

Minutes of the Centerville **City Council** meeting held Tuesday, February 18, 2025, at 7:00 p.m. with participants present at Centerville City Hall, 250 North Main Street.

MEMBERS PRESENT

Mayor Clark Wilkinson

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

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
Mike Carlson, Public Works Director
Nate Plaizier, Finance Director
Bruce Cox, Parks and Recreation Director
Kevin Campbell, City Engineer

VISITORS

Beth Holbrook, UTA Trustee
Nicole Hutchins
Interested citizens

PRAYER OR THOUGHT

Shannon Burke, Chaplain

PLEDGE OF ALLEGIANCE

OPEN SESSION

Craig Preston, Centerville resident, reported on his efforts to contact state representatives regarding HB 88, HB 90, and SB 181 in support of the city's proposals. He also encouraged the city to reimplement mailing a monthly newsletter.

Cami Layton, Centerville resident, inquired about the ongoing general plan survey and its deadline. Mayor Wilkinson confirmed that responses were still being accepted and mentioned an upcoming postcard mailing to residents.

UTA 5-YEAR SERVICE PLAN PRESENTATION

UTA Board Trustee Beth Holbrook presented the 2025-2029 service plan, highlighting new routes, modifications in Davis County, the Davis-Salt Lake Connector, and infrastructure upgrades. Councilmembers discussed ridership, bus frequency, and impacts on Centerville, expressing appreciation for the on-demand service.

PUBLIC HEARING – ZONING CODE TEXT AMENDMENTS – BODY ART FACILITY/TATTOO ESTABLISHMENT – CZC 12.12.040 (DEFINITIONS), 12.36.040 (TABLE

OF USES FOR COMMERCIAL USES), AND THE ADDITION OF 12.55.260 (BODY ART FACILITIES)

Community Development Director Mike Eggett presented the proposed amendments, which included new definitions for "body art facility" and "fine line tattoos and cosmetics", modifications to the table of uses for commercial areas, and the addition of regulations for body art facilities. Mr. Eggett explained that the amendments were developed in response to the City Council's request from the November 6th meeting to explore alternatives.

The applicant, Nicole Hutchins, presented her request to allow fine line tattooing under professional or personal services in a salon setting. She emphasized that the equipment and safety protocols used for fine line tattooing are the same as those already permitted for permanent makeup procedures.

Mayor Wilkinson opened a public hearing for this item.

Blane Roskelley, Centerville resident, opposed the proposed zoning code change, citing concerns that it could lead to businesses, such as adult-oriented establishments, that may negatively impact the community. He emphasized the connection between agency and consequences, urging the council to maintain the current zoning regulations.

Cami Layton, Centerville resident, opposed a zoning change on Main Street, stating it was inappropriate while the general plan was being rewritten and supported the Planning Commission's decision to deny the request.

Todd Light, Bountiful resident, shared that the proposed amendment would not change the clientele at NuTrends, as it would remain the same as those who have been visiting for haircuts.

Jennie Shepherd, Centerville resident, spoke on behalf of a friend who is in support of the amendment, emphasizing that the clients of NuTrends are local residents seeking a simple, legitimate service.

Brynlee Lopez, Tooele resident, supported the amendment, noting that tattoo services were already being provided and questioned why there should be restrictions on tattoo placement on different parts of the body.

Cole Stewart-Johnson, Centerville resident, spoke in support of the amendment, stating it should align with the city's priorities during general planning and emphasizing the need to differentiate fine line and cosmetic tattooing from stigmatized body art.

Charlotte Christensen, Centerville resident, spoke in favor of the amendment allowing fine line cosmetic tattooing on Main Street, stating it aligns with the business district and would not significantly change the existing business.

Dean Williams, Centerville resident, shared personal reflections on tattoos, recounting his experiences with tattoo policies during his career with West Valley Fire Department, and noted shifting societal views. He ultimately expressed no objection to the proposed fine line cosmetic tattoo amendment.

Greg Hutchins, Centerville resident, expressed support for the owners of NuTrends, highlighting their efforts to improve the building and provide services. He questioned the

Centerville City Council
Minutes of Meeting of February 18, 2025

Page 3 of 7

1 restrictions on tattooing, pointing out that other businesses on Main Street are closed and this
2 amendment would help support local growth.

3
4 Tammy Bryson, Centerville resident, expressed concern about the proposed zoning
5 changes, asking for more time for residents to understand the impacts and complete the general
6 survey before making a decision. She emphasized that her concerns were not about tattoos but
7 about the broader zoning changes.

8
9 Erica Grant, Centerville resident, expressed support for the text amendment, citing her
10 excitement about Centerville embracing change and acknowledging the successful approval of
11 fine line tattoo businesses in other cities. She emphasized the importance of adapting to evolving
12 cultural trends while maintaining the town's character.

13
14 Keri Montoya, Centerville resident, spoke in favor of allowing fine line tattooing on Main
15 Street, emphasizing that body art is a form of personal expression that could bring creativity and
16 diversity while preserving the town's charm.

17
18 Mylie Sessions, West Haven resident, expressed strong support for Nicole and her fine
19 line tattooing business, praising Nicole for her personal connections with clients and the positive
20 impact she has on the community.

21
22 Marty Newey, Centerville resident, supported the zoning amendment, finding Nicole's
23 approach reasonable, especially for those using tattoos for scar coverage. He questioned the
24 need to delay the decision, suggesting that allowing changes now wouldn't harm future plans.

25
26 Amber Packer, Centerville resident, expressed confusion about the zoning change and
27 asked if fine line tattoos could be included with the zoning for permanent makeup. She noted that
28 people seemed concerned about the change and hoped for clarification.

29
30 Julie Cahoon, Centerville resident, shared concern about the potential for inappropriate
31 tattoo requests at NuTrends. She questioned whether the ordinance would address situations
32 where Nicole might be asked to do something outside her comfort zone and how the city would
33 handle such cases.

34
35 Al Harrison, Centerville resident, criticized how personal ideologies seem to influence the
36 zoning discussion. He encouraged the community to be thankful for not facing serious issues like
37 violence, sharing his own experiences with loss due to gang violence, and urging others to
38 appreciate their safety.

39
40 Dale and Karen George, Centerville residents and owners of NuTrends salon, praised
41 Nicole's work, comparing the artistry of Fine Line tattoos to hairstyling, describing it as beautiful
42 and personal. They asked the city council to allow this extension of services, thanking them for
43 their consideration and support.

44
45 Darlene Remington, Centerville resident, said she sees no issue with tattooing on Main
46 Street and believes Nicole should be allowed to provide for her family and continue her work.
47 Darlene called for the zoning change to be approved without delay.

48
49 Bruce Smith, Centerville resident, expressed concerns about changing the general plan,
50 emphasizing that such changes affect future requests as well. He compared it to amending the
51 Constitution, urging caution in making decisions. He also questioned the practicality of enforcing
52 these changes and stressed the importance of considering the community's values and interests
53 before proceeding.

Centerville City Council
Minutes of Meeting of February 18, 2025

Page 4 of 7

1
2 Leslie Coombs, Centerville resident, expressed that the issue is being blown out of
3 proportion. She emphasized that Nicole's work doesn't affect others, and the industry has evolved,
4 requiring new services like fine line tattooing.

5
6 Richard Palmer, Centerville resident, expressed no issue with tattoos but raised concerns
7 about advertising, particularly on Main Street. He worries that it could influence children and lead
8 to unwanted businesses, like vaping shops, coming in through zoning changes. He suggested
9 taking time to consider the decision.

10
11 Aiden Christensen, Centerville resident, shared how his mom's cosmetic work at
12 NuTrends has helped her regain self-love and confidence. He expressed support for Nicole,
13 questioning the distinction between eyebrow tattoos and other fine-line tattoos, noting he didn't
14 understand the difference.

15
16 Joshua Rennie, Centerville resident, expressed his frustration with the public exceeding
17 time limits. He requested that the time limits be adhered to moving forward for the sake of
18 efficiency.

19
20 Bonnie Onsworth, Centerville resident, supported the zoning amendment. She
21 emphasized the valuable relationships beauty professionals form with clients, and acknowledged
22 the effort put into NuTrends and the difficulty of relocating it to a tattoo-friendly zone.

23
24 Rick Bingham, Centerville resident, expressed concerns about the stigma surrounding
25 tattoos and questioned whether changing the zoning would align with the city's values. He urged
26 the council to carefully consider where the line should be drawn.

27
28 Ted Olsen, Centerville resident, raised questions about whether the city council could
29 narrowly define what types of tattoos can be applied to avoid concerns about inappropriate
30 designs. He expressed support for self-expression but suggested clear limits to prevent
31 unwanted tattoos.

32
33 Mayor Wilkinson closed the public hearing.

34
35 The City Council engaged in extensive discussion about the proposed amendments,
36 addressing distinctions between fine line tattooing and traditional body art, potential impacts on
37 Main Street and other commercial areas, consistency with existing permitted uses, and the need
38 for a comprehensive review of the general plan and zoning. Legal considerations, including First
39 Amendment rights and potential litigation, were also considered.

40
41 Councilmember Summerhays **moved** to approve Ordinance No. 2025-03 with the
42 following changes:

- 43
44 1. The definition of permanent cosmetics be changed as follows:

45
46 **Permanent Cosmetics:** A cosmetic treatment which is performed in a salon or
47 beauty shop setting involving the controlled insertion of pigment into the skin as a
48 means of producing design that recreate lost natural body features or that
49 resemble makeup, such as eyebrows, eye lining, and other natural enhancing
50 colors to the face, lips and eyelids and the hairline. Permanent cosmetics are solely
51 for replacing natural body features or enhancing those body features that were or
52 are already present for those who have lost them as a consequence of old age,
53 disease, chemotherapy, genetic disturbance, and to disguise scars and skin

Centerville City Council
Minutes of Meeting of February 18, 2025

Page 5 of 7

conditions. It may be referred to as semi-permanent because occasional touch ups are required.

2. The definition of fine line tattoos and cosmetics as follows:

Fine Line Tattoos/Cosmetics: A tattoo style characterized by a single needle configuration with very thin, delicate lines creating intricate designs, signifying a more detailed and minimalist approach compared to traditional, large format tattoos.

3. Allow body art facilities as a conditional use in commercial very high, industrial medium, industrial high, and industrial very high zones.
4. Exclude fine line tattoos and permanent cosmetics from home occupations.

Councilmember Hayman seconded the motion, which failed (2-3), with Councilmembers Plummer, Mecham, and Hirst dissenting.

Councilmember Hirst **moved** to deny the request from Nicole Hutchins, for a Zoning Code Text Amendment to regarding Centerville Zoning Code 12.12.040 regarding "Definitions", amending Centerville Zoning Code 12.36.040 regarding "Table of Uses for Commercial Uses", and adding Centerville Zoning Code 12.56.260, as presented by the applicant and adjusted by City staff, based on the following reasons for action (findings). Councilmember Plummer seconded the motion, which passed (3-2), with Councilmembers Summerhays and Hayman dissenting.

Reasons for Action (findings):

1. The City Council finds that the proposed text amendments are NOT consistent with the goals, objectives, and policies of the General Plan nor applicable Zoning Codes.
2. The City Council finds that the proposed text amendments will likely create unforeseen logistical and administrative impacts that are of significant concern to the City and City operations.
3. The City Council finds that the proposed text amendments are overly broad in their application to the established commercial zoning districts of the City.
4. Therefore, the City Council finds that the request for a Zoning Code Text Amendment regarding CZC 12.12.040 "Definitions", CZC 12.36.040 "Table of Uses for Commercial Uses", and the addition of CZC 12.56.260 "Body Art Facilities" should not be approved by the City Council.

CLOSED SESSION

At 10:25 pm Councilmember Hirst **moved** to enter a closed session to discuss pending or reasonably imminent litigation and attorney-client matters privileged under Utah Code 78B-1-137, and to discuss the purchase, exchange, or lease of real property. Councilmember Summerhays seconded the motion, which passed by a unanimous vote (5-0). In attendance in the closed session was Mayor Clark Wilkinson, Councilmembers Hirst, Summerhays, Hayman, Mecham, and Plummer, City Manager Brant Hanson, City Attorney Lisa Romney, City Recorder Jennifer Robison, Public Works Director Mike Carlson, Community Development Director Mike Eggett, City Engineer Kevin Campbell, and Davis County Planning Manager Jeff Oyler.

The closed session adjourned at 10:41 pm and the Council returned to open session.

PUBLIC HEARING – FY2025 BUDGET AMENDMENT

Finance Director Nate Plaizier presented the fiscal year 2025 budget amendments. Key adjustments included funds for emergency management, grants and donations, and new allocations for capital projects.

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

Councilmember Hayman **moved** to approve Resolution No. 2025-03 amending the FY2025 Budget. Councilmember Mecham seconded the motion, which passed by a unanimous vote (5-0).

BID AWARD – COMMUNITY PARK PARKING LOT EXPANSION

City Engineer Kevin Campbell presented the bid award for the Community Park parking lot expansion, noting strong competition and a vetted contractor. He noted that the project won't be affected by the freeway expansion, except for sidewalk modifications.

Councilmember Hayman **moved** to approve the bid award for the Community Park Parking Lot Expansion project to Dobe Construction in the amount of \$252,900.33. Councilmember Mecham seconded the motion, which passed unanimously (5-0).

RDA SALES TAX REVENUE REQUEST

Councilmember Summerhays **moved** to accept the RDA sales tax revenue request letter subject to RDA approval. Councilmember Hayman seconded the motion, which passed unanimously (5-0).

FINANCIAL REPORT

A financial report for the month of January was included in the agenda for review.

COUNCIL LIAISON REPORT

- Councilmember Summerhays reported that he was appointed chair of the recreation district for the year, with Mayor Westergard as vice chair. The district implemented its first levy increase and continues discussions with the school district about their contribution.
- Councilmember Summerhays reported that the Trails Committee completed a draft component of the trails plan for the master plan.

MAYOR REPORT

- Mayor Wilkinson encouraged businesses to apply for the Davis Loan Fund if they need money.
- Mayor Wilkinson reported that the Integrated Waste Management board approved a \$1 tax increase on garbage can pickup.
- Mayor Wilkinson shared updates from LPC, including potential changes to general plans being approved by ordinance, which the council did not favor.
- Mayor Wilkinson mentioned ongoing discussions about billboard legislation and cannabis ownership language.

CITY MANAGER REPORT

- No report.

ADJOURNMENT

At 11:07 pm, Councilmember Summerhays **moved** to adjourn the meeting. Councilmember Hayman seconded the motion which passed by a unanimous vote (5-0).

Jennifer Robison
Jennifer Robison, City Recorder

3/5/2025 | 4:30 PM MST

Date Approved _____

