

Minutes of the Centerville **City Council** meeting held Tuesday, August 5, 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
Gina Hirst (arrived @ 7:48 pm)
Spencer Summerhays
Cheylynn Hayman
Brian Plummer

STAFF PRESENT

Brant Hanson, City Manager
Lisa Romney, City Attorney
Jennifer Robison, City Recorder
Bryce King, Administrative Services Director
Nate Plaizier, Finance Director
Mike Eggett, Community Development Director
Mike Carlson, Public Works Director
Dave Walker, Deputy Public Works Director
Haley Turner, Communication Manager
Allen Ackerson, Chief of Police
Bruce Cox, Parks and Recreation Director
Sydney DeWees, Planner
Bethany Frank, HR Specialist
Isabel Sebra, Legal Intern

VISITORS

Abe Millet
Quentin Millet
Greg Larsen
Troy Holzer

PRAYER OR THOUGHT Councilmember Mecham

PLEDGE OF ALLEGIANCE

OPEN SESSION

No comments.

PUBLIC HEARING – ZONING MAP AMENDMENT – MILLET PROPERTY – 2138 NORTH FRONTAGE ROAD – AGRICULTURAL LOW (A-L) TO RESIDENTIAL LOW (R-L)

Planner Sydney DeWees presented a request to rezone proposed Lot 2 of the pending Millet Minor Subdivision at 2138 North Frontage Road from Agricultural Low to Residential Low, with Lot 1 remaining Agricultural Low. She reported that the Planning Commission unanimously recommended approval on June 25, 2025, contingent on subdivision approval, and that all zoning requirements were met with no public comments received.

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

1 The Council discussed subdivision contingencies, lot access, and minimum lot sizes. Staff
2 confirmed Agricultural Low requires a minimum 0.5-acre lot and that the minor subdivision will
3 proceed through administrative review.
4

5 Councilmember Hayman **moved** to approve Ordinance 2025-12 for a zoning map
6 amendment request from Agricultural Low (A-L) to Residential Low (R-L) zoning, contingent upon
7 approval of the Millet Minor Subdivision Final Plat establishing proposed Lot 2, based on the
8 following findings. Councilmember Summerhays seconded the motion which passed unanimously
9 (4-0).
10

11 Findings:
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- 13 1. The proposed Zoning Map Amendment meets the goals and objectives of the General
14 Plan concerning Neighborhood 4 [CMC 12-480-5].
- 15 2. The proposed Zoning Map Amendment meets the use, standards, and applicability in the
16 City Zoning Code 12.32 Residential Zones and City Zoning Code 12.21.080(e).
- 17 3. Therefore, the City Council grants approval of this Zoning Map Amendment request.
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19 **PUBLIC HEARING – CONCEPTUAL SITE PLAN (PDO) – PORTER LANE ESTATES –**
20 **522 WEST 400 SOUTH (PORTER LANE) – RESIDENTIAL PDO DEVELOPMENT**
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22 Ms. DeWees presented the conceptual site plan for Porter Lane Estates, the first step in
23 the PDO overlay process for a 1.4-acre property at 522 West 400 South. The plan proposed six
24 single-family lots under the R-M-PDO zone with no density increase, requesting variances for lot
25 size, frontage, setbacks, a private drive without sidewalks, and no irrigation plan at subdivision.
26 Ms. DeWees said Planning Commission concerns about parking, fire access, and snow storage
27 were resolved, and the Commission unanimously recommended approval with conditions.
28

29 Councilmembers raised concerns about sidewalk safety and parking overflow. The
30 applicant, Greg Larsen outlined the design, noting three-car garages, extra parking, and no-
31 parking signage. Homes would be 3,500–4,500 square feet, valued at \$800,000–\$1 million, with
32 28-foot-wide streets maintained by an HOA.
33

34 Mayor Wilkinson opened a public hearing for this item. No comments were made, so he
35 closed the public hearing.
36

37 Councilmember Hayman **moved** to approve the proposed Conceptual Site Plan for the
38 property located at 522 W 400 S, contingent on the following conditions and findings.
39 Councilmember Plummer seconded the motion which passed unanimously (4-0).
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41 Conditions:
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- 43 1. The proposed Planned Development Overlay (PDO) Zoning Map Amendment will need to
44 be approved as outlined in CZC 12.41.080 for this approval to be valid
- 45 2. The proposed Planned Development Overlay (PDO) Zoning Map Amendment shall
46 address all variance items as outlined in the staff report:
47
 - 48 a. Minimum lot size
 - 49 b. Minimum lot frontage
 - 50 c. Front yard setback
 - 51 d. Minimum buildable area
 - 52 e. Required sidewalk installation
 - 53 f. Fencing height and location

- g. Irrigation plan
- h. Common area designation

3. Should the proposed PDO Zoning Map Amendment be approved by the City Council, a final site plan shall be submitted to the City as outlined in CZC 12.21.100
4. A future proposed final site plan shall include and/or address all the unresolved staff comments as identified and reported from the July 7th DRC meeting.
5. NO PARKING signage shall be posted along the private roadway known as 525 West Street, with enforcement of this restriction outlined in the Subdivision's Covenants, Conditions, and Restrictions (CC&Rs) through an established towing policy.

Findings:

1. The proposed Conceptual Site Plan complies with the expected development standards described in CZC 12.21.110, CZC 12.32, CZC 12.41, CZC 12.51, CZC 12.55 (where applicable), and other applicable City Codes for this project;
2. The proposed Conceptual Site Plan has identified variance requests that are reasonable and fulfill the approval criteria as established in CZC 12.41.080, as backed by evidence provided in the associated project reporting;
3. The granting of the proposed Conceptual Site Plan variances is not detrimental to the health, safety, and welfare of Centerville residents;
4. The proposed Conceptual Site Plan allows integrated planning and design of the property and, on the whole, is a better development than would be possible under conventional zoning regulations and qualifies for Planned Development Overlay (PDO) application to the Site Plan project area;
5. Therefore, the Council approves this proposed Conceptual Site Plan request associated with the proposed Planned Development Overlay (PDO) Zoning Map Amendment.

PUBLIC HEARING – ZONING MAP AMENDMENT FOR PLANNED DEVELOPMENT OVERLAY (PDO) – PORTER LANE ESTATES – 522 WEST 400 SOUTH (PORTER LANE) – RESIDENTIAL MEDIUM (R-M) TO RESIDENTIAL MEDIUM WITH PLANNED DEVELOPMENT OVERLAY (R-M-PDO)

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

Councilmember Hayman **moved** to approve Ordinance No. 2025-13 for the proposed Zoning Map Amendment for a Planned Development Overlay (PDO) to be applied to the property located at 522 W 400 S (Porter Lane) from Residential Medium (R-M) to Residential Medium Planned Development Overlay (R-M-PDO) zoning, with the following findings. Councilmember Plummer seconded the motion which passed unanimously (4-0).

Findings:

1. The proposed PDO Zoning Map Amendment meets the goals and objectives of the General Plan concerning Neighborhood 2 [CMC 12-480-3].
2. The proposed PDO Zoning Map Amendment meets the use, standards, and applicability in the City Zoning Code 12.32 Residential Zones with the assistance of the PDO allowable variations from applicable land use development standards in the City Zoning Code;
3. The proposed PDO Zoning Map Amendment does not conflict with any applicable policy of the General Plan;
4. The proposed PDO Zoning Map Amendment meets the purpose and intent of City Codes as set forth in CZC 12.41;

5. The proposed PDO Zoning Map Amendment allows for integrated planning and design of the property and, on the whole, better development than would be possible under conventional zoning regulations;
6. The proposed PDO Zoning Map Amendment meets the use and development limitations and other requirements of the zone with which the PDO zone is combined, except as otherwise allowed by CZC 12.41;
7. The proposed PDO Zoning Map Amendment meets the density limitations and guidance of the General Plan; and
8. The proposed Zoning Map Amendment provides superior site design and increased amenities, as required in CZC 12.41.080(c);
9. Therefore, the City Council approves the proposed Planned Development Overlay Zoning Map Amendment request as associated with the provided Conceptual Site Plan documentation.

AUTHORIZING RAP TAX BALLOT QUESTIONS

City Recorder Jennifer Robison presented a resolution to place the RAP tax question on the general election ballot, using the same language as 2015 and excluding non-applicable uses. Mayor Wilkinson confirmed the county would not pursue its own RAP tax and noted uses for the funds would be discussed when drafting the “for” argument.

Councilmember Summerhays **moved** to approve Resolution 2025-13 to submit a ballot question to residents regarding the re-authorization and imposition of a local sales and use tax of one-tenth of one percent (0.1 %) on certain qualifying transactions within the City to fund recreational facilities and cultural facilities and organizations. Councilmember Hayman seconded the motion which passed unanimously (5-0).

COMPUTER NETWORK SERVICES AGREEMENT – TECSERV, INC.

City Attorney Lisa Romney presented an agreement with TechServ to continue IT support, reducing weekly hours from 10 to 8 and raising the hourly rate by 5 percent, with 40 banked hours for emergencies. Police Chief Allen Ackerson and City Manager Brant Hanson supported the contract, citing TechServ’s expertise, system familiarity, and bulk software pricing benefits.

Councilmember Summerhays **moved** to approve the TecServ Computer Network Services Agreement for computer network maintenance, remote monitoring, and technical consulting services subject to final review and approval by the City Attorney. Councilmember Hirst seconded the motion which passed unanimously (5-0).

SUMMARY ACTION

- Parks Department Vehicle Purchase - 2025 Silverado 2500 HD Reg. Cab with Service Body for \$58,153.46

Councilmember Hirst **moved** to approve the summary action calendar as outlined above. Councilmember Summerhays seconded the motion, which passed unanimously (5-0).

MINUTES REVIEW AND APPROVAL

Minutes of the July 15, 2025 Work Session, City Council, and Closed Session meetings were reviewed. Councilmember Hirst **moved** to approve all sets of minutes. Councilmember Hayman seconded the motion, which passed unanimously (5-0).

1 **FINANCIAL REPORT**

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3 Finance Director Nate Plaizier presented a quarterly financial report for the period ending
4 June 2025 and answered questions from the council.

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6 **COUNCIL LIAISON REPORT**

- 7
8 • Councilmember Hirst reported that the Parks and Recreation Committee would meet the
9 following Tuesday to update the parks master plan.
10 • Councilmember Hirst shared that the South Davis Sewer District had toured their new
11 administration building, and noted Deuel Creek was operating normally with more
12 information expected in the fall.
13 • Councilmember Hirst distributed a list of budget work session topics from 2024 to 2026
14 and requested a work session to prioritize incomplete items to help staff manage limited
15 resources effectively.

16
17 **MAYOR REPORT**

- 18
19 • Mayor Wilkinson reported on meetings with Sergeant Dingman, the Handcart Days
20 parade, South Davis Metro Fire Service, and CPT board expansion plans.
21 • Community Development Director Mike Eggett shared updates on the General Plan draft,
22 a shared access trail grant, and the Moderate Income Housing report submission.
23 • Public Works Director Mike Carlson reported progress on the water tank project after
24 hillside fire concerns and offered monthly site tours; he also noted a trails grant application
25 for Porter Lane improvements.

26
27 **CITY MANAGER REPORT**

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29 • City Manager Brant Hanson reported attending the URMMA conference on risk
30 management and insurance with other city staff.
31 • City Manager Brant Hanson highlighted the city's sanitation recycling rebate of \$6,000 per
32 month, noting a 97% recycling bin take rate. He encouraged residents to use their
33 recycling bins consistently to improve diversion rates and increase the rebate.

34
35 **ADJOURNMENT AND CLOSED MEETING**

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37 At 8:40 pm, Councilmember Hirst **moved** to enter into a closed session for the purpose of
38 discussing pending or reasonably imminent litigation and attorney-client matters with no intent to
39 return to a public meeting. Councilmember Summerhays seconded the motion which passed by
40 a unanimous vote (5-0). In attendance at the closed session were: Clark Wilkinson, Mayor;
41 Councilmembers Hirst, Summerhays, Mecham, and Hayman; Brant Hanson, City Manager; Lisa
42 Romney, City Attorney; Jennifer Robison, City Recorder; Mike Eggett, Community Development
43 Director. The closed session adjourned at 9:07 pm.

44
45 
46 Jennifer Robison, City Recorder

08/19/2025
Date Approved

