

Minutes of the Centerville **Special City Council Meeting** held Thursday, January 4, 2024 at 6:00 p.m., with participants present at City Hall, 250 North Main Street.

MEMBERS PRESENT

Mayor	Clark Wilkinson
Council Members	Cheylynn Hayman Gina Hirst Robyn Mecham Brian Plummer Spencer Summerhays

STAFF PRESENT

Brant Hanson, City Manager
Jennifer Robison, City Recorder
Paul Child, Centerville Police Chief
Mike Carlson, Public Works Director
Nate Plaizier, Finance Director
Bryce King, Administrative Services Director
Kevin Campbell, City Engineer

VISITORS

Representative Paul Cutler (arrived at 6:10 p.m.)
Representative Raymond Ward (arrived at 6:30 p.m.)
Senator Todd Weiler (arrived at 6:30 p.m.)
Senator Stuart Adams (arrived at 7:25 p.m.)

DISCUSSION WITH STATE LEGISLATORS

The Council and Mayor talked about priorities they wanted to discuss with State Legislators when the Legislators arrived. Representative Cutler, Representative Ward, and Senator Weiler joined the discussion at 6:30 p.m.

Senator Weiler said he thought the biggest issue in the coming Session would be a proposed overlay zone that would allow high-density housing as a State mandate, overriding local authority. Representative Ward said he believed home ownership was the most important piece on what he called the "ladder of prosperity", and said he believed that "ladder" in Utah right now was like a ladder with the first three rungs cut out. Representative Ward said the bill file he opened for the coming Session specified that in residential zones, cities must allow up to eight single-family homes per acre, with other requirements/restrictions. He said he felt it was time to look at and try the way other states with less expensive housing zoned and operated.

Representative Ward answered questions from the Council, and Councilmembers shared thoughts and concerns. Councilmember Summerhays asked if the concept could be applied to something other than detached single-family homes. Representative Ward said he would be open to more, but believed the Utah League of Cities and Towns (ULCT) and a majority of constituents would support detached homes, but not apartment buildings. Councilmember Summerhays suggested cities should be able to decide where the proposed zones would be within their boundaries. Councilmember Mecham expressed concern that the proposed overlay zone would change the nature of cities, with developers buying up acres in established neighborhoods. She commented that smaller lots approved in Centerville had not been developed "affordably".

Centerville City Council
Minutes of Work Session of January 4, 2024

Page 2 of 2

Councilmember Mecham said she agreed that people wanted to live in detached single-family homes.

Mayor Wilkinson commented that continued promotion of the State would bring more and more people to Utah, and it was a situation of supply and demand. He expressed the opinion that the recession needed to get under control for the housing situation to improve. City Manager Brant Hanson said he liked the proposed deed restriction portion of the bill. Councilmembers Summerhays and Hirst expressed concern about urban sprawl. Representative Paul Cutler brought up the question of whether or not units should be required to be owner-occupied. Councilmember Hayman commented that affordable housing was a complicated issue that would not be solved with a one-size-fits-all solution. She commented that condominium ownership helped people get on a rung of the ownership "ladder", and expressed the opinion the Legislature should help with development of appropriate density. Councilmember Mecham said she would not be in favor of the State Legislature determining where certain zoning should be within the City. Representative Ward said he believed a majority of constituents would be in favor of more housing built in more dense ways. Councilmember Hayman said she appreciated the Legislature taking a look at the issue.

Senator Weiler spoke of a firearms storage bill he was supporting. Representative Cutler spoke of an elected-official conflict of interest disclosure bill he was supporting. Senator Stuart Adams arrived at 7:25 p.m.

Councilmember Hirst asked the Legislators about city transportation fees and different methods of implementation. Representatives Cutler and Ward said Karen Peterson would be supporting a bill to clarify transportation fee parameters.

Mayor Wilkinson spoke of difficulty hiring skilled labor, and asked if the Legislature would be addressing the problem. Representative Cutler said he would be running a bill that would work with an aspect of professional licensing.

The Legislators spoke of pollution and efforts to improve air quality, homeless issues, and the water level in the Great Salt Lake. Senator Adams commented on the need to increase water reserves in the State. Representative Ward stated the United States was built on innovative ideas, and problems would be solved by looking at every option and figuring out which options work. He said he believed the future was bright, not bleak.

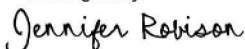
Police Chief Paul Child responded to a question from Councilmember Mecham regarding current difficulties with the justice system related to drug and alcohol addiction. Chief Child said he would appreciate help from the State with wrong-way drivers, and suggested signage may be affective. The Chief commented that stationary cameras had been a game-changer in law enforcement.

ADJOURNMENT

Mayor Wilkinson thanked the Legislators for their time that evening. The meeting adjourned at 8:19 p.m.

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DocuSigned by:



Jennifer Robison, City Recorder

2/7/2024 | 3:19 PM MST

Date Approved

