

Minutes of the Centerville **City Council** meeting held Tuesday, January 16, 2024, at 7:00 p.m. with participants present at Centerville 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
Lisa Romney, City Attorney
Jennifer Robison, City Recorder
Lisa Bednarz, IT Manager
Mike Smith, GIS Specialist
Bryce King, Administrative Services Director
Paul Child, Centerville Police Chief
Lt. Allen Ackerson, Centerville Police Department
Haley Turner, Community Services Manager
Mike Carlson, Public Works Director
Dave Walker, Utilities Manager
Whittney Black, Assistant Planner
Kevin Campbell, City Engineer

VISITORS

Lisa Watts Baskin, Smith Hartvigsen
Interested citizens

Mayor Wilkinson called the Council meeting to order at 7:19 p.m.

PRAYER OR THOUGHT Councilmember Mecham

PLEDGE OF ALLEGIANCE

OPEN SESSION

Allie Phelps, Centerville resident, said she attended a Council meeting in August 2023 and expressed interest in community glass recycling. Ms. Phelps spoke of benefits of glass recycling, and said she provided a glass drop-off container to her neighbors that she took to Momentum Recycling when full, which often only took a week. She expressed a desire for Centerville to have a community glass recycling dumpster for everyone to use. Ms. Phelps said she obtained more than 300 signatures from Centerville residents in support. She said the pick-up fee for a community glass dumpster would be \$150-\$200, and suggested Centerville would need a 15-yard bin, picked up once per month. Ms. Phelps encouraged establishing good habits to save resources and prepare for the future.

Al Phelps, Centerville resident, expressed support for a community glass recycling dumpster in Centerville.

**PUBLIC HEARING – MUNICIPAL CODE AMENDMENTS – SUBDIVISION
ORDINANCE UPDATES – TITLE 15 (SUBDIVISIONS)**

City Attorney Lisa Romney introduced Lisa Watts Baskin, an attorney with Smith Hartvigsen hired to draft recommended changes to the City's Subdivision Ordinance in response to Senate Bill 174 (2023). Changes bringing Title 15 (Subdivisions) into compliance with State law must be adopted by February 1, 2024. Ms. Baskin said her firm was hired by the State to provide assistance to cities with SB 174. Centerville City would not be billed for her services. Ms. Baskin said the Planning Commission reviewed the proposed amendments and recommended approval with some modifications.

Ms. Baskin explained that SB 174 was intended to streamline the residential development process. She said drafted changes incorporated into City Code would apply to subdivisions for single-family, two-family/duplex, and townhome units. Changes required by SB 174 included:

- City Council eliminated from the approval process for subdivision applications, making the review and approval process completely administrative;
- Final plat approval delegated to the Zoning Administrator;
- Planning Commission to act as Administrative Land Use Authority (ALUA);
- Timeframes established with review cycles capped at four; and
- New appeal process established.

Ms. Baskin and Ms. Romney answered questions from the Council. The Council and staff discussed compilation of a checklist for developers. Councilmember Summerhays suggested including elements of an American Land Title Association (ALTA) Survey.

Councilmember Mecham said she felt strongly that the Planning Commission should continue holding public hearings for applications requiring administrative approval. Ms. Romney said the recommendation from the Planning Commission was to allow written comment, but not hold public hearings for administrative approvals. Councilmember Summerhays said he agreed with holding public hearings for the exchange of information and feedback, even if approval was required. Councilmember Hirst said she was opposed to not allowing the public to speak, even if an application met City ordinance and approval was required. Councilmember Hayman suggested encouraging the Planning Commission to communicate their limitations at the beginning of a public hearing. The Council discussed the drafted application timeframe. Ms. Romney reviewed discretionary changes recommended by staff with the Council.

At 8:41 p.m., Councilmember Summerhays **moved** to open a public hearing. Councilmember Mecham seconded the motion, which passed by unanimous vote (5-0). Seeing no one come forward, Councilmember Hirst **moved** to close the public hearing at 8:43 p.m. Councilmember Hirst seconded the motion, which passed by unanimous vote (5-0).

Councilmember Hirst made a **motion** to approve Ordinance No. 2024-01, making changes and corrections to Title 15, subject to including the ability to hold a public hearing at the Planning Commission level for preliminary subdivision plots, and additional changes and corrections as defined by the City Attorney, with inclusion of an ALTA Survey with checked items in consultation with the City Engineer, and direction to staff to make formatting and typographical corrections. Councilmember Hayman seconded the motion, which passed by unanimous vote (5-0).

1 **PUBLIC HEARING – MUNICIPAL CODE AMENDMENTS – IMPACT FEE ORDINANCE**
2 **UPDATES**
3

4 Ms. Romney presented proposed amendments to Title 15 (Subdivisions) repealing impact
5 fee provisions and enacting Title 20 (Impact Fees) codifying various impact fee enactments. She
6 advised that impact fees should be reviewed annually, with a full study every five years. Staff
7 answered questions from the Council. Mr. Hanson said it was up to the Council to decide if the
8 impact of growth should be paid by development through impact fees, or spread out over the
9 community through increased rates.

10
11 At 9:00 p.m., Councilmember Summerhays **moved** to open a public hearing.
12 Councilmember Hirst seconded the motion, which passed by unanimous vote (5-0). Seeing no
13 one come forward, Councilmember Hirst **moved** to close the public hearing at 9:01 p.m.
14 Councilmember Summerhays seconded the motion, which passed by unanimous vote (5-0).

15
16 Councilmember Hirst **moved** to approve Ordinance No. 2024-02 amending various
17 provisions of Title 15 (Subdivisions) of the Centerville Municipal Code to repeal impact fee
18 provisions and enacting Title 20 (Impact Fees) codifying various impact fee enactments.
19 Councilmember Summerhays seconded the motion, which passed by unanimous vote (5-0).

20
21 **OPEN AND PUBLIC MEETINGS TRAINING**
22

23 City Recorder Jennifer Robison provided annual Open and Public Meetings Act training.

24
25 **MINUTES REVIEW AND APPROVAL**
26

27 Minutes of the January 2, 2024 meeting were reviewed. Councilmember Hayman **moved**
28 to approve the minutes. Councilmember Summerhays seconded the motion, which passed by
29 unanimous vote (5-0).

30
31 **APPOINTMENTS**
32

- 33 • Councilmember Hayman **moved** to approve Resolution No. 2024-02 appointing Gina
34 Hirst to the South Davis Sewer District Board of Trustees for a four-year term.
35 Councilmember Summerhays seconded the motion, which passed by unanimous vote
36 (5-0).
- 37 • Councilmember Hirst **moved** to approve Resolution No. 2024-03 updating the City
38 Council Appointments to Boards and Committees List, including appointment of
39 Spencer Summerhays to serve as Mayor Pro Tem. Councilmember Hayman
40 seconded the motion, which passed by unanimous vote (5-0).
- 41 • Councilmember Hayman **moved** to provide advice and consent for appointment of
42 Layne Jenkins to serve on the Planning Commission. Councilmember Hirst seconded
43 the motion, which passed by unanimous vote (5-0).

44
45 **COUNCIL REPORT**
46

47 Councilmember Hirst provided an update on the South Davis Sewer District and the
48 Centerville Deuel Creek Irrigation Company. Councilmember Summerhays updated the Council
49 regarding the South Davis Recreation District.

Centerville City Council
Minutes of Meeting of January 16, 2024

Page 4 of 4

MAYOR REPORT

- Mayor Wilkinson reported on the South Davis Metro Fire District, Council of Governments (COG), and Utah League of Cities and Towns (ULCT) Legislative Policy Committee (LPC).
- Mayor Wilkinson spoke of a visit to Switchpoint Community Resource Center, opening of the West Davis Corridor, and opening of a teen center at Viewmont High School.

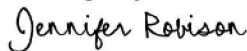
CITY MANAGER REPORT

- City Manager Brant Hanson said staff were looking into selecting an appropriate location for a community glass recycling dumpster, and would make a recommendation to the Council at a future meeting.
- Mr. Hanson said he would serve a second year as Vice Chair of Utah Risk Management Agency (URMA) in 2024.

ADJOURNMENT AND CLOSED SESSION

At 9:47 p.m., Councilmember Hirst **moved** to go into closed session in Council Chambers to discuss the character, professional competence, or physical or mental health of an individual, with no intent to return to open meeting. Councilmember Summerhays seconded the motion, which passed by unanimous vote (5-0). In attendance at the closed session: Mayor Clark Wilkinson; Councilmembers Cheylynn Hayman, Gina Hirst, Robyn Mecham, Brian Plummer, and Spencer Summerhays; City Manager Brant Hanson; City Attorney Lisa Romney; City Recorder Jennifer Robison; Police Chief Paul Child; Public Works Director Mike Carlson; Administrative Services Director Bryce King.

DocuSigned by:



Jennifer Robison, City Recorder

2/7/2024 | 2:56 PM MST

Date Approved

DS

