

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

3  
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  
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 Jacob Smith, Management Assistant  
20 Katie Rust, Recording Secretary

21 **VISITORS**

22 Julia Collins, Wasatch Front Regional Council  
23 Megan Townsend, Wasatch Front Regional Council  
24 Interested citizens (see attached sign-in sheet)

25 **PLEDGE OF ALLEGIANCE** Gabe Robbins, BSA Troop 89

26  
27 **PRAYER OR THOUGHT** Councilwoman Fillmore

28  
29 **OPEN SESSION**

30  
31 No one wished to comment.

32  
33 **MINUTES REVIEW AND ACCEPTANCE**

34  
35 The minutes of the February 17, 2015 Council meeting were reviewed. Councilwoman  
36 Ivie requested more detail on the Mayor's Report regarding UTOPIA. Councilman Wright made  
37 a **motion** to table approval of the minutes. Councilwoman Fillmore requested an additional  
38 amendment. Councilman Averett seconded the motion, which passed by unanimous vote (5-0).

39  
40 **SUMMARY ACTION CALENDAR**

- 41  
42 a. Purchase of two 2016 Ford Police Interceptor SUVs from Ken Garff in the amount of  
43 \$29,323.44 per vehicle for the Police Department  
44 b. Award bids to Kapp Construction in the amount of \$49,936.85 for labor and Mountain  
45 States Supply in the amount of \$9,207.48 (plus tax) for the 2015 Miscellaneous  
46 Water Laterals Project  
47 c. Award bid to Morgan Pavement in the amount of \$235,058.59 for 2015 Crack and  
48 Slurry Seal Project  
49 d. Approve Cooperative Agreement with UDOT for Frontage Road Sidewalk Project  
50 funding

1 Councilman Wright made a **motion** to approve all items on the Summary Action  
2 Calendar. Councilman Higginson seconded the motion, which passed by unanimous vote (5-0).  
3

4 **PUBLIC HEARING – GENERAL PLAN AMENDMENTS, ZONING ORDINANCE**  
5 **AMENDMENTS, AND ZONING MAP AMENDMENTS FOR WEST CENTERVILLE**  
6 **NEIGHBORHOOD**  
7

8 Centerville was awarded a grant by Wasatch Front Regional Council (WFRC) for  
9 technical support in the form of scenario development and public outreach for the west side  
10 planning process. Julia Collins with WFRC briefly described the public process and software  
11 utilized to ultimately create the proposed Preferred Scenario. The software utilized to model the  
12 Preferred Scenario suggests approximately 750 additional housing units in the subject area.  
13 She admitted that the model has flaws, but it can be useful to compare and contrast the different  
14 types of outputs on a scale against each other. Ms. Collins presented visual examples of  
15 mixed-use development. Cory Snyder, Community Development Director, commented that  
16 modeling cannot predict exactly what will happen in the subject area. The end result will  
17 probably be somewhere in between the model and the higher end of possibilities. He said he  
18 feels that the weak point of the Preferred Scenario is the commercial. He added that the South  
19 Davis area is saturated with commercial and multi-family residential right now, but the Council is  
20 working on a long-term vision for the area.  
21

22 At 7:30 p.m. Mayor Cutler reopened the public hearing.  
23

24 Florence Farnsworth – Ms. Farnsworth is a resident of Centerville. She said she  
25 appreciates the Council looking into this issue. She mentioned that the Unified Transportation  
26 Plan includes a Parrish Lane upgrade in 16-25 years. Ms. Farnsworth said she understands  
27 why West Bountiful citizens would be concerned. She added that a Centerville FrontRunner  
28 stop is not included in the Transportation Plan.  
29

30 Mr. Thacker commented that the Unified Transportation Plan has been updated, with the  
31 Parrish Lane upgrade scheduled as part of Phase 2 in 10-20 years.  
32

33 Shonn Tanner – Mr. Tanner is a resident of Centerville. He said he chose to live in  
34 Centerville because of his love for Davis County – the way it is zoned, and the fact that it is  
35 family friendly. Mr. Tanner stated he became aware of the potential changes through his  
36 clients. He said he is not against increased housing, but the community needs to consider  
37 overload on schools, roads, and parking. The zoning should prevent developers from adding a  
38 lot of residents without increased benefit to the City.  
39

40 Dennis Keith, Davis County Health Department Deputy Director of Environmental Health  
41 – Mr. Keith stated that the County Health Department encourages cities to adopt more active  
42 transportation options for improved air quality and reduction in obesity. The Health Department  
43 supports the proposed plan as being in line with Health Department goals. Mr. Keith added that  
44 he personally supports the proposed plan as a resident of Centerville and as a local Health  
45 Department official.  
46

47 Wayne Eckman – Mr. Eckman is a resident of West Bountiful. He said his big concern is  
48 traffic and the number of potential residents. Parrish Lane is already a problem from a traffic  
49 standpoint, without the addition of the units currently under construction. He said if the area is  
50 flooded with more residents, Legacy Parkway will be undesirable to current residents on the  
51 east side of Centerville because it will be too crowded. Mr. Eckman said he has heard that the  
52 Village on Main at Pages Lane and Main Street has been opened up to subsidized housing

1 because they are unable to fill the units with private pay residents. He stated it is a concern  
2 when the market is saturated with rental properties.  
3

4 Councilwoman Fillmore stated that the Village on Main does not provide any subsidized  
5 housing. Mr. Eckman recommended that the City Council decide what is preferred, and not  
6 leave the decision of what is preferred up to the 250 respondents of the survey. He stated that  
7 Parrish Lane as it is cannot handle increased traffic.  
8

9 Blane Roskelley – Mr. Roskelley stated that, in his opinion, the Parrish Lane interchange  
10 is one of the worst intersections in the State. He asked if the interchange will be improved if the  
11 proposed development goes through. He also asked how the tax base will affect the renters,  
12 since most renters do not pay the same amount as property owners. He would like it to be  
13 equitable for renters and for property holders.  
14

15 Hannah Morkel – Ms. Morkel stated she moved to Centerville to be in a family  
16 community and have a safe place for her kids. She encouraged the Council to consider the  
17 families in Centerville.  
18

19 Rick George – Mr. George is a resident of West Bountiful near the subject area. He said  
20 he lived in a walkable area of Seattle, which was great, but the proposed project is missing the  
21 benefits because of the limited growth area. Not a lot of people will want to walk over the  
22 freeway with their groceries. Mr. George said he does not think the proposed zoning  
23 ordinances are specific enough to get what is desired, and the City could be left with an area  
24 lacking necessary services. He also said he does not think there is decent public transit for the  
25 people in the area.  
26

27 Grant Farnsworth – Mr. Farnsworth grew up in Centerville, and currently lives in West  
28 Bountiful. He commented that sometimes as apartment buildings age they deteriorate and go  
29 down hill, attracting more questionable residents. He said he hopes codes could be in place to  
30 keep the standard of residents up. He encouraged the City to consider the east bound traffic on  
31 Parrish Lane during peak evening hours in planning the interchange rebuild. Mr. Farnsworth  
32 asked how the City would hold land in the subject area for a future transit stop. Mayor Cutler  
33 clarified that there is no current plan for a transit stop in the subject area.  
34

35 Mark Green – Mr. Green owns and operates a business in Centerville. He said he is  
36 disappointed in the weight that was given to the 250 survey responses. He said he is  
37 emotionally distraught that what happens to his property can be legislated or dictated by the  
38 City. Mr. Green said he respectfully disagrees with the proposed plans, and believes that  
39 economics will find the way. Multiple parties have shown interest in his property, and he is  
40 confident that commercial activity is out there. Mr. Green asked the Council to please listen to  
41 the facts, and remember that property owners have given their heart and soul to their property.  
42

43 William Ince, Centerville Planning Commissioner – Commissioner Ince said he was one  
44 of the three dissenting votes on the Commission. He said he does not feel the proposed  
45 change accomplishes much, and at the end of the day most of the potential development will  
46 come before the Planning Commission and Council looking for waivers and special  
47 consideration. Considering the wide divergence of opinion, Commissioner Ince encouraged the  
48 Council to leave things as they are and handle individual projects as they come up over the  
49 coming years.  
50

51 Yvonne Preece – Ms. Preece pointed out that Centerville is not going to get a  
52 FrontRunner station. She feels the proposed plan has too many people in too small of a space,

1 especially if the interchange will not be improved. The Legacy Parkway is getting more and  
2 more crowded every day. She said the overpass is not a good situation. Ms. Preece said that,  
3 honestly, Centerville missed the boat on getting something like Farmington Station. She said  
4 she does not believe that whatever businesses go in will help the residents already there.  
5

6 Jessica Greer, Centerville Youth Mayor – Youth Mayor Greer stated that some of the  
7 members of the Youth Council are concerned with the idea of high-density housing in the  
8 subject area. The high turnover that tends to come with high-density housing does not bring a  
9 high sense of community, and the areas are often not as nice over time. She also mentioned  
10 the possibility of overgrowth and not having the ability to fill the housing.  
11

12 Abigail Hodgson, Centerville Youth Council – Ms. Hodgson mentioned some of the good  
13 things the Youth Council thinks could come out of the proposed plan. She said they like the  
14 Farmington Station atmosphere, and it would be nice to have something like that closer to  
15 home. The proposed development would attract a wider diversity of people to Centerville, and  
16 she knows a lot of people are moving to walkable communities. However, the problems of  
17 overpopulation, schools, churches, and other services would need to be addressed. Ms.  
18 Hodgson stated she thinks the proposed plan could be a great investment.  
19

20 Richard Rowe – Mr. Rowe owns a business in the subject area and lives in West  
21 Bountiful. Mr. Rowe said he does not see the subject area attracting the type of development  
22 that has been shown. He said he loves both Centerville and West Bountiful, and he wants them  
23 to remain safe, wonderful places to raise a family. He stated he knows there are better plans for  
24 the area that could be considered.  
25

26 Holly Ince – Ms. Ince is a Centerville resident. She said she has a lot of turmoil inside of  
27 her because of the proposed project. She grew up outside Detroit and saw a lot of housing  
28 projects that did not turn out as planned. Ms. Ince expressed concern about government money  
29 coming to Centerville for low-income housing with residents that do not care about Centerville.  
30

31 Rick Bingham – Mr. Bingham lives in Centerville. He asked if the City is rushing into the  
32 proposed project. He also asked if the Preferred Scenario is only based on the responses to  
33 the survey. He suggested the City wait, and get real research on the possible consequences of  
34 creating the proposed development. There are many unknowns and hypotheticals surrounding  
35 the project. He said he believes the proclivity for developers is to shoehorn in as many  
36 dwellings and retail space in as small an area as possible. He asked if that is really what is  
37 wanted in Centerville. Mr. Bingham added that he believes if Centerville and West Bountiful got  
38 together and applied enough pressure, a FrontRunner stop would be possible.  
39

40 Dave Bonham – Mr. Bonham is a resident of West Bountiful. He said he chose to live in  
41 West Bountiful because it felt like a good place to raise a family. If there had been high-density  
42 housing it would not have felt nice. He feels that high-density housing would not help air quality  
43 with the number of people who would commute. Mr. Bonham thanked the Council for their  
44 service.  
45

46 At 8:14 p.m. Mayor Cutler closed the public hearing.  
47

48 Councilwoman Ivie said the Council has heard from a lot of people, and she thinks they  
49 are right. She thinks the Council should table the matter and wait to see what happens. She  
50 referred to the proposal submitted to the City by Mr. Green, and suggested the Council see  
51 what the property owners want to do with their property. Mayor Cutler clarified that the majority

1 of the subject area is currently zoned industrial, and this process has been a proactive effort by  
2 the Council to plan for the future.

3  
4 Councilman Wright thanked the representatives from WFRC and Mr. Snyder for the work  
5 done. He said he views the experience as a planning exercise. Councilman Wright said he  
6 feels the Council needs more time to think about what should be done, and encouraged the  
7 Council not to take action. He suggested the zoning remain as it is and let the market drive  
8 what happens.

9  
10 Councilwoman Fillmore stated that, from a planner's perspective, she thinks it is  
11 important to recognize the power and purpose of planning, and the results that come from  
12 planning. Planners step back from present concerns and look at the big picture, planning many  
13 decades into the future. She said that if the proposed ordinance is not perfect it can be  
14 tweaked. If the Council does not see industrial as the use that will move the City into future  
15 decades, it would do the property owners a disservice to not take any action. She feels the  
16 Council's most important job is to put land use policy in place for the sake of the property  
17 owners. If some property owners want to expand industrial use, and others try to guess at what  
18 the City would approve, property owners could end up investing in conflicting uses, which would  
19 devalue all of the properties involved. It is difficult to imagine how much change can happen  
20 over a couple of decades, and she said she is reminded of development along Parrish Lane.  
21 Councilwoman Fillmore showed visuals of the Parrish Lane business area over time, and  
22 stressed that Centerville would not have the current economic development supporting the  
23 community without the vision and foresight of previous Centerville leaders. She said that the  
24 same arguments about ruining the community were made when most of the City's residential  
25 developments were proposed. Ordinances were in place to support the vision, and if previous  
26 Councils had decided to wait and see what property owners brought, it might have been very  
27 different. The City can entertain creative ideas even with ordinances in place. The planning  
28 process is necessary and powerful. Councilwoman Fillmore said she would be fine with tabling  
29 the issue, but she feels it would be unfair to property owners to table and not continue the  
30 discussion. Councilman Wright responded that the Council does not have enough information  
31 at this time, and does not have consensus on what the vision is for the area.

32  
33 Councilman Higginson stated that if you fail to plan, you plan to fail. He said he would  
34 only choose to table action if discussions continue. He said he believes that change is going to  
35 come, and he would rather cooperate with property owners to plan for the change together.

36  
37 Councilman Averett thanked the Planning Commission and staff for their work on this  
38 issue. The Planning Commission's work has created an opportunity for both of the communities  
39 to come together and discuss the subject area. The process was initiated in an attempt to find  
40 out what the community should look like to obtain a FrontRunner stop, which they now know is  
41 not possible. He said he feels the Council has a responsibility to look at land use and be good  
42 stewards in planning for the future of the community, and he does not believe the proposed  
43 project as it stands is what the City is looking for. He suggested the Council table the issue, and  
44 have another work session with the Planning Commission to determine what the City and  
45 property owners want to see happen in the community. Councilman Averett stated he has  
46 voted against both of the residential developments on the west side because they create a  
47 residential island on the west side without services for the residents.

48  
49 Mayor Cutler commented that it might be positive to have a small group of property  
50 owners meet with himself and Mr. Snyder to discuss ideas for the subject area. Mr. Snyder  
51 stated that the framework for the process was built by the Council, with specific questions asked  
52 by the Council. A significant amount of time was spent engaging the public and property

1 owners on the specific questions. Mr. Snyder said that to table the information and try to create  
2 something that has not had the questions asked would be a disservice to the entire planning  
3 process. He advised the Council to look at the questions that were asked and come to a  
4 decision on those questions to close that discussion. A new discussion could be instigated that  
5 could ask new questions and reengage the public in a new process. Councilman Wright  
6 commented that a number of things have been learned from the current process.  
7

8 Councilman Wright made a **motion** to reject the proposed General Plan Amendments  
9 regarding the West Centerville Neighborhood Area and related Zoning Ordinance and Zoning  
10 Map Amendments, with a desire to continue the discussion of land use in the subject area.  
11 Councilwoman Ivie seconded the motion. Councilwoman Fillmore said she worries about the  
12 Council dismissing the public process, which has been as thorough as they come. Of those  
13 who responded to the survey, 65% liked the proposed direction of the change. Councilwoman  
14 Ivie responded that perhaps many of the citizens that did not respond to the survey did not  
15 respond because "none of the above" was not an option. Councilwoman Ivie said she feels  
16 remiss in putting any weight in the survey results because she cannot identify the responses  
17 with real people, and asked if there is a way to include identifiers on a survey. She said she  
18 thinks the community is now ready to talk about the west side. Councilman Averett said he  
19 does not like rejecting the application because he feels it sends a message to staff and the  
20 Planning Commission that there is no value in what they have done. He wants them to know  
21 that he values what has been done as part of the planning process, and he respects the  
22 recommendation of the City Planner. Councilman Higginson stated he is inclined to vote  
23 against the motion because he would rather keep going and doing more work. Councilman  
24 Wright stated that the process is still in play. The Council has listened and heard that a majority  
25 are not comfortable with the proposed option. He said he feels the process needs to continue to  
26 ensure the right land use.  
27

28 The motion passed by majority vote (3-2), with Council members Wright, Ivie, and  
29 Averett in favor and Council members Fillmore and Higginson against.  
30

31 At 8:55 p.m. the Council took a short recess, returning at 9:10 p.m.  
32

### 33 **DRAINAGE FEE INCREASE SCENARIOS**

34  
35 Councilman Wright made a **motion** to direct staff to prepare a Resolution that  
36 implements Scenario A, a one-time increase of 112% with no debt, as presented to the Council.  
37 Councilman Higginson seconded the motion, which passed by unanimous vote (5-0).  
38

### 39 **PROCUREMENT POLICY**

40  
41 The Council received a presentation from staff regarding an updated Procurement Policy  
42 in a work session prior to the regular meeting. Councilman Higginson made a **motion** to adopt  
43 Ordinance No. 2015-03, adopting the Centerville City Procurement Policy regarding the  
44 procurement of supplies, services or construction by the City. The motion was seconded by  
45 Councilwoman Ivie. Councilman Wright recommended the Policy include a quarterly internal  
46 management review of inventory. Mr. Thacker responded he would prefer to leave that up to  
47 the discretion of department heads. Councilman Higginson said he feels what is written is  
48 sufficient, and the Council can receive a report after the first year and amend the Policy if  
49 necessary. Councilwoman Fillmore agreed, and pointed out that analysis has not been done to  
50 examine the cost benefit of using staff time in that way on a quarterly basis. Councilwoman Ivie  
51 stated that she trusts current department heads, but the Policy will be in place for current and  
52 future staff and Councils. She said she does not think it would hurt to require a quarterly

1 inventory update. Mr. Thacker asked that the Council allow the first annual review be the check  
2 point, and allow the City Manager to take action, if necessary, at that time. Councilman Wright  
3 repeated that he feels a year is too long between inventory evaluations. Councilman Averett  
4 stated he thinks inventories are generally evaluated on an ongoing basis, and he does not want  
5 to micromanage the departments. Councilwoman Ivie agreed with Mr. Thacker's offer to  
6 provide the Council a report regarding the success of the first annual inventory audit.

7  
8 The motion to adopt Ordinance No. 2015-03 passed by majority vote (4-1), with  
9 Councilman Wright dissenting.

### 10 COMPLETE STREETS PRESENTATION

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12  
13 Councilwoman Fillmore made a presentation introducing the City Council to the  
14 Complete Streets concept, as a foundation for later discussions about a proposed policy relating  
15 to this subject. She encouraged the Council to notice Complete Streets concepts in cities and  
16 towns throughout the State.

### 17 MAYOR'S REPORT

- 18  
19
- 20 • Mayor Cutler reported that the County will not be imposing a RAP Tax, therefore, the  
21 City can move forward with placing RAP Tax renewal on the ballot.
  - 22 • The Mayor reported on current bills being considered by the State Legislature that  
23 affect cities.
  - 24 • The Mayor updated the Council on the progress of Centennial Celebration planning.  
25 It has been suggested that the Sunday, May 17<sup>th</sup>, event be moved to Saturday, May  
26 16<sup>th</sup>. Mayor Cutler will update the Council when he has more information. He  
27 informed the Council of a debate regarding the name and donation/purchase of  
28 some of the property for Founders Park. The Centennial Committee has a goal to  
29 name the pavilion at Founders Park after William R. Smith, with an appropriate  
30 plaque. Councilman Wright made a **motion** to rename the pavilion at Founders Park  
31 the William R. Smith Pavilion. Councilwoman Ivie seconded the motion, which  
32 passed by unanimous vote (5-0). Mayor Cutler will ask the Parks Committee to  
33 recommend guidelines for naming other park amenities.
  - 34 • On January 20, 2015 the Council approved allocation of up to \$6,500 of Council  
35 Contingency for the pre-purchase of flags and brackets on Main Street. Mr. Thacker  
36 reported that the number of flags needed is more than originally anticipated.  
37 Councilwoman Fillmore made a **motion** to approve allocation for pre-purchase of 40  
38 flags and brackets; any donations for the flags/brackets will first be used to  
39 reimburse the City in the amount spent over \$6,500; any additional donations for this  
40 purpose will be made available to the Centennial Committee for other Celebration  
41 activities. Councilman Higginson seconded the motion, which passed by unanimous  
42 vote (5-0).
  - 43 • The County has asked for suggestions of citizens that could be honored at the  
44 upcoming Davis County Gala.
  - 45 • Mayor Cutler mentioned the Federal Communications Commission (FCC) ruling on  
46 net neutrality that may potentially affect UTOPIA.

### 47 CITY MANAGER'S REPORT

- 48  
49
- 50 • Brian McKenzie, County Elections Director, will attend the next Council meeting to  
51 make a presentation regarding the Vote-By-Mail issue.

- 1 • Regarding the extension of 1250 West, Mr. Thacker reported that until their law suit
- 2 with UDOT is resolved, the property owners will not be proceeding with development.
- 3 • Council members should send suggested goals for the goal setting process to the
- 4 City Manager by Wednesday, March 4<sup>th</sup>.
- 5 • Five cities in the County have been given notice that as of February 1, 2016 Davis
- 6 County will no longer provide Justice Court services to those cities. Farmington and
- 7 West Bountiful have approached Mr. Thacker asking if Centerville would
- 8 accommodate their cases in the Centerville Court. Mr. Thacker stated that
- 9 Farmington would most likely generate too much volume to accommodate in
- 10 Centerville, but West Bountiful could possibly be accommodated. He said he intends
- 11 to engage the West Bountiful City Manager in an analysis of whether or not West
- 12 Bountiful cases could be accommodated in the Centerville court.
- 13 • Staff will continue to provide the Council with Outlook Calendar notices for upcoming
- 14 meetings.
- 15

16 **MISCELLANEOUS BUSINESS**

17  
18 Councilwoman Fillmore reported that Centerville officials were invited to attend the Davis  
19 County Department of Health year-end celebration, at which Centerville was recognized. It was  
20 reported that the City has received a \$1,800 grant for improvements to the Founders Park bus  
21 stop area.

22  
23 **ADJOURNMENT**

24  
25 At 10:28 p.m. Councilman Wright made a **motion** to adjourn the meeting and move to a  
26 meeting of the Centerville Redevelopment Agency. Councilwoman Ivie seconded the motion,  
27 which passed by unanimous vote (5-0).

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32 \_\_\_\_\_  
33 Marsha L. Morrow, City Recorder

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39  
\_\_\_\_\_ 3-17-15  
Date Approved

36  
37   
38 \_\_\_\_\_  
39 Katie Rust, Recording Secretary

