

Minutes of the Centerville **City Council** meeting held Tuesday, August 16, 2022, at 7:00 p.m. with participants present at Centerville City Hall, 250 North Main Street, and via Zoom.

MEMBERS PRESENT

Mayor Clark Wilkinson

Council Members Gina Hirst
William Ince
Robyn Mecham
Spencer Summerhays

MEMBER ABSENT George McEwan

STAFF PRESENT

Brant Hanson, City Manager
Lisa Romney, City Attorney
Jennifer Robison, City Recorder
Cory Snyder, Community Development Director
Jacob Smith, Administrative Service Director
Nate Plaizier, Finance Director
Kevin Campbell, City Engineer
Bryce King, Recreation/Events Coordinator
Paul Child, Centerville Police Chief
LuAnn Child, City Treasurer
Lisa Sommer, Whitaker Museum Director

VISITORS

Spencer Packer, Whitaker Museum Board Chair
Paul Smith and family
Interested citizens

PRAYER OR THOUGHT Councilmember Ince

PLEDGE OF ALLEGIANCE

OPEN SESSION

No comments

RECOGNITION

Whitaker Museum Board Chair Spencer Packer shared a personal history of Paul Smith, and recognized Mr. Smith for his historic preservation work. Chair Packer presented Mr. Smith with a memento of appreciation for his 35 years of service to Centerville City. Mr. Smith said one of the great blessings of living in Centerville was getting to know the people. Centerville resident Andy Bavelas spoke of Mr. Smith's unique abilities and connection with people.

CERTIFICATE OF ACHIEVEMENT FOR EXCELLENCE IN FINANCIAL REPORTING

Mayor Wilkinson recognized the Finance Department, in particular Finance Director Nate Plaizier and City Treasurer LuAnn Child, for receiving a Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association for FY 2021.

**PUBLIC HEARING – ZONE TEXT AMENDMENT – SINGLE FAMILY DEVELOPMENT
ON PARCEL – CZC 12.12.040 (DEFINITIONS), 12.21.090 (PERMITTED USE REVIEW),
12.21.110 (SITE PLAN REVIEW), AND 12.55 (SUPPLEMENTARY DEVELOPMENT
STANDARDS)**

One of the Planning Commission's goals for the year was to streamline the process for approving residential development outside a platted subdivision. This would only apply to development of a single-family home on an unplatted parcel. The desire was to allow the process to move from obtaining an approval from the Planning Commission, which was a two-step process, and allowing the Zoning Administrator to approve such development subject to meeting City regulations. City Attorney Lisa Romney explained that with the proposed changes, the City would receive more information upfront for the Zoning Administrator to review. The Planning Commission and staff recommended approval.

Councilmember Summerhays suggested requiring an ALTA survey rather than a general boundary or lot survey. He explained that an ALTA survey followed national standards developed by the American Land Title Association that involved locating the boundary of a property, identifying physical features, evidence of possession, and other conditions that could indicate adverse title claims. Community Development Director Cory Snyder responded that an ALTA survey was more intense and more expensive than City ordinance required. The proposed process would involve a review of the title and owner(s) of record. City Engineer Kevin Campbell commented that an ALTA survey would be a higher-level survey than necessary for the type of parcels involved. He confirmed the City could ask for additional survey information if needed based on the title report.

At 7:47 p.m., Councilmember Ince **moved** to open a public hearing. Councilmember Summerhays seconded the motion, which passed by unanimous vote (4-0). Seeing that no one wished to comment, Councilmember Summerhays **moved** to close the public hearing at 7:48 p.m. Councilmember Ince seconded the motion, which passed by unanimous vote (4-0).

Councilmember Hirst **moved** to approve Ordinance No. 2022-17 amending various provisions of Centerville Zoning Code to address single family development on an unplatted parcel, including amendments to CZC 12.12.040 (Definitions), 12.21.090 (Permitted Use Review), 12.21.110 (Site Plan Review), and 12.55 (Supplementary Development Standards). Councilmember Ince seconded the motion, which passed by unanimous vote (4-0).

MINUTES REVIEW AND APPROVAL

Minutes of the August 2, 2022 Special City Council Meeting, Closed Session, and City Council Meeting were reviewed. Councilmember Ince **moved** to approve the minutes. Councilmember Mecham seconded the motion, which passed by unanimous vote (4-0).

FINANCIAL REPORT

A monthly financial report for July 2022 was included with the agenda for review. Finance Director Nate Plaizier answered questions about the second tranche of American Rescue Plan Act (ARPA) funds.

CITY COUNCIL REPORT

Councilmember Ince provided an update regarding CERT and emergency planning events. Councilmember Summerhays updated the Council regarding the South Davis Recreation

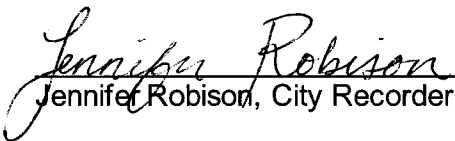
District. Mayor Wilkinson thanked Councilmember Summerhays for his efforts on the Recreation District Board.

MAYOR'S REPORT

- Mayor Wilkinson spoke of the Day of Service scheduled for September 10, 2022, and the Davis Remembers 9/11 Project scheduled from September 7 to September 11, 2022.
- The Mayor provided an update regarding the South Davis Metro Fire District.
- Mayor Wilkinson reported on meetings of the Legislative Policy Committee, and an upcoming planning meeting scheduled for August 26, 2022. Councilmember Ince commented on the current boom in building, and the current drought situation, and said he believed someone needed to start thinking about the impact of the unprecedented rate of residential construction on the water supply.
- Mayor Wilkinson spoke of upcoming League of Cities and Towns meetings.

ADJOURNMENT

At 8:30 p.m., Councilmember Summerhays **moved** to adjourn. Councilmember Ince seconded the motion, which passed by unanimous vote (4-0).


Jennifer Robison, City Recorder

9-6-2022
Date Approved

