

1 Minutes of the Centerville City Council **work session** held Tuesday, April 21, 2015 at 5:15 p.m.  
2 at the 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

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

13  
14 **STAFF PRESENT**

Cory Snyder, Community Development Director  
Lisa Romney, City Attorney  
Katie Rust, Recording Secretary

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17  
18 **STAFF ABSENT**

Steve Thacker, City Manager  
Blaine Lutz, Finance Director/Assistant City Manager

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21 **VISITORS**

Bret Milburn, Davis County Commissioner  
Jim Smith, Davis County Commissioner

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24 **DISCUSSION WITH COUNTY COMMISSIONERS**

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26 Mayor Cutler formally invited Commissioners Milburn and Smith to attend the Centerville  
27 Centennial Celebration on May 17<sup>th</sup> at the Bountiful Regional Center, as well as other  
28 Centennial events. The Commissioners talked about the Tour of Utah bike race that will be held  
29 in August.

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31 County Tourism Funding – The commitment of tourism dollars from the County for the  
32 Davis Center for the Performing Arts ends at the end of 2015. Mayor Cutler expressed the hope  
33 that the County will continue to help support the Theatre to keep the facility in top condition.  
34 Commissioner Milburn commented that the Commission is in the process of reevaluating  
35 allocation of County tourism dollars and establishing criteria for applications. He said they are  
36 trying to focus on capital expenditures rather than ongoing maintenance of existing facilities.  
37 The Tourism Tax Advisory Board (TTAB) provides guidance and input regarding allocation of  
38 tourism dollars.

39  
40 1250 West Extension – Mayor Cutler stated that extending 1250 West to connect to  
41 Farmington will be important to the long-term economic development of the west side. The  
42 Commissioners indicated their support. The Mayor emphasized that Centerville wants to be  
43 engaged in the planning process for the area (i.e., trails and new high school) to help ensure  
44 that the area is well-planned and vibrant.

45  
46 Paramedic Funding – Mayor Cutler mentioned the need for improvement in paramedic  
47 funding in the County. The amount allocated by the County is not covering the full cost of  
48 paramedic services, forcing the cities to subsidize. Commissioner Milburn responded he does  
49 not think the allocation from the County was ever intended to fully keep up with demand.  
50 Commissioner Milburn added that a mill levy for paramedic services was already approved by the  
51 voters, but has not been implemented. He said he is not excited about the idea of a County-  
52 wide tax increase, and he agreed there is a need to determine the best way to fairly distribute  
53 existing funding.

1            Transportation Funding – Commissioner Milburn stated that discussions need to take  
2 place regarding the “when”, “how”, and “if” of the local option sales tax. He said there seems to  
3 be interest in placing the item on the ballot this year, and explained that the Commission sees  
4 some advantage in coordinating with neighboring counties. Commissioner Milburn said he feels  
5 the cities have the most to gain, since 40% would go to the cities, 40% would go toward transit  
6 development, and 20% would go to the County for regionally significant projects. Councilman  
7 Wright said he would like to see a partnership between the County and the City to put power  
8 lines underground on Main Street to improve first-responder access. Commissioner Milburn  
9 pointed out that putting power lines underground could be included as part of the redevelopment  
10 of Main Street.

11  
12            Mayor Cutler thanked the Commissioners for their time and participation.

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14            **SOUTH MAIN STREET CORRIDOR PLAN**

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16            At the April 7, 2015 Council meeting the Council voted to deny a Zoning Code Text  
17 Amendment requested by Brighton Homes regarding property on Main Street between 300  
18 South and Porter Lane, and directed staff to research initiating a Temporary Zoning Regulation  
19 Ordinance (TZRO) to take a closer look at the South Main Street Corridor Plan. Lisa Romney,  
20 City Attorney, explained that Brighton Homes subsequently submitted an application for  
21 conceptual site plan approval, in accordance with current zoning ordinances, and has paid the  
22 application fees. If a TZRO is initiated, it would not apply to existing completed applications  
23 which are deemed vested. Councilman Wright emphasized that he feels the City needs to put  
24 something in place to direct future applications, and expressed his desire to implement a TZRO.  
25 Councilman Higginson stated he recommended against a TZRO at the previous meeting  
26 because of what it may prompt Brighton Homes to do. Mayor Cutler stated that the Council has  
27 a responsibility to both respond to citizens, and protect the rights of property owners.  
28 Councilwoman Fillmore said she does not view this as a citizens versus property owner issue.  
29 The Main Street issue has been thoroughly examined twice, and the process was successful in  
30 balancing and listening to citizen concerns and property owner concerns to benefit the City as a  
31 whole. Councilwoman Fillmore said she questions whether the outcome would be very different  
32 if the City goes through the process again, and whether it would be worth setting aside other  
33 goals identified by the Council to go through the process again.

34  
35            Responding to Mayor Cutler’s comment, Councilwoman Ivie stated she realizes the  
36 Council has both responsibilities, but she feels the existing application is no longer part of the  
37 discussion. She feels the Council now needs to listen to the citizens. The compromise of the  
38 South Main Street Plan had not been tested until the Brighton Homes application, and the  
39 citizens are not happy with what is possible. Councilwoman Ivie continued that Main Street is  
40 no longer a viable commercial area. Councilwoman Fillmore said she is aware of plans for  
41 vibrant commercial redevelopment on Main Street, adding that commercial does not have to be  
42 retail. Councilman Higginson added that online shopping does not replace the need for medical  
43 offices, and other office uses. Rather than spending six months with a TZRO, Councilwoman  
44 Fillmore said she would prefer having a few more work sessions to identify what could be  
45 changed. Councilman Wright said he does not think looking at the Plan will require the same  
46 intensity that was previously needed, but a six-month moratorium would allow time to tune the  
47 ordinance. Councilman Averett commented that the proposed historic district was not included  
48 in the previous discussions, and he feels it is important to include consideration of the proposed  
49 historic district. Councilman Averett asked if staff feels there is a risk of other applications being  
50 submitted soon. Ms. Romney stated that the drafted ordinance was written for the entire South  
51 Main Street Corridor, but the Council could remove some districts if desired. Mr. Snyder  
52 responded that it would be difficult to guess, but if the existing application is successful it could  
53 generate interest in redevelopment. Mr. Snyder added that he feels the old Dick’s Market

1 location is the most ripe for redevelopment. Councilwoman Fillmore pointed out that the Pages  
2 Lane area is already on the Council's goal list for this year.

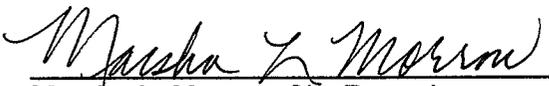
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4 Mr. Snyder stated that a TZRO gives an advantage in the case of imminent future  
5 development, but does not gain an advantage for data. He said a TZRO would send a message  
6 that the South Main Street Corridor Plan is the highest priority, with a six-month deadline.  
7 Councilman Wright repeated that he feels a TZRO makes sense. Councilwoman Fillmore  
8 asked if there is a disadvantage to the City implementing too many TZROs. Ms. Romney  
9 responded that each TZRO needs to be able to stand on its own with sufficient findings of  
10 compelling countervailing public interest. Mr. Snyder stated that the Council would need to be  
11 able to defend with strong reasons the need for a TZRO to reverse something approved fairly  
12 recently by a previous Council. Councilman Higginson said he feels the appropriate time for a  
13 TZRO has passed, and the Council can make changes without a TZRO.

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15 Mr. Snyder, Mayor Cutler, and Council members Fillmore and Higginson indicated they  
16 believe a TZRO would close the door to negotiations with developers, specifically with Brighton  
17 Homes. Councilman Wright said he looks at a TZRO as opening the door to negotiations. Mr.  
18 Snyder stated there may be a small window for possibly negotiating with Brighton Homes to  
19 make the proposed project closer to what is desired. Councilman Higginson agreed, saying he  
20 would prefer to take action to address the existing application.

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22 Referring to concerns voiced during the public hearing on April 7<sup>th</sup>, Councilwoman Ivie  
23 asked about the dental office parking. Mayor Cutler responded that staff researched and found  
24 no legal agreement concerning dental office off-site parking requirement.

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26 **ADJOURNMENT**

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28 At 6:54 p.m. Mayor Cutler adjourned the work session.

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34 Marsha L. Morrow, City Recorder

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38 5-5-2015  
39 Date Approved

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40 Katie Rust, Recording Secretary

