

Minutes of the Centerville **City Council** meeting held Tuesday, April 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

MEMBER ABSENT

Spencer Summerhays

STAFF PRESENT

Lisa Romney, City Attorney
Jennifer Robison, City Recorder
Nate Plaizier, Finance Director
Mike Carlson, Public Works Director
Mike Eggett, Community Development Director
Whittney Black, Assistant Planner
Dave Walker, Deputy Public Works Director
Bryce King, Administrative Services Director
Paul Child, Centerville Police Chief
Lt. Allen Ackerson, Centerville Police Department
Stetson Ryan, Centerville Police Department
Connor Orozco, Centerville Police Department

VISITORS

Richard Jensen
Interested citizens

PRAYER OR THOUGHT

Councilmember Hirst

PLEDGE OF ALLEGIANCE

OPEN SESSION

No comments

INTRODUCTION OF NEW POLICE OFFICERS

Police Chief Paul Child introduced new officers Stetson Ryan and Connor Orozco, and led the two officers in taking an Oath of Honor.

PUBLIC HEARING – ZONE TEXT AMENDMENT – CZC 12.55.110 (FENCES AND WALLS)

Assistant Planner Whittney Black explained the applicant desired to amend the Zoning Ordinance regarding side and rear-yard fences and walls to accommodate a retaining wall and 6-foot fence combination he wanted to construct on the east side of his lot, replacing an existing retaining wall at that location. Ms. Black said staff denied a building permit on finding that the retaining wall and fence would exceed the maximum height allowed by code. The applicant resubmitted plans several times, but ultimately could not achieve what he wanted to construct within the parameters of the ordinance. In December 2023, the applicant applied for a text

Centerville City Council
Minutes of Meeting of April 16, 2024

Page 2 of 4

1 amendment hoping to get the code changed to build his desired project. The Planning
2 Commission reviewed the application, and tabled with concerns and request for additional
3 information. The Planning Commission reviewed a subsequent application, and recommended
4 denial based on continued concerns. Ms. Black said the Planning Commission expressed that an
5 amendment would be better coming from staff or the Planning Commission. The Planning
6 Commission included a review and update of the fences and walls ordinance on their list of goals
7 for 2024.

8
9 Richard Jensen, applicant, said he proposed amending the Zoning Code to allow fences
10 up to eight feet in back yards (currently a 6-foot maximum). Mr. Jensen said he wanted a concrete
11 fence that would not be destroyed by his neighbor's trees, and described stepping that would be
12 necessary on his property. He asked the Council to instruct staff to complete a review in the next
13 month or two.

14
15 Ms. Black presented a diagram showing how the ordinance would be applied to a project
16 similar to Mr. Jensen's. Councilmember Hirst said she was willing to consider an ordinance like
17 those in Bountiful and Farmington, with fence height calculated from one side in situations of
18 differing elevations on neighboring properties. Ms. Black said she believed there were many
19 questions and aspects for staff to review and consider on the matter. Councilmember Mecham
20 said she was in favor of directing staff and the Planning Commission to bring back recommended
21 amendments that could be applied city-wide. Ms. Black said the matter could be placed on a
22 Planning Commission agenda in June at the earliest. Councilmember Hayman suggested
23 photographs of fences on properties with differing elevations would be helpful. Councilmember
24 Hirst expressed support for tabling the application. City Attorney Lisa Romney recommended
25 denial of the current application, with separate direction to staff to draft and present amendments
26 for Planning Commission and Council review.

27
28 Mayor Wilkinson opened a public hearing at 7:31 p.m., and closed the public hearing
29 seeing no one step forward. Councilmember Mecham stepped out of Council Chambers at 7:31
30 p.m.

31
32 Councilmember Hayman **moved** to deny the request from Richard Jensen for a Zoning
33 Code Text Amendment regarding CZC 12.55.110 Fences and Walls, with the following reasons
34 for action. Councilmember Hirst seconded the motion, which passed by unanimous vote (3-0),
35 with Councilmember Mecham temporarily absent.

36
37 Reasons for action:

- 38
39 1. The City Council finds that the application does not adequately consider the potential
40 positive and negative impacts of increasing the allowable fence or wall height.
41 2. The City Council finds that a more comprehensive ordinance amendment than what is
42 proposed in this application is needed for CZC 12.55.110.
43 3. Therefore, the City Council finds that the request for a Zoning Code Text Amendment
44 regarding CZC 12.55.110 Fences and Walls should not be approved.

45
46 Councilmember Mecham returned at 7:33 p.m. Councilmember Hirst made a **motion** to
47 direct staff to investigate CZC 12.55.110 to adequately consider potential positives and negatives.
48 Councilmember Hayman seconded the motion, which passed by unanimous vote (4-0).

49
50 **DISCUSSION – PLANNING COMMISSION COMPENSATION**

51
52 Finance Director Nate Plaizier said the topic of Planning Commission compensation was
53 brought up during the recent Council Budget Session. He said staff were neutral on the matter,

Centerville City Council
Minutes of Meeting of April 16, 2024

Page 3 of 4

1 but would support an increase from \$35 up to \$50 per meeting (\$75 per meeting for Planning
2 Commission Chair) for Planning Commissioners, with a potential budgetary impact of \$2,760. Mr.
3 Plaizier presented a comparison of Planning Commission compensation in other cities.
4 Community Development Director Mike Eggett expressed support for an increase, and suggested
5 the compensation sent a message that the City cared about the service provided. Mayor
6 Wilkinson said he was not opposed to an increase. He said no one he had talked to about
7 potentially serving on the Planning Commission had ever asked him about compensation.
8

9 Councilmember Plummer said the City had other committees and commissions that did
10 not receive compensation and were perhaps more difficult to recruit for. He suggested looking at
11 compensation for all volunteers. Councilmember Plummer said he did not believe \$50 per meeting
12 would be an incentive for the professionals involved, and suggested service was often a reward
13 in and of itself. Councilmember Hirst said she had not volunteered several years ago to serve on
14 the Planning Commission for the compensation, but it was nice that the compensation helped
15 with the cost of babysitters and food for her children while she was attending Planning
16 Commission meetings. Mayor Wilkinson said he was not aware of any city that provided
17 compensation for participants on boards and committees like the Trails Committee and the Tree
18 Board.
19

20 Referring to the comparison provided by staff, Councilmember Hayman said Centerville
21 was in the top half of cities that provided compensation for Planning Commissioners, and said
22 she was not inclined to approve an increase. Councilmember Hirst pointed out that several boards
23 and committees were currently struggling to have a quorum for meetings, and suggested the City
24 may need to consider some level of compensation for the groups to be able to function.
25 Councilmember Hayman suggested using the amount proposed to fund an increase in Planning
26 Commission compensation to provide dinner or something else for the other committees.
27 Councilmembers Mecham and Plummer said they agreed with Councilmember Hayman. Ms.
28 Romney commented the addition of dinner at meetings added to staff time involved.
29

30 **MINUTES REVIEW AND APPROVAL**
31

32 Minutes of the March 26, 2024 Special City Council Meeting; March 28, 2024 Special City
33 Council Meeting; and April 2, 2024 Work Session, City Council Meeting, and Closed Session were
34 reviewed. Councilmember Hayman requested an amendment to the April 2, 2024 City Council
35 Meeting minutes. Councilmember Hirst **moved** to approve minutes for the March 26, 2024 Special
36 City Council Meeting; March 28, 2024 Special City Council Meeting; April 2, 2024 Work Session
37 and Closed Session; and April 2, 2024 City Council Meeting as amended. Councilmember
38 Hayman seconded the motion, which passed by unanimous vote (4-0).
39

40 **FINANCIAL REPORT**
41

42 Finance Director Nate Plaizier presented a quarterly financial report for the period ending
43 March 2024, and answered questions from the Council.
44

45 **COUNCIL LIAISON DISCUSSION**
46

47 Councilmember Hayman provided updates on the Mosquito Abatement District and the
48 Whitaker Board.
49

50 **MAYOR REPORT**
51

- 52 • Mayor Wilkinson mentioned the Davis Loan Fund designed to help new businesses in
53 Davis County.

- Mayor Wilkinson reported Assistant Fire Chief Dave Fowers had retired from South Davis Metro Fire, and reminded Councilmembers of an upcoming opportunity to spend a day at Fire Station 85.
- Mayor Wilkinson reported on progress of the General Plan update process.

CITY MANAGER REPORT

No report

ADJOURNMENT

At 8:34 p.m., Councilmember Hayman **moved** to adjourn the meeting. Councilmember Mecham seconded the motion, which passed by unanimous vote (4-0).

DocuSigned by:
Jennifer Robison
741B22DE1D2445C...
Jennifer Robison, City Recorder

5/7/2024 | 10:46 PM MDT
Date Approved

