

Minutes of the Centerville **Special City Council** meeting held Tuesday, January 14, 2025, at 5:30 p.m. with participants present at Centerville City Hall, 250 North Main Street.

#### **MEMBERS PRESENT**

Mayor Clark Wilkinson (left at 7:01 pm)

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  
 Haley Turner, Community Services Manager  
 Bryce King, Administrative Services Director  
 Mike Eggett, Community Development Director  
 Sydney DeWees, Planner  
 Mike Carlson, Public Works Director  
 Bruce Cox, Parks and Recreation Director  
 Will Barnes, Centerville Police Department  
 Kevin Campbell, City Engineer

#### **VISITORS**

Chris Hupp, Psomas

#### **DISCUSSION – LAND-USE PLANNING**

The City Council convened a special meeting to discuss housing and land-use planning ahead of finalizing the city's general plan in April. Community Development Director Mike Eggett and Psomas representative Chris Hupp provided an update, noting no changes to the land-use plan since the November 19th meeting. They announced an open house on January 30th to gather public input, with informational boards and surveys available for feedback. The Council explored various strategies to advertise the event, including leveraging social media, engaging city committees, and placing notices at City Hall.

Councilmember Summerhays presented a detailed analysis on Centerville's population growth, housing demand, and affordability challenges. His findings highlighted a housing shortage of approximately 680 units, limited inventory, and significant affordability issues, with Utah ranked as the third least affordable state for housing. He proposed several policies, including adopting objective density measures, ensuring gradual transitions in land use, and exploring incentives for affordable housing and larger, cohesive developments.

The Council held a robust discussion on potential land-use changes, focusing primarily on the west side of I-15. Councilmember Plummer voiced concerns on residential development on the west side due to potential flooding risks. There were mixed views from the Council about this area, however there was general agreement that any west side development should include a mix of housing types, not just apartments. Discussions also touched on strategic changes between I-15 and Main Street, while avoiding major changes east of Main Street.

Centerville City Council  
Minutes of Meeting of January 14, 2025

Page 2 of 2

The Council directed staff to develop detailed proposals for the west side that include diverse housing and commercial uses, integrate considerations such as green space, flood mitigation, and connectivity, and identify strategic areas for potential development. These plans will be revisited after gathering public feedback at the January 30th open house.

**ADJOURNMENT**

At 8:04 pm, Councilmember Hayman **moved** to adjourn the meeting. Councilmember Hirst seconded the motion which passed by a unanimous vote (5-0).

*Jennifer Robison*

\_\_\_\_\_  
Jennifer Robison, City Recorder

1/23/2025 | 1:44 PM MST

\_\_\_\_\_  
Date Approved

