

Minutes of the Centerville **City Council** meeting held Tuesday, October 1, 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
 Robyn Mecham
 Brian Plummer
 Gina Hirst
 Spencer Summerhays

STAFF PRESENT

Brant Hanson, City Manager
 Lisa Romney, City Attorney
 Jennifer Robison, City Recorder
 Mike Eggett, Community Development Director
 Bryce King, Administrative Services Director
 Dave Walker, Deputy Public Works Director
 Nate Plaizier, Finance Director
 Allen Ackerson, Centerville Police Chief
 Sydney DeWees, Planner
 Cameron Woodbury, Drainage Utility Supervisor
 Lt. Will Barnes, Centerville Police Department

VISITORS

Centerville All-Stars baseball team and families
 Mitch Vance, JF Capital
 Jennifer Milburn, JF Capital
 Interested citizens

PRAYER OR THOUGHT

Councilmember Gina Hirst

PLEDGE OF ALLEGIANCE

OPEN SESSION

Terry Murray, Centerville resident, complimented the City on road improvements.

CENTERVILLE ALL-STARS BASEBALL TEAM RECOGNITION

The Council recognized the Centerville All-Stars Baseball Team for their achievement in winning the championship. Zach Fisher, the team's coach, along with the players, were commended for their hard work and dedication.

PUBLIC HEARING – ZONING CODE AMENDMENTS – VARIATIONS FROM DEVELOPMENT STANDARDS AND DEVELOPMENT AGREEMENTS FOR PLANNED DEVELOPMENT OVERLAY ZONES – CZC 12.41.070 (VARIATIONS FROM DEVELOPMENT STANDARDS) AND CZC 12.41.074 (DEVELOPMENT AGREEMENTS FOR PLANNED DEVELOPMENT OVERLAY ZONES)

Community Development Director Mike Eggett introduced the proposed zoning code amendments regarding variations from development standards and development agreements

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1 within Planned Development Overlay Zones. The amendments aimed to align with the recently
2 enacted state code allowing broader use of development agreements. The presented changes
3 were brought due to the initiative of JF Capital to potentially integrate residential components into
4 commercial zones.

5
6 The discussion involved clarifying the nuances of development agreements, their
7 implications on general zoning practices, and possible adjustments to existing PDOs within
8 Centerville. Key points addressed involved maintaining discretionary powers for the city council
9 on legislative land use issues, the legislative nature of these decisions, and potential variations
10 permissible under development agreements.

11
12 The applicant, Mitch Vance from JF Capital emphasized the need of starting discussions
13 with the city to align with updates to the general city plan, aimed at improving development in
14 Centerville's west neighborhood.

15
16 Mayor Wilkinson opened a public hearing for this item. No comments were made, so he
17 closed the public hearing.

18
19 Councilmember Summerhays **moved** to approve Ordinance No. 2024-15 amending
20 Section 12.41.070 of the Centerville Zoning Code regarding Variations From Development
21 Standards for Planned Development Overlay Zones and enacting Section 12.41.074 of the same
22 regarding Development Agreements for Planned Development Overlay Zones. Councilmember
23 Hirst seconded the motion which passed by a unanimous vote (5-0).

24
25 **PUBLIC HEARING – ZONING CODE AMENDMENT – SIGNS IN PARRISH LANE**
26 **GATEWAY COMMERCIAL DISTRICT AND SIGNS IN COMMERCIAL ZONES – CZC 12.54.120**
27 **(SIGNS IN THE PARRISH LANE GATEWAY COMMERCIAL DISTRICT) AND CZC 12.54.130**
28 **(SIGNS IN COMMERCIAL ZONES)**
29

30 Mr. Eggett presented proposed zoning code amendments related to signage in the Parrish
31 Lane Gateway Commercial District, addressing height and area modifications for freestanding
32 signs. The intent was to allow more visible and sizable signage opportunities along the southern
33 end of the Frontage Road. Planner Sydney DeWees showed photos from different distances and
34 angles to help the Council visualize the current and proposed signage.

35
36 Discussion highlighted comparatives with neighboring cities and UDOT standards, aiming
37 for more business-friendly signage regulations without overwhelming the community's visual
38 aesthetics. There were acknowledgments of digital sign challenges and concerns over light
39 pollution impacting nearby residential areas.

40
41 Mayor Wilkinson opened a public hearing for this item.

42
43 LaRae Patterson, Centerville resident and currently serving on the Planning Commission,
44 said that she was absent from the meeting that the Planning Commission voted on this issue, but
45 said that were she present at the meeting, she would have voted against the change. She said
46 that she doesn't want to pollute the skyline and wants to maintain our conservative community.

47
48 Brad Patterson, Centerville resident, said that he is opposed to the sign amendments, and
49 that he has concerns about it changing the character of the City. He also shared his doubts that
50 the current signage limitations would be a major point in turning business away.

51
52 Mayor Wilkinson closed the public hearing.
53

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Council deliberated over potential incremental height provisions based on street frontage to prevent sign overcrowding and considered exploring shield installations for any potential light enhancements from new signage.

Councilmember Hirst **moved** to table Ordinance No. 2024-16 to allow staff to reconsider an incremental sign size and height as compared to street frontage, and to look at options with digital signage with lower lumens and easterly shielding of lights. Councilmember Summerhays seconded the motion which passed by a unanimous vote (5-0).

FEE SCHEDULE AMENDMENTS – DRAINAGE UTILITY FEES – DELAYED EFFECTIVE DATE

City Attorney Lisa Romney presented a resolution to delay the effective date of previously decided drainage utility fee amendments from September 26th to December 26th, allowing additional time for businesses and individuals to settle outstanding billings.

Councilmember Mecham **moved** to approve Resolution No. 2024-22 delaying the effective date of Drainage Utility Fees as adopted in Resolution No. 2024-17. Councilmember Hirst seconded the motion which passed by a unanimous vote (5-0).

TRAINING – POLITICAL ACTIVITIES OF PUBLIC ENTITIES ACT

Ms. Romney provided training regarding permitted political activities under the Political Activities of Public Entities Act. Emphasis was placed on the restriction of public resources for campaign purposes and the importance of maintaining neutrality in city communications while adhering to First Amendment rights during personal time. Ms. Romney emphasized the proper conduct and expectations from city officials during election cycles.

SUMMARY ACTION

Police Department Vehicle Purchases – three new Police Department vehicles in the total amount of \$187, 285

Councilmember Hayman **moved** to approve the summary action items as listed above. Councilmember Mecham seconded the motion which passed by unanimous vote (5-0).

MINUTES REVIEW AND APPROVAL

Minutes of the September 17, 2024 Work Session and City Council meetings were reviewed. Councilmember Hirst **moved** to approve both sets of minutes with suggested changes from Councilmember Hayman. Councilmember Mecham seconded the motion, which passed by unanimous vote (5-0).

COUNCIL LIAISON REPORT

- Councilmember Mecham said there will not be a UTOPIA meeting in October.

MAYOR REPORT

- Mayor Wilkinson shared his appreciation for engaged committees and council liaisons, a well-functioning youth council, and a wonderful city.

CITY MANAGER REPORT

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- Mr. Hanson said that he loved recognizing the All-Stars baseball team, and would like to highlight more community positivity.
- Mr. Hanson reported on his attendance at the ICMA conference and the heavy focus on artificial intelligence. He shared his appreciation for the support of the council for his continued education and professional growth.

ADJOURNMENT AND CLOSED SESSION

At 9:48 pm, Councilmember Hirst **moved** to adjourn the meeting. Councilmember Summerhays seconded the motion, which passed by unanimous vote (5-0).

Jennifer Robison
Jennifer Robison, City Recorder

10/16/2024 | 2:16 PM MDT
Date Approved

