

1 Minutes of the Centerville City Council/Planning Commission **joint work session** held Tuesday,
2 March 25, 2015 at 5:10 p.m. in the City Hall Training Room, 250 North Main Street, Centerville,
3 Utah.

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5 **MEMBERS PRESENT**

6
7 Mayor Paul A. Cutler (arrived at 5:45 p.m.)
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9 Council Members Ken S. Averett
10 Tamilyn Fillmore (arrived at 5:20 p.m.)
11 John T. Higginson
12 Stephanie Ivie (arrived at 5:30 p.m.)
13 Lawrence Wright (arrived at 5:40 p.m.)

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15 **PLANNING COMMISSION** David P. Hirschi, Chair
16 **PRESENT** Gina Hirst

17 William Ince
18 Scott Kjar (arrived at 6:00 p.m.)
19 Kevin Merrill
20 Debra Randall

21
22 **COMMISSIONER ABSENT** Logan Johnson

23
24 **STAFF PRESENT**

25 Steve Thacker, City Manager (arrived at 5:45 p.m.)
26 Blaine Lutz, Finance Director/Assistant City Manager
27 Lisa Romney, City Attorney
28 Cory Snyder, Community Development Director
29 Katie Rust, Recording Secretary

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31 **PRESENTATION REGARDING REDEVELOPMENT AGENCY**

32 Blaine Lutz, Finance Director/Assistant City Manager, briefed members of the Planning
33 Commission and City Council on how the RDA works and can assist in achieving community
34 development goals. He also outlined obstacles and increased value estimates for
35 redevelopment of the Page Lane business area.

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37 At 5:45 p.m. the group paused for dinner, and resumed discussion at 6:00 p.m. with
38 Mayor Cutler leading the discussion.

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40 **DISCUSSION OF COMMUNITY PLANNING AND DEVELOPMENT GOALS AND**
41 **WORK PROGRAM PRIORITIES**

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43 Planning Commission Chair Hirschi outlined four projects the Planning Commission feels
44 are top priority.

- 45
46 a. West Centerville Neighborhood Plan (high priority) – a plan should be developed and
47 adopted to guide the future land use for the area.
48 b. Re-development of Pages Lane (old Dick's Market area) – the Zoning for the area
49 should be assessed to identify opportunities to facilitate more immediate reuse.
50 c. Comprehensive City Trails & Pathways Element – ensure that such facilities are
51 developed and implemented in a coordinated manner.

- 1 d. Re-write of the City's Subdivision Ordinance (a staff recommendation) – the State
2 has made several significant amendments to subdivision law and other changes are
3 needed to bring the regulations up to date, as previously done with portions of the
4 Zoning Ordinance.
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6 Chair Hirschi mentioned two other goals identified by the Planning Commission as lower
7 priority: determine what would be appropriate in the Main Street area, especially in the Old
8 Town district; and consider zoning changes regarding infill development.
9

10 Chair Hirschi stressed that he feels the City needs to be aggressive in developing a plan
11 for future land use on the west side. He said he would hate for the existing residential units on
12 the west side to remain isolated, and suggested a plan should be developed to allow for
13 synergies between what is there now and what will be there 20 years from now. Cory Snyder,
14 Community Development Director, stated that the recently completed planning process looked
15 at a very specific set of questions centered on public transportation. He said the City now
16 needs to decide whether to keep the zoning as it is, or look at a new set of questions. Mr.
17 Snyder said he thinks the complaints regarding traffic voiced during the recent public hearing
18 process are valid. Councilman Wright expressed the opinion that the City should first look at
19 what could occur in the area with current zoning and determine if change is warranted.
20 Councilwoman Fillmore said she would not want the City to underestimate the amazing potential
21 of the area, considering the prime location between two freeway/highway exits. She suggested
22 that a plan could include lower intensity on the south end next to West Bountiful, with something
23 more intense on the north side of Parrish Lane that would be supportive of the Shorelands
24 Commerce Park, and create synergy for the west side in the long run, including the possibility of
25 improved transit options. The group discussed development demographics and a desired
26 approach moving forward, and seemed to be in agreement that real estate experts and current
27 property owners and other stakeholders should be involved.
28

29 Regarding the redevelopment of Pages Lane, Mr. Lutz stated that not a lot can be done
30 if the property owners are not interested. Chair Hirschi stated that the area as it is has outlived
31 its usefulness, and suggested the City find a way to encourage other types of development.
32 Mayor Cutler asked which of the remaining two Planning Commission goals is higher priority.
33 Mr. Snyder responded that addressing the City's Subdivision Ordinance is the higher priority,
34 and Councilman Wright and Chair Hirschi expressed agreement. At 6:55 p.m. the Planning
35 Commission, Mr. Snyder, and Ms. Romney left the work session for the regular Planning
36 Commission meeting.
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38 The City Council discussed possible goals suggested by Council members, beginning
39 with goals that received the highest combined priority ranking (see attached compilation of
40 ratings).
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- 42 • Continue/complete land use planning process for west side – There was strong
43 support for this. As noted above, the Council generally agreed to create a small
44 working group of City officials who will meet with the real estate professionals,
45 property owners and other stakeholders to discuss development options.
46 • Evaluate the cost/benefit to Centerville of expanding Justice Court to service other
47 cities – City Manager Thacker reported that the County Court cannot discontinue
48 court service to cities before 2018, but West Bountiful is still interested in moving its
49 cases to the Centerville Court. Mr. Thacker stated that staff will develop an analytic
50 framework and involve the West Bountiful City Manager in continued discussions. It
51 was agreed that the option would only be considered if it meant a net savings to
52 Centerville.

- 1 • Relocate overhead utility poles to underground – Councilman Wright pointed out that
2 downed utility lines prevent access to first responders during an emergency.
3 Councilwoman Fillmore repeated her desire to have a strategic plan in place. She
4 pointed out that putting utility poles underground could be included in the South Main
5 Street plan. Staff will put together a preliminary high-level cost estimate with the help
6 of Rocky Mountain Power.
- 7 • Create a long-term plan for cemetery expansion, either at Island View Park or other
8 location – The Council discussed the limited space available at the Centerville
9 Cemetery, and whether or not the City should find a way to continue providing that
10 service. Councilman Higginson noted that even if more cemetery land is developed,
11 eventually the City will be at this same point again—i.e., facing the question of
12 whether to develop more land for cemetery use. He said providing a cemetery is not
13 a necessary function of government. It was agreed that the Council would ask the
14 Parks and Recreation Committee to examine and generate ideas for updating Island
15 View Park, including the possibility of converting a portion for cemetery use.
16 Councilwoman Ivie commented that the Committee should involve the neighborhood
17 in discussions.
- 18 • Budget for and implement pedestrian safety improvements each year – The Mayor
19 expressed his desire to improve pedestrian safety in some way every year. It was
20 mentioned that pedestrian safety improvements could be discussed within the
21 context of a Complete Streets Policy.
- 22 • Adopt a Complete Streets Policy – The Council discussed different goals that could
23 all be included in a Complete Streets Policy. Mr. Thacker stated that staff will
24 schedule time on an upcoming agenda to present a draft. He added that a Complete
25 Streets Policy is a statement of intent to accommodate and improve use of roadways
26 for all users.
- 27 • Construct bus shelter on north end of Post Office property – Mr. Thacker reported
28 that the City is waiting for UTA to approve the proposed location.
- 29 • Revitalize Pages Lane corridor, including potential creation of RDA project
30 area/Study potential creation of RDA project area for South Main Street corridor –
31 The earlier discussion regarding the Pages Lane corridor was continued. The City
32 Council agreed with the Planning Commission's recommendation to review the
33 zoning for this area as a way to possibly encourage re-use. The Planning
34 Commission will be asked to do that. Councilwoman Fillmore suggested looking at
35 the possibility of combining the Pages Lane corridor and South Main Street into one
36 project area. She said she feels the first major goal of the Complete Streets Plan
37 should be the South Main Street corridor—i.e., prepare a public space plan for this
38 corridor.
- 39 • Develop a plan to make Centerville a debt-free city – Mayor Cutler stated that he is
40 not aware of any city that is or has been debt free. Councilman Wright said he would
41 like to put a plan in place that could make Centerville debt-free. Councilwoman
42 Fillmore commented that becoming debt-free sounds like a great principle, but
43 pointed out that bonding can enable improvements to be made and enjoyed sooner,
44 with repayment taking place over the lifetime of the applicable fee or tax (i.e., RAP
45 Tax). It was also mentioned that, considering inflation, bonding can save money by
46 allowing a project to be completed sooner.

47 ADJOURNMENT

48 The City Manager suggested the Council could continue the goal-setting discussion at a
49 future meeting, if they wish. Mayor Cutler adjourned the work session at 7:55 p.m.
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Marsha L. Morrow

Marsha L. Morrow, City Recorder

4-7-2015

Date Approved

Katie Rust

Katie Rust, Recording Secretary

