

Minutes of the Centerville **City Council** meeting held Tuesday, March 3, 2026, 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
Rick Bangerter
Cheylynn Hayman

STAFF PRESENT

Brant Hanson, City Manager
Lisa Romney, City Attorney
Jennifer Robison, City Recorder
Nate Plaizier, Finance Director
Bryce King, Administrative Services Director
Mike Carlson, Public Works Director
Mike Eggett, Community Development Director
Dave Walker, Deputy Public Works Director
Sydney DeWees, Planner
Will Barnes, Centerville Police Department
Haley Turner, Community Services Manager
Kevin Campbell, City Engineer

VISITORS

Jenny Nelson, Ute Conference
Stefani Jensen, Ute Conference
Chris Hupp, Psomas
Interested citizens

PRAYER OR THOUGHT

Councilmember Cheylynn Hayman

PLEDGE OF ALLEGIANCE

OPEN SESSION

Larry Smith, Centerville resident, commented on his historical involvement with establishing open sessions in city and school district meetings. He complimented the new city websites mobile functionality, but noted sound system issues in the council chambers, and difficulty printing large PDF documents. Councilmember Rick Bangerter acknowledged the recent loss of Mr. Smith's wife Kim, highlighting the respectful service of emergency responders, which Mr. Smith deeply appreciated.

PUBLIC HEARING – CONCESSIONAIRE AGREEMENT AND FEE WAIVER – UTE CONFERENCE INCORPORATED – COMMUNITY PARK CONCESSION FACILITIES

Community Services Manager Haley Turner, presented an agreement allowing Ute Conference Football to operate concessions during the spring baseball season. Representatives Jenny Nelson and Steph Jensen reported that the program successfully raised funds to cover football registration fees for several players, fully covering costs for nine participants and partially assisting others. They explained that the program employs parents and

1 older players, creating a work-based fundraising opportunity that promotes community
2 involvement while helping families afford participation.

3
4 Councilmember Robyn Mecham praised the program and noted positive community
5 feedback about having concessions available at the park. City Attorney Lisa Romney explained
6 the legal requirements for waiving the concession fee under Utah Code 10-8-2, noting that while
7 a \$1 fee was charged last year, the group was requesting a full waiver this year and that a
8 public hearing would be required. She added that the arrangement provides benefits to both the
9 city and the community.

10
11 Mayor Wilkinson opened a public hearing for this item. No comments were made, so he
12 closed the public hearing.

13
14 Councilmember Hirst **moved** to approve Concessionaire Agreement with Ute
15 Conference Incorporated for use of the concession facilities at Community Park for the Spring
16 2026 Baseball Season for purposes of raising funds for the Viewmont Little League Football
17 Program and approve the fee waiver after the successful completion of a public hearing
18 pursuant to Utah Code 10-8-2. Councilmember Mecham seconded the motion which passed
19 unanimously (5-0).

20
21 **PUBLIC HEARING – GENERAL PLAN – COMPREHENSIVE UPDATE**

22
23 Community Development Director Mike Eggett provided an overview of Centerville's
24 general plan process, which began in June 2024 with consultant Chris Hupp from Psomas. The
25 process included multiple public engagement opportunities, such as an open house in January
26 2025 and a mailed survey in April that generated 419 responses. The Planning Commission
27 reviewed the draft through multiple meetings in October, November, and December 2025,
28 ultimately recommending approval with eight items identified for further evaluation.

29
30 Psomas representative Chris Hupp presented the plan's key components, emphasizing
31 that the vision and goals were derived directly from public feedback. The top resident priorities
32 included maintaining Centerville's culture and quality of life, preserving the hillside for open space,
33 improving and maintaining city parks, enhancing Main Street's aesthetics, and creating a
34 comprehensive plan for west-side development. The plan is organized into seven elements: land
35 use, transportation, and housing (state-mandated), as well as open space and recreation, public
36 facilities, conservation and preservation, and economic development, reflecting community
37 priorities and city needs.

38
39 Council members engaged in detailed discussion about several aspects of the plan.
40 Councilmember Hirst asked about referencing other master plans within the general plan, water
41 supply planning, and the statistical validity of survey responses compared to similar municipalities.
42 Councilmember Mecham raised questions about moderate income housing strategies,
43 specifically the inclusion of the First Home Investment Zones (FHIZ) program, and Mr. Hupp
44 clarified that cities may select among five strategies and that FHIZ could be replaced if desired.
45 Councilmember Bangerter expressed concern about balancing density and development with
46 small-town character, noting that density-related terms appeared more frequently in the plan than
47 references to small-town character. Mr. Hupp explained that density mentions primarily appear in
48 state-mandated housing sections, and that the plan's vision prioritizes maintaining city character.

49
50 Further discussion addressed practical implementation and policy considerations.
51 Councilmember Plummer asked about the editability of the final plan and potential impacts of
52 west-side development on the city's political demographics. Mr. Hupp responded that all source
53 files would be provided, including an editable Word document, and demographic shifts would

1 likely be minimal. Councilmember Hayman inquired whether political considerations should
2 influence planning decisions, and Mr. Hupp emphasized that planning decisions are based on
3 community needs and state requirements, not political factors, highlighting the importance of
4 providing housing options for young families and residents at all stages of life. The discussion set
5 the stage for further Council review, with public hearings and detailed deliberation expected
6 before final adoption.

7
8 Mayor Wilkinson opened a public hearing for this item.
9

10 Dave Layton, Centerville resident, urged thorough review of citizen comments and praised
11 Planning Commissioner LaRae Patterson for ensuring public input was considered. He expressed
12 acceptance of children potentially living outside Centerville rather than forcing development to
13 accommodate them locally.
14

15 Brita Johnson, Centerville resident, shared that she is supportive of townhomes and the
16 community that they build. She emphasized that growth is inevitable and must be managed
17 responsibly to avoid haphazard development.
18

19 Tyson Creamer, Centerville resident, shared his support of the plan and emphasized that
20 communities that fail to evolve and adapt often suffer decline. He stressed the importance of
21 maintaining Centerville as a vibrant living community.
22

23 Nancy Smith, Centerville resident, provided detailed technical feedback about
24 inconsistencies in the document, including issues with Community Development Area (CDA)
25 references, missing base zone information, and the exclusion of Main Street from reinvestment
26 areas despite being identified as a priority for revitalization. She urged the council to carefully
27 review the documents she submitted with her complete edits and comments.
28

29 Andrea Richmond, Centerville resident, supported Nancy Smith's detailed analysis and
30 urged quality in both planning and construction standards, citing issues with Brighton Homes
31 development in her neighborhood.
32

33 Brian Richmond, Centerville resident, raised concerns about cemetery capacity, noting
34 the city's current cemetery is full and additional land is needed.
35

36 Dennis Davis, Centerville resident, inquired about state authority over local zoning
37 decisions. Mayor Wilkinson confirmed that while cities currently retain zoning authority, the state
38 continues to apply pressure through legislation.
39

40 Dallas Johnson, Centerville resident, supported balanced, thoughtful development. He
41 emphasized the value of providing housing choices for different life stages and highlighted
42 successful higher-density developments like Brighton Homes and Shaela Park that have brought
43 quality families to the community, stating that diversity makes the city stronger.
44

45 Cami Layton, Centerville resident, suggested focusing on smaller homes rather than
46 apartments and townhomes, citing Governor Cox's recent emphasis on smaller single-family
47 housing as a better transition solution. She advocated for more industrial and business
48 development on the west side.
49

50 Larry Smith, Centerville resident, provided extensive comments calling for additional
51 review of the plan to ensure it achieves the "quaint and charming" character outlined in the goals.
52 He emphasized that such character requires significant work and careful planning, particularly for
53 features like walking paths and mountain bike trails. He criticized the high cost of recent

1 developments like The Hive and questioned whether high-density housing truly serves
2 affordability goals.

3
4 Becki Wright, Centerville resident, strongly supported adopting a general plan,
5 emphasizing that without updated planning documents, the city lacks proper guidance for
6 development decisions. She cautioned against viewing all state requirements negatively and
7 urged recognition that planning is essential for responsible growth management.

8
9 Mayor Wilkinson closed the public hearing.

10
11 Staff responded to questions and comments brought up in the public hearing. Mr. Eggett
12 clarified the different types of redevelopment areas (CDA, RDA, CRA) and their historical
13 evolution under changing state legislation. He also discussed implementation challenges for the
14 South Davis Greenway trail project and addressed cemetery location studies. Mr. Hupp
15 responded to concerns about density references, explaining that most appear in state-mandated
16 sections. He clarified that the land use approach provides more flexibility than traditional zoning
17 maps and addressed various housing strategies available to the city.

18
19 This item concluded with no action taken, but with the intention to continue General Plan
20 discussions in future work sessions and City Council meetings.

21
22 **PUBLIC HEARING – MUNICIPAL CODE AMENDMENTS – ADOPTION OF THE**
23 **WILDLAND URBAN INTERFACE CODE AND CENTERVILLE WILDLAND URBAN**
24 **INTERFACE MAP**

25
26 City Attorney Lisa Romney presented the ordinance with a note of solemn respect for the
27 late Fire Chief Stewart, who had been instrumental in the city's wildfire preparedness efforts. She
28 explained that state law requires cities to adopt the 2006 Utah Wildland Urban Interface Code
29 and establish wildland urban interface (WUI) maps to remain eligible for state fire assistance. The
30 ordinance proposes using the state's smooth structure exposure score map to include all
31 properties rated 5 or higher, with minor amendments to ensure correct state terminology is
32 referenced.

33
34 City Manager Brant Hanson emphasized the importance of timely adoption, noting that
35 without the ordinance, the city would be fully responsible for firefighting costs for hillside fires, with
36 no state support. Council discussion focused on implementation and resident impact.
37 Councilmember Hirst suggested that areas previously evacuated, such as Worsley Lane/540
38 North, might need inclusion even if they fall below the state's threshold. Councilmember Plummer
39 raised concerns about potential insurance increases, new building requirements, and the
40 adequacy of public notice. Ms. Romney acknowledged these impacts but stressed that the code
41 promotes critical fire-prevention measures, including proper venting, defensible space, and tree
42 management, ultimately enhancing community safety.

43
44 Mayor Wilkinson opened a public hearing for this item. No comments were made, so he
45 closed the public hearing.

46
47 Councilmember Hayman **moved** Adopt Ordinance No. 2026-03 amending the Centerville
48 Municipal Code to adopt the 2006 Utah Wildland Urban Interface Code and the Centerville
49 Wildland Urban Interface Map as required by State law with two changes to Section 10.03.126 as
50 referenced by staff. Councilmember Hirst seconded the motion which passed unanimously (5-0).

51
52 **ARBOR DAY PROCLAMATION**
53

1 City Recorder Jennifer Robison explained the proclamation declaring March 28, 2026 as
2 Arbor Day for Centerville, as required for Tree City USA certification. The date was selected to
3 coordinate with Tree Utah's availability and the city's planned tree celebration activities.
4

5 Councilmember Hayman **moved** to Approve Proclamation 2026-01 declaring March 28,
6 2026 as Arbor Day. Councilmember Plummer seconded the motion which passed unanimously
7 (5-0).
8

9 **SUMMARY ACTION**

10
11 Bid Award – Porter Lane Estates Subdivision Culinary Waterline to PNL Construction in
12 the amount of \$78,996.50
13

14 Councilmember Hirst **moved** to approve the bid award for Porter Lane Estates Subdivision
15 Culinary Waterline to PNL Construction in the amount of \$78,996.50. Councilmember Mecham
16 seconded the motion which passed unanimously (5-0).
17

18 **MINUTES**

19
20 Minutes from the February 17, 2026 City Council and Closed Session meetings were
21 reviewed. Councilmember Hirst **moved** to approve both sets of minutes. Councilmember Mecham
22 seconded the motion which passed unanimously (5-0).
23

24 **FINANCIAL REPORT**

25
26 A financial report for the month of January 2026 was provided with the agenda for review.
27

28 **COUNCIL REPORT**

- 29
30
 - Councilmember Mecham reported that UTOPIA operations remain stable despite competition from Quantum/AT&T fiber.
 - Councilmember Mecham highlighted Whitaker Museum activities for Women's History Month, including a free event on March 14, and noted the museum's regular hours: Tuesdays 10 AM–6 PM and Thursdays 5 PM–8 PM.
 - Councilmember Bangerter inquired about cybersecurity threats to city water systems; Public Works Director Mike Carlson confirmed independent servers, Homeland Security-recommended protections, locked reservoir hatches, and alarm systems are in place.
38

39 **MAYOR REPORT**

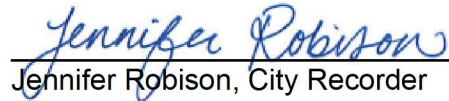
- 40
41
 - Mayor Wilkinson reported on America 250 planning, noting coordination with Councilmember Hirst and committee chairs developing themed activities and Parks and Recreation planning movie nights and other commemorative events.
 - Mayor Wilkinson highlighted engagement with the business community, attending a ribbon cutting for the new Coldwell Banker office organized by the Lakeview Business Association.
 - Mayor Wilkinson reported that Jeff Larson was appointed interim fire chief following Chief Stewart's passing, with the fire board to determine long-term leadership plans.
 - Mayor Wilkinson invited Bryce King to share updates on Fourth of July preparations, including a children's parade, movie in the park, pickleball tournaments, a children's market, and successful selection of battle of the bands performers despite increased stage costs.
53

CITY MANAGER REPORT

- City Manager Brant Hanson shared personal reflections on Chief Stewart, recalling their final conversation about purpose-driven leadership and his philosophy for continuous improvement in serving the community.

ADJOURNMENT

At 10:36 pm, Councilmember Hirst **moved** to adjourn the meeting, which passed by unanimous vote (5-0).



Jennifer Robison, City Recorder

04/07/2026

Date Approved

