

Minutes of the Centerville **City Council** meeting held Tuesday, April 1, 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

Lisa Romney, City Attorney
Jennifer Robison, City Recorder
Mike Eggett, Community Development Director
Mike Carlson, Public Works Director
Bryce King, Administrative Services Director
Allen Ackerson, Chief of Police
Sydney Dewees, Planner
Dalton Groen, Centerville Police Department
Centerville Police Officers

VISITORS

Lauren Webb
Brionna Kosec
Matt Loveland, Summerhill Lane, LLC
Spencer Packer
Heather Taylor, Tree Board Chair
Interested citizens

PRAYER OR THOUGHT Councilmember Plummer

PLEDGE OF ALLEGIANCE

OPEN SESSION

Mark Whitaker, Centerville resident, proposed two laws: a qualification law requiring presidential candidates to have prior political experience and a term limitation law setting fixed term lengths, including a single 20-year presidential term.

CITIZEN RECOGNITION

Chief Allen Ackerson presented an award to Brionna Kosec and Lauren Webb for their heroic actions on September 26, 2024. The two women had stopped to help at the scene of a car accident on I-15, where they physically restrained a man who was attempting to harm himself by jumping in front of traffic. Chief Ackerson showed body camera footage from the responding officer and presented Brionna and Lauren with framed recognition certificates, challenge coins, and patches from the police department. Photos were taken with the recipients, their families, and city officials.

**SUBDIVISION FINAL PLAT FOURTH AMENDMENT – SUMMERHILL LANE
SUBDIVISION – 2125 NORTH MAIN STREET – RESIDENTIAL SUBDIVISION**

Community Development Director Mike Eggett presented the subdivision final plat fourth amendment for the Summerhill Lane Subdivision at 2125 North Main. He explained this was part of a resolution to a long-standing property dispute between Symphony Homes and Spencer Packer. The amendment would create a new Parcel A to be connected to the Packer family's back parcel.

Councilmember Summerhays asked about title issues being addressed. City Attorney Lisa Romney explained that an easement termination agreement would be recorded with the plat to clear up any remaining title concerns.

Councilmember Hayman **moved** to approve the subdivision plat amendment for lots 121-128 of Summerhill Lane – Fourth Amendment, with the following conditions and findings. Councilmember Summerhays seconded the motion which passed by a unanimous vote (5-0).

Conditions:

1. Adjust the boundary between the eight (8) lots, as depicted in the application submittal and on the amended subdivision plat.
2. Adjust and incorporate the 13,519 SQ FT of acquired property from lots 121-128 to Parcel A as depicted on the amended subdivision plat.
3. Parcel A shall only be established contingent upon the approval of the rezone from Residential Low to Agriculture Low.
4. Parcel A shall only be established contingent upon the public utility and drainage easement and private drainage easement being approved to be vacated out of parcel A and relocated onto lots 121-128 .
5. Parcel A shall only be established contingent upon Parcel A being deeded to Spencer and Pamela Packer after the plat is recorded. Upon conveyance, parcel a shall be combined with parcel 07-072-0031.
6. Parcel A shall only be established contingent upon Parcel A no longer be part of Summerhill Lane Subdivision and being removed from all PDO zoning designations, as indicted in plat notes number 7.
7. The existing public utility easements and drainage easements shall be protected and adhered to as established in the amended subdivision plat.
8. The existing public utility easement on the rear lot line of Lots 121-128 shall be vacated and recorded prior to the recording of the amended subdivision plat.
9. The newly established public utility easement locations for Lots 120 and 129 shall be recorded prior to the recording of this amended subdivision plat.
10. The City Engineer shall review the adjusted/relocated utility easements as well as amended storm drainage maintenance agreement and deem them acceptable.
11. If deemed necessary by the City Attorney, a Title Report shall be secured and submitted with the Final Amended Plat to verify that all easements and property interests of record are accounted for.
12. Resolve all outstanding comments and concerns identified by the City Engineer, City Attorney, and City Staff before publishing final amended linen plat (mylar).
13. A final amended plat shall be prepared and submitted to the City Recorder and shall be reviewed and deemed acceptable by the City Engineer and City Attorney, prior to recording the amended plat.
14. The final linen (mylar) plat shall be submitted to the City Recorder and subsequently recorded at the Davis County Recorder's Office to solidify this amended plat approval within one-year of receiving the approval.

Findings:

- a. The City Council finds that there is good cause for the plat amendment between Lot 121-128 and Parcel A of the Summerhill Lane Subdivision in accordance with applicable ordinance requirements;
- b. The amendment of the plat will not injure the intended use of the property, the residents of Centerville, the neighboring properties, or the public infrastructure serving the area;
- c. The amendment will allow for the continuation of use and not prohibit the property development as permitted in the City Code.

**PUBLIC HEARING – ZONING MAP AMENDMENT AND PDO ZONING PLAN
AMENDMENT – SUMMERHILL LANE PDO – 212 WEST SUMMERHILL LANE (2125 NORTH)
– RESIDENTIAL-LOW WITH PLANNED DEVELOPMENT OVERLAY (R-L-PDO) TO
AGRICULTURAL-LOW (A-L) ZONING**

Mr. Eggett presented the zoning map amendment and PDO zoning plan amendment for 212 West Summerhill Lane. He explained this would rezone approximately 0.31 acres from Residential-Low with Planned Development Overlay to Agricultural-Low for the newly created Parcel A.

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

Councilmember Summerhays **moved** to approve Ordinance No. 2025-06 amending the Centerville Zoning Map to rezone approximately 0.31 acres of property located at 212 West Summerhill Lane (2125 North) from Residential-Low with Planned Development Overlay (R-L-PDO) to Agricultural-Low (A-L) for the parcel identified as "Parcel A" on the amended plat included in the staff report based on the following findings. Councilmember Mecham seconded the motion which passed by a unanimous vote (5-0).

Findings:

1. The proposed Zoning Map Amendment meets the goals and objectives of the General Plan concerning Neighborhood 4 [CMC 12-480-5].
2. The proposed Zoning Map Amendment, in conjunction with the quit claim deed of Parcel A to Spencer and Pamela Packer from Symphony Development Corporation, meets the use, standards, and applicability in the City Zoning Code 12.31 "Agriculture Zones", 12.32 "Residential Zones", and City Zoning Code 12.21.080(e).
3. The proposed Planned Development Overlay Zoning Amendment, in conjunction with the quit claim deed of Parcel A to Spencer and Pamela Packer from Symphony Development Corporation, meets the use, standards, and applicability as outlined in City Zoning Code 12.41 "Planned Development Overlay Zone".
4. Therefore, the Planning Commission recommends that the City Council grant approval of this Zoning Map Amendment and Planned Development Overlay Zoning Amendment request.

**PUBLIC HEARING – PUBLIC UTILITY EASEMENT VACATION – SUMMERHILL LANE
LOTS 121-128 – 2125 NORTH MAIN STREET**

Mr. Eggett presented the public utility easement vacation request for lots 121-128 of the Summerhill Lane Subdivision. He noted strict public noticing requirements had been followed and that most utility company letters had been collected. A new public utility and drainage easement would be recorded for lots 120 and 129.

1 Mayor Wilkinson opened a public hearing for this item.

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3 Spencer Packer, Centerville resident, expressed concern about relying solely on title
4 reports for approving subdivisions, given that a bad title report was the genesis of the original
5 issue. He suggested there may be holes in the process.

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7 Mayor Wilkinson closed the public hearing.

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9 Councilman Plummer requested that the city revisit the reliance on title reports in a future
10 work session or council meeting.

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12 Councilmember Summerhays **moved** to approve Ordinance No. 2025-05 regarding the
13 public utility easement vacation request for lots 121-128 of the Summerhill Lane Subdivision
14 (Fourth Amendment), with the following conditions and findings. Councilmember Hayman
15 seconded the motion which passed unanimously (5-0).

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17 Conditions:

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19 1. Adjust the public utility (and drainage) easement for the eight (8) lots, as depicted in the
20 application submittal and on the amended subdivision plat.
21 2. Applicant shall record the approved public utility (and drainage) easement vacation exhibit
22 (affecting Lots 121-128) and associated documentation prior to the recording of the
23 Summerhill Lane Subdivision – Fourth Amendment Plat.
24 3. Applicant shall record the newly established public utility (and drainage) easement
25 locations for Lots 120 and 129 prior to the recording of the Summerhill Lane Subdivision
26 – Fourth Amendment.
27 4. Applicant shall receive and thereafter provide to the City signed consent letters from all
28 utility companies who would have interest and access to the public utility (and drainage)
29 easement vacation area prior to the recording of the public utility (and drainage) easement
30 vacation documentation.
31 5. Approval of the public utility (and drainage) easement vacation shall be contingent upon
32 the approval of the rezone request for the Summerhill Lane Subdivision area proposal.
33 6. Approval of the public utility (and drainage) easement vacation shall be contingent upon
34 the approval of the amended subdivision request for the Summerhill Lane Subdivision –
35 Fourth Amendment Plat.
36 7. The otherwise existing public utility easements and drainage easements shall be protected
37 and adhered to as established in the amended subdivision plat.
38 8. The City Engineer shall review the adjusted/relocated public utility (and drainage)
39 easements and deem them acceptable.
40 9. The City Engineer shall verify and confirm the legal description for the public utility (and
41 drainage) easement vacation (for Lots 121-128) and the newly established public utility
42 (and drainage) easement locations on Lots 120 and 129.
43 10. Resolve all outstanding comments and concerns identified by the City Engineer, City
44 Attorney, and City Staff before recording the public utility (and drainage) easement
45 vacation and new public utility (and drainage) easement documentation.
46 11. The final documentation for the public utility (and drainage) easement vacation shall be
47 prepared and submitted to the City Recorder and shall be reviewed and deemed
48 acceptable by the City Engineer and City Attorney, prior to recording the public utility (and
49 drainage) easement documentation.

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51 Findings:
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- a. The City Council finds that there is good cause for the public utility (and drainage) easement between Lots 121-128 in accordance with applicable ordinance requirements and compliance with Utah State Code 10-9a-609.5;
- b. No public interest or any person will be materially injured by this public utility (and drainage) easement vacation;
- c. The public utility (and drainage) easement vacation will not injure the intended use of the property, the residents of Centerville, the neighboring properties, or the public infrastructure serving the area;
- d. The public utility (and drainage) easement will allow for the continuation of use of the affected and neighboring properties and will continue to provide for property development as permitted in the City Code.

MUNICIPAL CODE AMENDMENTS – CONSTRUCTION CODE UPDATES – CMC 10.03

Ms. Romney presented proposed amendments to Title 10 of the municipal code to bring Centerville's construction codes into conformity with state-adopted codes. She explained the city is required to follow these codes by law and has limited discretion in adoption. New codes added include the swimming pool and spa code, guidelines for rehabilitating historic buildings, and additional modular building standards.

Councilmember Summerhays **moved** to approve Ordinance No. 2025-04 amending various provisions of Chapter 10.03 of the Centerville Municipal Code regarding updates to the Construction Codes. Councilmember Hayman seconded the motion which passed unanimously (5-0).

ARBOR DAY PROCLAMATION

Centerville Tree Board Chair Heather Taylor presented information on the upcoming Arbor Day event. She explained that an art contest for students with a tree theme would be held, with the art show taking place on April 25, 2025 at Reading Elementary. Ms. Taylor noted the importance of promoting Arbor Day as part of the Tree Board's duties and to maintain Centerville's status as a Tree City USA for the 13th year.

Councilmember Hayman **moved** to approve Proclamation 2025-01 declaring April 25, 2025 as Arbor Day. Councilmember Plummer seconded the motion which passed unanimously (5-0).

MINUTES REVIEW AND APPROVAL

Minutes of the March 18, 2025 City Council meetings were reviewed. Councilmember Summerhays **moved** to approve the minutes with suggested changes from Councilmembers Hayman and Hirst. Councilmember Hayman seconded the motion, which passed unanimously (5-0).

COUNCIL LIAISON REPORT

- Councilmember Hayman reported that the Whitaker Museum had applied for a \$20,000 matching grant for repairs and restoration of existing historical buildings.
- Councilmember Hayman gave updates on recent and upcoming events at the Whitaker Museum, including a lecture by TC Christensen on April 10th, and a tea party on June 7th.

MAYOR REPORT

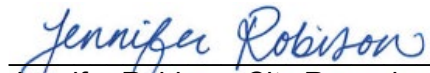
- Mayor Wilkinson reported on a meeting with Rob Wight from UDOT to discuss freeway expansion and wrong-way drivers on highways.
- Mayor Wilkinson reported on a recent COG meeting, and that Beth Holbrook's position as UTA trustee is up for reappointment. He requested any suggested names for submission to the governor by April 14.
- Mayor Wilkinson had lunch with Chief Stewart and firefighters at the Centerville station, who expressed gratitude for community support and praised cooperation with the Centerville Police Force.

CITY MANAGER REPORT

- Administrative Services Director Bryce King reminded the Council of budget retreat that is scheduled for April 8th and 10th starting at 5:30 pm.
- Mr. King gave updates on the Fourth of July celebration preparations.
- Mr. King gave an update on Community Park, including pickleball court fundraising progress and the completion of batting cages.
- Public Works Director Mike Carlson reported that the city had received a \$1 million grant from WFRC for the 1250 West project from Parrish Lane to West Bountiful. He noted that the city has received approximately \$12 million in grants over the past four years.

ADJOURNMENT

At 8:20 pm, Councilmember Summerhays **moved** to adjourn the meeting. Councilmember Hayman seconded the motion which passed by a unanimous vote (5-0).



Jennifer Robison, City Recorder

May 6, 2025

Date Approved

