition of a RAP Tax (0.10% local sales and  
29 use tax) to fund the Performing Arts Center and other recreational and cultural facilities and  
30 organizations, set to expire in April of 2016. Lisa Romney, City Attorney, described the  
31 procedures and timeline for placing RAP Tax renewal on the ballot in 2015, and suggested the  
32 descriptions of proposed uses for RAP Tax funds on the ballot remain general. Mayor Cutler  
33 stated he anticipates a majority of the Council will be in favor of renewing the RAP Tax, and he  
34 does not see any reason to delay the process. Councilman Higginson stated he is in favor of  
35 using RAP Tax funds for parks and the Whitaker Museum, but he hopes CPT has been  
36 planning for a future without RAP tax funds, as the original intent was for the tax to expire. If the  
37 RAP Tax is renewed, it may be determined that CPT has needs for RAP Tax funds, but since  
38 renewal is not guaranteed, current planning should be done without these funds. Mayor Cutler  
39 responded that he believes CPT could survive without RAP Tax funds, but the Theatre Board is  
40 aggressively approaching both Bountiful and Centerville for use of RAP Tax funds (on a smaller  
41 level than previously granted), as well as the County for Davis County Tourism Tax funds.

42  
43 The Council and staff discussed the possibility of talking to Bountiful representatives  
44 about strategies for presenting renewal to the public without using City funds for promotion. City  
45 Manager Thacker shared an experience he had as a City Manager in Colorado that emphasized  
46 the need for a group of citizens to actively promote the need for renewal. Staff will be ready in  
47 March to help the Council initiate the formal process of getting RAP Tax renewal on the ballot.

1                    **SOUTH DAVIS I-15 PROJECT BETTERMENTS AGREEMENT**  
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3                    In December 2014 the City Council (and RDA Board) approved a Betterments  
4 Agreement for two purposes: 1) to cost-share a new drainage culvert to be constructed under I-  
5 15 at Lund Lane; and 2) to commit the City to pay for upgraded fencing on the pedestrian bridge  
6 to be built this year along the north side of Parrish Lane between the interchange and 1250  
7 West. Several conditions were attached to the Council's approval. One of those pertained to  
8 staff's discovery that a drainage pipe at Chase Lane had collapsed apparently from contractor's  
9 work on the I-15 project. The I-15 Project Manager recently contacted the City Manager and  
10 informed him that UDOT is willing to investigate and determine if the I-15 contractor is  
11 responsible for what has happened to the pipe, and if so, to apply pressure for a fair resolution.  
12 However, this matter will not be resolved before the contractor must order the pipe for the Lund  
13 Lane culvert. It was also noted that the City is seeking approval from the UDOT Aesthetics  
14 Committee in February for its preferred color scheme and fencing enhancements relating to the  
15 pedestrian bridge. Both of these situations make it impractical for the Betterments Agreement –  
16 in the form already approved by the Council – to be approved in a timely manner to  
17 accommodate the Lund Lane culvert project. Therefore, Mr. Thacker told the Council he agrees  
18 with the Project Manager's recommendation for the Agreement to be broken into two  
19 agreements.  
20

21                    Councilman Averett made a **motion** to approve a Betterments Agreement with UDOT  
22 pertaining to the construction of a drainage culvert under I-15 at Lund Lane, with an estimated  
23 cost of \$133,267 for Centerville's 50% share. Councilman Higginson seconded the motion,  
24 which passed by unanimous vote (4-0).  
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26                    **GOAL-SETTING PROCESS AND TIMETABLE**  
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28                    City Manager Thacker suggested a process and timetable for Council goal-setting. The  
29 Council indicated support for following the recommended process, as well as a desire to include  
30 input from City committees in the process.  
31

32                    **FINANCIAL REPORT**  
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34                    Mr. Thacker presented a financial report for the six-month period ending December 31,  
35 2014.  
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37                    **MAYOR'S REPORT**  
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- 39                    • Mayor Cutler recognized Jake Smith, Management Assistant, for the role he played  
40 in putting together the operational metrics that have been established for City  
41 departments. Councilwoman Fillmore suggested that adding a per user/visitor cost  
42 to some of the categories would be helpful.
- 43                    • The Mayor updated the Council on Centennial Celebration preparations.
- 44                    • Mayor Cutler reported on a meeting he and Mr. Thacker recently attended for the  
45 2040 Regional Transportation Plan.  
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47                    **CITY MANAGER'S REPORT**  
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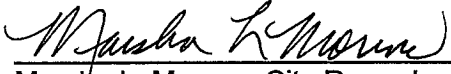
- 49                    • Mr. Thacker reported that West Bountiful has received a grant to fund a bike lane on  
50 Pages Lane, ending at Main Street.  
51

MISCELLANEOUS BUSINESS

Councilwoman Ivie made a **motion** to approve the purchase of a 2015 Ford Explorer for the Police Department from Ken Garff Ford in the amount of \$28,696.22. Councilwoman Fillmore seconded the motion, which passed by unanimous vote (4-0).

ADJOURNMENT

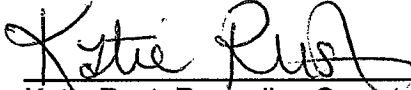
At 8:40 p.m. Councilman Higginson made a **motion** to adjourn the Council meeting and move to a meeting of the Redevelopment Agency of Centerville. Councilwoman Ivie seconded the motion, which passed by unanimous vote (4-0).



Marsha L. Morrow, City Recorder

2/17/15

Date Approved



Katie Rust, Recording Secretary

