

Minutes of the Centerville **City Council** meeting held Tuesday, February 4, 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
Sydney DeWees, Planner
Mike Carlson, Public Works Director
Nate Plaizier, Finance Director
Will Barnes, Centerville Police Department
Bruce Cox, Parks and Recreation Director
Kevin Campbell, City Engineer

VISITORS

Sarina Ehgott, BDAC Executive Director
Kate Bradshaw, Bountiful City Council
Betty Jo Garlock
Interested citizens

PRAYER OR THOUGHT

Shannon Burke, Chaplain

PLEDGE OF ALLEGIANCE

OPEN SESSION

Mark Whitaker expressed his preference for cement roads over asphalt, citing environmental and safety benefits. He shared his intention to run for Utah governor in 2028.

Leon Tanner, Centerville resident, expressed concerns about the lack of available cemetery plots in Centerville and the cost of purchasing plots in neighboring cities. He also questioned the financial priorities of the city, noting recent advertisements for police department donations while new pickleball courts were being built.

City Manager Brant Hanson clarified that the city was not sending out requests for police department donations and warned it may be a scam.

Rick Bangerter, Centerville resident, raised concerns about the transparency of city processes and alleged censorship of public comments in meeting minutes. He urged the council to ensure meeting minutes comprehensively reflect public comments and recommendations.

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2 Rick Bingham, Centerville resident, voiced concerns about the city's general plan update
3 process and survey methodology. He felt the survey was inadequate compared to previous efforts
4 and worried about a perceived push for higher density housing.

5
6 Craig Preston, Centerville resident, echoed concerns about the general plan survey
7 process and it's reliability.

8
9 Dave Layton, Centerville resident, expressed concerns about Councilmember
10 Summerhays' progressive views on growth, emphasizing the need for valid data in planning. He
11 supported maintaining Centerville's current housing balance but suggested exploring the
12 governor's "Build Here" initiative to develop starter homes for young families.

13
14 Brian Richmond, Centerville resident, voiced concern about outside investors and
15 developers driving high-density housing projects in Centerville, leading to poor construction and
16 financial strain on homeowners. He emphasized there is no state mandate for such housing and
17 urged the council to prioritize residents' interests.

18
19 **BOUNTIFUL DAVIS ARTS CENTER PRESENTATION**

20
21 Sarina Ehrgott, Executive Director of the Bountiful Davis Arts Center (BDAC), presented
22 on the organization's 50-year history and its arts education, exhibitions, and community programs.
23 She requested \$10,000 from Centerville to support free programs and future expansion. Kate
24 Bradshaw, Bountiful City Council member and BDAC board member, emphasized BDAC's
25 regional benefits. The Council asked about partnerships, art displays, and past funding,
26 expressing interest in promoting BDAC events to residents.

27
28 **PUBLIC HEARING – ZONING MAP AMENDMENTS – GARLOCK PROPERTY – 535**
29 **SOUTH 400 WEST – AGRICULTURAL-LOW (A-L) TO RESIDENTIAL-LOW (R-L)**

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31 City Planner Sydney DeWees presented the staff report on the zoning map amendment
32 request for the Garlock property at 535 South 400 West. The applicant, Betty Jo Garlock,
33 requested rezoning from Agricultural-Low to Residential-Low. The Planning Commission had
34 recommended approval on a 5-1 vote.

35
36 The applicant, Betty Jo Garlock, explained her plans to develop 4 homes on the property.
37 She discussed the lot dimensions, existing structures, and her goals for the development.

38
39 Mayor Wilkinson opened a public hearing for this item.

40
41 Brian Richmond, Centerville resident, spoke in opposition, expressing concerns about
42 increased density and impacts on neighboring properties. He questioned the applicant's intentions
43 and long-term plans for the property.

44
45 Sheraya Fulton, Centerville resident, also spoke in opposition. She raised concerns about
46 privacy, traffic, water use, and preserving the agricultural character of the area.

47
48 Mayor Wilkinson closed the public hearing.

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50 The Council asked questions about infrastructure capacity, potential for a larger
51 coordinated development with neighboring properties, and details of the proposed development.

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Councilmember Hayman **moved** to approve Ordinance No. 2025-01 amending the Zoning Map for the property located at 535 South 400 West, known as parcel 03-001-0076, from Agricultural-Low (A-L) zoning to Residential-Low (R-L) zoning. Councilmember Hirst seconded the motion which passed (4-1), with Councilmember Plummer dissenting.

OPEN AND PUBLIC MEETINGS TRAINING

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

MINUTES REVIEW AND APPROVAL

Minutes of the January 21, 2025 work session and regular session were reviewed. Councilmember Hirst **moved** to approve both sets of minutes. Councilmember Summerhays seconded the motion, which passed by unanimous vote (5-0).

APPOINTMENTS

Mayor Wilkinson recommended the appointments of Barbara Allen and Brandon Henderson to the Tree Board. Councilmember Hirst moved to approve the appointments. Councilmember Plummer seconded the motion, which passed by a unanimous vote (5-0).

COUNCIL LIAISON REPORT

- Councilmember Plummer recognized the new chair and vice-chair of the Centerville Tree Board, and shared that the Tree Board is working on updating the approved tree list and planning educational activities.
- Councilmember Plummer reported that the Centerville Citizen Corps (CCC) is discussing proposals for radio equipment purchases and annual emergency exercises.
- Councilmember Plummer expressed the need for better outreach to non-LDS faith communities and apartment residents for emergency preparedness

MAYOR REPORT

- Mayor Wilkinson reported on his attendance Local Officials Day at the legislature
- Mayor Wilkinson reported on a county meeting on water fluoridation and related legislation
- Mayor Wilkinson provided an update on legislative issues being monitored, including a billboard relocation bill (HB 198)

CITY MANAGER REPORT

- City Manager Brant Hanson reported on attending emergency management training with the Police Chief, and plans to reevaluate the city's emergency management structure and roles.
- City Manager Brant Hanson notified the Council of upcoming discussions regarding formalizing the role of the Citizen Corps Council.

ADJOURNMENT

At 10:07 pm, Councilmember Summerhays **moved** to adjourn the meeting. Councilmember Hayman seconded the motion which passed by a unanimous vote (5-0).

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Jennifer Robison
Jennifer Robison, City Recorder

3/5/2025 | 4:30 PM MST

Date Approved

