

1 Minutes of the Centerville **City Council** meeting held Tuesday, May 5, 2015 at 7:09 p.m. in the
2 Centerville City Hall Council Chambers, 250 North Main Street, Centerville, Utah.

3
4 **MEMBERS PRESENT**

5
6 Mayor Paul A. Cutler
7
8 Council Members Ken S. Averett
9 Tamilyn Fillmore
10 John T. Higginson
11 Stephanie Ivie
12 Lawrence Wright

13
14 **STAFF PRESENT**

15 Steve Thacker, City Manager
16 Blaine Lutz, Finance Director/Assistant City Manager
17 Lisa Romney, City Attorney
18 Cory Snyder, Community Development Director
19 Katie Rust, Recording Secretary

20 **VISITORS**

Interested citizens (see attached sign-in sheet)

21
22 **PLEDGE OF ALLEGIANCE**

23
24 **PRAYER OR THOUGHT**

Councilman Averett

25
26 **OPEN SESSION**

27
28 Dale McIntyre – Mr. McIntyre referred to the campaign finance item on the agenda, and
29 suggested that campaign contribution disclosure be required prior to a primary election. He
30 expressed his desire to know who is paying for the candidates before he votes in the primary
31 election.

32
33 Marti Money – Ms. Money is a resident of the Shaela Park neighborhood. She
34 expressed concern regarding proposed high-density development directly north of Shaela Park.
35 She said she and her neighbors would support medium density, but not high density. Ms.
36 Money informed the Council that a petition is being circulated that addresses both proposed
37 developments on Porter Lane.

38
39 Robyn Mecham – Ms. Mecham said that listening to the Council during the work
40 session, she got the impression that some Council members believe the citizens would like to
41 remove commercial from the South Main Street Corridor Plan. She stated that no one is trying
42 to take commercial away from the property owners. Property owners have a right to the
43 commercial component, but the City should not give them the density to make commercial
44 successful. If commercial is not viable without the high density, she expressed confidence that
45 the property owners will be willing to accept a different density. Ms. Mecham also pointed out
46 that the Council has no way of knowing if developers are negotiating with other property owners
47 on Main Street. She stated that the Council needs to work as fast as possible to lower the
48 density. She said she is not sure it is necessary to pay a consultant to study commercial
49 viability, because no one is trying to take commercial away.

50
51 Brita Johnson – Ms. Johnson expressed concern with the proposed higher-density
52 development just west of 400 West on Porter Lane. She said she saw high-density
53 development cause problems with schools in Logan, and also expressed concern with
54 traffic/pedestrian safety.

1 Jeff Thomas – Regarding the campaign finance item on the agenda, Mr. Thomas
2 encouraged the Council to make sure whatever is adopted is as transparent as possible. He
3 said he likes to see who is supporting the candidates.
4

5 Kyle Green – Mr. Green said he also likes to see who is financially supporting the
6 candidates in an election. He stated he is in support of transparency at every level, and that
7 every penny should be accounted for. Regarding the South Main Street Corridor Plan, Mr.
8 Green said it is the developer/property owner who should pay for a study to determine if
9 commercial is viable, not the City. He agreed with Ms. Mecham that it is not the City's
10 responsibility to provide the density to make commercial work.
11

12 MINUTES REVIEW AND ACCEPTANCE

13

14 The minutes of the April 21, 2015 work session and regular Council meeting were
15 reviewed. Mayor Cutler requested a change to the regular meeting minutes. Councilman
16 Higginson made a **motion** to approve the April 21, 2015 work session minutes, and the regular
17 meeting minutes as amended. Councilwoman Ivie seconded the motion, which passed by
18 unanimous vote (5-0).
19

20 URMMA PRESENTATION

21

22 Paul Johnson, Executive Director of the Utah Risk Management Mutual Association
23 (URMMA), explained a proposal to open up URMMA membership to special service districts.
24 The Interlocal Agreement specifically only includes municipalities. An amendment to the
25 Agreement would require approval of each member city council. Mr. Johnson said he does not
26 anticipate that many special service districts would want to join. The requesting district is a
27 relatively small fire district. Service districts, generally speaking, are sued less than
28 municipalities. Mr. Johnson stated that allowing service districts to join would most likely not
29 have a financial effect on Centerville. All applicants are thoroughly vetted prior to acceptance
30 by URMMA. The Council seemed to indicate support.
31

32 FINANCIAL REPORT

33

34 Blaine Lutz, Finance Director/Assistant City Manager, answered questions from the
35 Council related to the Financial Report for the period ending March 31, 2015.
36

37 AMEND FY 2015 BUDGET

38

39 Mr. Lutz explained proposed FY 2015 Budget amendments included in Resolution No.
40 2015-06. At 7:51 p.m. Mayor Cutler opened a public hearing regarding the proposed
41 amendments.
42

43 William Ince, Centerville Planning Commission – Commissioner Ince expressed surprise
44 that the City Hall roof already requires replacement. Mr. Lutz responded that City Hall is 21
45 years old, and explained the roofing changes/improvements that will be made.
46

47 Mayor Cutler closed the public hearing at 7:54 p.m. Councilman Wright made a **motion**
48 to adopt Resolution No. 2015-06 amending the Fiscal Year 2015 Budget of Funds and Accounts
49 for Centerville City and giving an effective date of May 5, 2015. Councilman Higginson
50 seconded the motion, which passed by unanimous vote (5-0).

1 **SUMMARY ACTION CALENDAR**
2

- 3 a. Award bid for re-roofing City Hall
4 b. Award bid for the 2015 Street Overlay Project
5 c. Accept Public Utility Easements for Island Parcel lot split
6

7 Lisa Romney, City Attorney, explained item (c) on the Summary Action Calendar.
8 Councilman Wright made a **motion** to approve all three items on the Summary Action Calendar.
9 Councilman Higginson seconded the motion, which passed by unanimous vote (5-0).
10

11 **MUNICIPAL CODE AMENDMENT – REPEAL SECTION 2-03-110 – CAMPAIGN**
12 **FINANCE STATEMENT**
13

14 The Council discussed campaign finance requirements with Ms. Romney. Ms. Romney
15 recommended the Council adopt State law in place of the outdated City Ordinance. State law
16 currently requires financial disclosure after a primary election, and no later than seven days
17 prior to a general election. Councilwoman Fillmore stated she understands the benefits of
18 adopting the State Code for uniformity, but stated that the question of financial disclosure prior
19 to a primary election is a valid point. She suggested that those wanting to see the requirement
20 in the State Code for State elections could lobby at the State level.
21

22 Councilman Wright made a **motion** directing staff to draft an ordinance that adopts State
23 law regarding campaign finance with the addition of a municipal reporting requirement prior to
24 primary elections. Councilwoman Ivie seconded the motion, which passed by unanimous vote
25 (5-0).
26

27 **PUBLIC HEARING – ZONING CODE TEXT AMENDMENT, CHAPTER 12-60,**
28 **ACCESSORY DWELLING UNITS (ADUs)**
29

30 On March 25, 2015, the Planning Commission reviewed and recommended approval of
31 proposed amendments to the Centerville Zoning Ordinance regarding Accessory Dwelling Units
32 (ADUs) by majority vote. Cory Snyder, Community Development Director, briefly explained the
33 proposed amendments. The size and occupancy component is based on the International
34 Building Code occupancy limit of 200 square feet per resident. The owner occupancy
35 component would allow the homeowner to occupy either the primary residence or the ADU.
36 The Council discussed whether ADUs should be a conditional use, with Planning Commission
37 review, or a permitted use. Impact fees are an unresolved matter. Mr. Snyder explained
38 Planning Commission recommendations, and Ms. Romney recommended the Council direct
39 staff to review impact fee studies before making changes.
40

41 Mayor Cutler opened a public hearing at 8:27 p.m.
42

43 Nancy Smith – Ms. Smith asked if ADUs could also be allowed on single-family
44 dwellings in Residential-Medium Zones, rather than restricting to Agricultural and Residential-
45 Low Zones.
46

47 Kyle Green – Regarding impact fees, Mr. Green stated that increased use of services
48 would be offset by increased utility fees. He also suggested that all parking should take place
49 off the street to maintain the appearance of single-family neighborhoods.
50

51 William Ince – As a member of the Planning Commission, Commissioner Ince voted
52 against the 25% size restriction because he believes more flexibility should be given – i.e.
53 allowing more than 25% of floor area to be used for an ADU.

1 Lee Skabelund – Mr. Skabelund stated he is in favor of ADUs. He said he feels the 25%
2 limit is too restrictive. He agreed that off-street parking should be provided. He is not in favor of
3 impact fees, because increased use is paid for with increased utility fees. Mr. Skabelund
4 cautioned against micromanaging, and added that there is no better landlord than an owner-
5 occupant.

6
7 At 8:39 p.m. the Mayor closed the public hearing.

8
9 Steve Thacker, City Manager, stated that the different impact fees should be considered
10 separately, giving thought to the rationale behind each impact fee. Responding to Ms. Smith's
11 comment, Mr. Snyder stated that Residential-Medium Zones are already multi-family zones.
12 ADUs are meant for single-family neighborhoods. The 25% size restriction is the controlling unit
13 for occupancy and parking. Councilman Averett stated that parking is the biggest issue. Mr.
14 Snyder added that the proposed ordinance is not intended to put all existing units in compliance.
15 Councilwoman Fillmore suggested the size restrictions could be different for attached units and
16 detached units. Mr. Snyder responded that different size allowances would add complications.
17 The Mayor invited two additional public comments.

18
19 Kyle Green – Mr. Green mentioned that in Logan up to three unrelated individuals are
20 allowed to live in the same unit. He said he believes parking restrictions would be the easiest
21 way to mitigate the occupancy issue.

22
23 Nancy Smith – Ms. Smith asked if an ADU would be allowed on a duplex or a fourplex
24 property.

25
26 The Council and staff discussed impact fees. Councilman Wright made a **motion** to
27 table the issue and schedule a work session for staff to make a report and recommendation
28 within the next two months. Councilwoman Ivie seconded the motion, and requested an
29 additional public hearing following the work session. The motion passed by unanimous vote (5-
30 0). Mayor Cutler expressed appreciation for the time spent by the Planning Commission on this
31 issue.

32
33 At 9:06 p.m. the Council took a break, returning at 9:11 p.m.

34
35 **FY 2016 BUDGET**

36
37 Mr. Thacker presented the City Manager's Proposed Budget for FY 2016. Councilman
38 Wright made a **motion** to adopt the Proposed Budget as the FY 2016 Tentative Budget, and
39 allow the Mayor and City Manager to recommend a meeting schedule and public hearing date
40 at the May 19th meeting. Councilman Higginson seconded the motion, which passed by
41 unanimous vote (5-0).

42
43 **RDA MEETING**

44
45 At 9:20 p.m. Councilman Wright made a **motion** to adjourn to a meeting of the
46 Redevelopment Agency of Centerville. Councilwoman Ivie seconded the motion, which passed
47 by unanimous vote (5-0). In attendance were: Paul A. Cutler, Chair; John T. Higginson, Vice
48 Chair; Directors Averett, Fillmore, Ivie, and Wright; Steve Thacker, Executive Director; Blaine
49 Lutz, Finance Director; Lisa Romney, City Attorney; and Katie Rust, Recording Secretary.

1 The Council returned to regular meeting at 9:21 p.m.

2
3 **COMPLETE STREETS POLICY**

4
5 Councilman Wright made a **motion** to table discussion of the Complete Streets Policy.
6 Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).

7
8 **MAYOR'S REPORT**

- 9
10 • Mayor Cutler reported that he recently participated in a Gigabit Networks in Utah
11 panel discussion with Google.
12 • The Fire Agency Board has been working diligently on the Fire District proposal.
13 Ideas are being discussed regarding oversight.
14 • The Mayor reported on the progress of the Centennial Celebration. Council
15 members are encouraged to participate in the Day of Service on May 9th, and in the
16 adult choir for the May 17th event.
17 • The Council appeared to agree with the Mayor's suggestion that the City extend the
18 existing contract for independent auditing services, to minimize the impact on
19 Finance staff this year.
20

21 **CITY COUNCIL LIAISON REPORT**

22
23 Councilman Higginson gave a brief update on the Mosquito Abatement District and the
24 Wasatch Integrated Waste Management District.

25
26 **CITY MANAGER'S REPORT**

27
28 Mr. Thacker reported that UDOT is moving ahead with installation of traffic signals at the
29 1250 West/Parrish Lane intersection. Councilwoman Fillmore offered to research betterment
30 possibilities and report on this at the May 19th meeting. The Centerville Community Foundation
31 Chair has solicited an in-kind donation of a concrete sign. Mr. Thacker suggested the 1250
32 West/Parrish Lane intersection would be a good location for a "Welcome to Centerville" sign.
33

34 **APPOINTMENT**

35
36 Mayor Cutler recommended Laura Toney be appointed to the Whitaker Museum Board.
37 Councilman Wright made a **motion** to appoint Laura Toney to the Whitaker Museum Board.
38 Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).
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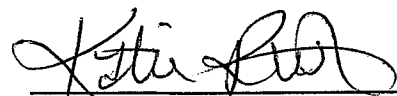
40 **ADJOURNMENT**

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42 At 9:45 p.m. Councilman Averett made a **motion** to adjourn the meeting. Councilwoman
43 Ivie seconded the motion, which passed by unanimous vote (5-0).
44
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46 
47 _____
48 Marsha L. Morrow, City Recorder

5-19-2015

Date Approved

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51 
52 _____
53 Katie Rust, Recording Secretary

