

1 Minutes of the Centerville **City Council** meeting held Tuesday, April 21, 2026, at 7:00 p.m. with
2 participants present at Centerville City Hall, 250 North Main Street.

3
4 **MEMBERS PRESENT**

5
6 Mayor Clark Wilkinson

7
8 Council Members Robyn Mecham
9 Brian Plummer
10 Gina Hirst
11 Rick Bangerter
12 Cheylynn Hayman

13
14 **STAFF PRESENT**

15 Brant Hanson, City Manager
16 Lisa Romney, City Attorney
17 Nate Plaizier, Finance Director
18 Bryce King, Administrative Services Director
19 Bruce Cox, Parks and Recreation Director
20 Mike Carlson, Public Works Director
21 Mike Eggett, Community Development Director
22 Sydney DeWees, Planner
23 Allen Ackerson, Chief of Police
24 Dave Walker, Deputy Public Works Director
25 Will Barnes, Centerville Police Department
26 Haley Turner, Community Services Manager
27 Kevin Campbell, City Engineer

28 **VISITORS**

29 Centerville Youth City Council and families
30 Kyle Green
31 Interested citizens

32 **PRAYER OR THOUGHT**

33 Councilmember Gina Hirst

34 **PLEDGE OF ALLEGIANCE**

35
36 **OPEN SESSION**

37
38 Richard Barnes, Salt Lake City resident, presented research on historical flag display
39 options for the nation's 250th anniversary celebration. The discussion clarified that state law
40 permits historic versions of official U.S. and Utah flags, and the mayor noted interest in
41 displaying historical American flags along Main Street as part of the celebrations.

42
43 Heather Taylor, Centerville resident and Tree Board Chair, expressed overall support for
44 the draft General Plan, noting she had studied it extensively. She cautioned against the
45 impression that vocal critics represented widespread community opposition, but acknowledged
46 that input from certain experts, including the Tree Boards, could further strengthen sections of
47 the Plan.

48
49 Kyle Green, Centerville resident, requested that when the Council completes its
50 deliberations on the General Plan, a final public hearing be held on the finished product so that
51 citizens can comment on what is actually being adopted. Mayor Wilkinson indicated that a final
52 public hearing was anticipated prior to any vote.
53

1 **CENTERVILLE CITY YOUTH COUNCIL – GRADUATING SENIORS AWARDS**
2

3 Community Services Manager Haley Turner introduced the graduating Youth Council
4 seniors. The Youth Mayor and Youth Mayor Pro Tem spoke briefly about their experience
5 attending the Utah Youth Council Leadership Conference at Utah State University, themed
6 "United We Stand." All graduating seniors were recognized and presented with senior gifts. The
7 Council joined the seniors for a group photograph.
8

9 **UTAH YOUTH COUNCIL PRESENTATION – IAN LEE AND EVELYN MORTON**
10

11 Youth Council members Ian Lee and Evelyn Morton shared their presentations from the
12 Utah Youth Council Leadership Conference. They presented on leadership and civic discourse,
13 emphasizing that productive discourse requires sincere engagement with differing viewpoints,
14 and argued that understanding multiple perspectives leads to more thoughtful conclusions and
15 ultimately strengthens one's own convictions.
16

17 **PUBLIC HEARING – ZONING TEXT AMENDMENTS – SPLIT ZONING PROHIBITED –**
18 **CZC 12.30.040 (OFFICIAL ZONING MAP) AND CZC 12.30.045 (SPLIT ZONING) –**
19 **ORDINANCE NO. 2026-12**
20

21 City Attorney Lisa Romney presented a staff-initiated text amendment to formally prohibit
22 split zoning, where a single parcel carries two different zoning designations. She explained that
23 while Centerville has long avoided the practice, a recent boundary line adjustment exposed the
24 lack of clear code language. The amendment would codify the prohibition and establish two
25 methods for resolving existing cases: boundary line adjustments or rezoning. Staff identified five
26 split-zoned parcels citywide, with two already being corrected and three still requiring resolution.
27

28 Councilmembers asked about property owner notification, impacts on existing uses, and
29 the council's authority in such cases. Ms. Romney clarified that legally established uses would
30 retain nonconforming rights and remain transferable with the property. She also explained that
31 while the zoning administrator may clarify uncertain boundaries, only the council can formally
32 resolve true split zoning through legislative action. She noted that some additional split-zone
33 situations, such as narrow public facility strips created through school district deeds, may require
34 future council action but were not included in the current amendment.
35

36 Mayor Wilkinson opened a public hearing for this item.
37

38 Richard Barnes, Salt Lake City resident, asked whether property owners would be
39 compensated for any loss of value resulting from a downgrade in zoning.
40

41 Mayor Wilkinson closed the public hearing.
42

43 Ms. Romney responded to Mr. Barnes question stating that a zoning change by the City
44 is not considered a compensable taking under Utah law, but that legally established uses are
45 protected as nonconforming rights.
46

47 Councilmember Plummer **moved** to approve Ordinance No. 2026-12 for Zoning Code
48 Text Amendments to Centerville Zoning Code 12.30.040 (Official Zoning Map) and enacting CZC
49 12.30.045 (Split Zoning) of the same prohibiting split zoning on any parcel or lot and setting forth
50 guidelines on how to resolve existing lots or parcels with split zoning, with the following findings
51 for action:
52

53 Findings:

- 1
- 2 1. The City Council finds that the proposed Zoning Code text amendments are consistent
- 3 with the goals, objectives, and policies of the General Plan.
- 4 2. The City Council finds that the proposed Zoning Code text amendments do not create
- 5 detrimental or negative impacts to established zoning areas in the City.
- 6 3. The City Council finds that the proposed Zoning Code text amendments are in the best
- 7 interests of the City and the public health and safety by ensuring predictable land use
- 8 regulations, fair administration of the Zoning Code, and equitable treatment of property
- 9 owners within the City.
- 10 4. Therefore, the City Council GRANTS approval of this Zoning Code Text Amendment
- 11 request.
- 12

13 Councilmember Hirst seconded the motion which passed unanimously (5-0).

14
15 **PUBLIC HEARING – ZONING TEXT AMENDMENTS – DEFERRAL OF PUBLIC**
16 **IMPROVEMENTS – CMC 10.04.170 (DEFERRAL OF PUBLIC IMPROVEMENTS) –**
17 **ORDINANCE NO. 2026-13**
18

19 City Planner Sydney DeWees presented a proposed amendment to city code that would
20 allow property owners in certain older areas of Centerville to petition the City Council for deferrals
21 of sidewalk and other public improvement requirements when specific criteria are met. The
22 request was brought forward by resident Kyle Green, who explained that the issue arose from a
23 proposed two-lot subdivision in an area where retaining walls, existing infrastructure, and past
24 city decisions dating back to the 1993 Special Improvement District make sidewalk construction
25 impractical and costly. While the Planning Commission recommended approval of staff's red-lined
26 ordinance on a 4–2 vote, staff continued to recommend denial, citing concerns about long-term
27 enforcement of deferral agreements, rising construction costs, and the difficulty of revisiting these
28 obligations years later.

29
30 Council discussion focused on whether deferrals were the right tool to address the issue.
31 City Engineer Kevin Campbell argued that a better long-term solution would be for the council to
32 formally designate specific areas where sidewalks are not required, similar to how the city has
33 addressed secondary water service west of I-15. He suggested an interim option allowing
34 applicants to post a bond while broader policy questions are resolved. Councilmember Mechem
35 supported the amendment as a practical short-term solution, noting that city-funded retaining
36 walls in parts of the area physically prevent sidewalk installation and that residents have opposed
37 sidewalks there for decades. Councilmembers Hayman and Hirst agreed with staff that deferrals
38 could create future policy complications and preferred a more permanent mapping-based
39 solution.

40
41 Ms. Romney clarified that Utah law does not obligate municipalities to construct sidewalks
42 and places responsibility on pedestrians to travel safely where sidewalks do not exist. Discussion
43 also addressed technical details of the proposed ordinance, including a staff provision requiring
44 no similar public improvements to exist within 250 feet on the same side of the street.
45 Councilmember Bangerter proposed reducing that threshold to better reflect typical lot dimensions
46 and avoid unintentionally triggering requirements based on improvements on adjacent blocks.

47
48 Mayor Wilkinson opened a public hearing for this item.

49
50 Richard Barnes, Salt Lake City resident, suggested that neighborhood councils with
51 elected representatives, as used in some Salt Lake City neighborhoods, might help manage
52 similar decisions at a more local level.
53

1 Mayor Wilkinson closed the public hearing.
2

3 Councilmember Bangerter **moved** to approve Ordinance No. 2026-13 regarding City
4 Code Text Amendments to Centerville Municipal Code 10.04 'Permits', with the following findings
5 for action, with an amendment to decrease the distance from 250 feet to 180 feet.
6

7 Findings:
8

- 9 1. The City Council finds that the proposed Code text amendments are consistent with the
10 goals, objectives, and policies of the General Plan.
11 2. The City Council finds that the proposed Code text amendments do not create detrimental
12 or negative impacts to established zoning areas in Centerville City.
13 3. The City Council finds that the proposed Code text amendments are in the best interests
14 of Centerville City.
15 4. Therefore, the City Council GRANTS approval of this City Code text amendment request.
16

17 Councilmember Plummer seconded the motion, which passed (3-2) with Councilmembers
18 Hirst and Hayman dissenting.
19

20 Following the vote, by request of Councilmember Mecham, the Council directed staff to return
21 with a formal map identifying the historic district and other areas of the city where sidewalks should
22 not be required, so that a more permanent and consistent policy solution can be adopted.
23

24 **PUBLIC HEARING - MUNICIPAL CODE AMENDMENTS – ADOPTION OF THE**
25 **INTERNATIONAL WILDLAND-URBAN INTERFACE CODE (2024 EDITION) – ORDINANCE**
26 **NO. 2026-09**
27

28 Ms. Romney informed the council that the Utah Legislature recently adopted the 2024
29 Edition of the International Wildland-Urban Interface Code, which will take effect January 1, 2027.
30 Because state law requires municipalities to adopt the same code, Centerville must update its
31 existing ordinance, which currently references the 2006 Utah Wildland Urban Interface Code, to
32 remain compliant with state requirements.
33

34 Councilmember Plummer expressed general skepticism about legislative mandates
35 requiring local adoption of international codes, though he noted he had not reviewed the
36 document and raised no specific concerns about its contents. Councilmember Hirst observed that
37 international building code updates have historically been relatively routine and voiced hope that
38 this update would be similarly straightforward.
39

40 Mayor Wilkinson opened a public hearing for this item. No comments were made, so he
41 closed the public hearing.
42

43 Councilmember Hayman **moved** to approve Ordinance No. 2026-09 amending the
44 Centerville Municipal Code to adopt the 2024 Edition of the International Wildland-Urban Interface
45 Code as required by State law. Councilmember Hirst seconded the motion which passed
46 unanimously (5-0).
47

48 **PUBLIC HEARING – FEE SCHEDULE AMENDMENTS – POLICE DEPARTMENT FEES**
49 **AND GOVERNMENT RECORDS FEES – RESOLUTION NO. 2026-06**
50

51 Police Chief Allen Ackerson presented proposed updates to the police department's
52 records fee schedule, explaining that staff had identified outdated terminology and rates that no
53 longer reflected current practices, particularly as records delivery has shifted toward digital

1 formats. The department reviewed fee schedules from 31 other agencies to ensure consistency,
2 with Chief Ackerson emphasizing that the goal is cost recovery rather than revenue generation,
3 and that fees are limited to the hourly rate of the lowest-paid employee capable of fulfilling the
4 request.

5
6 Councilmember Hayman raised concerns about charging a flat per-page fee for digital
7 records, arguing that digital delivery costs do not increase based on page count and that fees
8 should instead reflect actual staff time spent retrieving, compiling, redacting, and transmitting
9 records. Ms. Romney noted that the City Recorder's office already generally follows this practice
10 for routine records requests. After discussion, staff agreed the proposal should be revised so
11 digital records fees more closely reflect actual costs rather than a flat per-page charge.

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

15
16 Councilmember Hirst **moved** to approve Resolution No. 2026-06 amending the Centerville
17 Fee Schedule regarding Police Department Fees and Government Records Fees as set forth in
18 CFS 11.010 (Government Records Fees) and CFS 16.010 (Police Department Fees) with an
19 amendment that digital copies sent will be assessed according to actual cost. Councilmember
20 Hayman seconded the motion which passed unanimously (5-0).

21
22 **INTERLOCAL COOPERATION AGREEMENT – UPDES GENERAL PERMIT – DAVIS**
23 **COUNTY AND DAVIS COUNTY CITIES – RESOLUTION NO. 2026-05**

24
25 Deputy Public Works Director Dave Walker presented a brief overview of the interlocal
26 agreement, describing it as a routine renewal of the long-standing cooperative partnership
27 between Davis County and local cities to meet EPA stormwater discharge permit requirements
28 under the UPDES General Permit. The agreement supports shared efforts such as contractor
29 training, public outreach, and other compliance activities, allowing participating communities to
30 meet regulatory obligations more efficiently and at a lower cost than if each city managed the
31 requirements independently.

32
33 Councilmember Hayman **moved** to approve Resolution No. 2026-05 approving the
34 Interlocal Cooperation Agreement between Davis County and Davis County Cities for UPDES
35 General Permit. Councilmember Hirst seconded the motion which passed unanimously (5-0).

36
37 **INTERLOCAL COOPERATION AGREEMENT – DAVIS COUNTY – COMMUNITY**
38 **DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM (2027-2029) – RESOLUTION NO. 2026-**
39 **08**

40
41 Ms. Romney explained that the proposed interlocal agreement preserves Centerville's
42 eligibility to apply for Community Development Block Grant funding administered through Davis
43 County for the 2027–2029 grant cycle. She noted that the previous agreement covered federal
44 fiscal year 2026 and that this renewal does not commit the city to any funding obligations or
45 approve any specific projects. If Centerville is awarded grant funding in the future, separate
46 project-specific interlocal agreements would return to the council for approval. The county
47 requested the signed agreement be submitted by May 12.

48
49 Councilmember Hirst **moved** to approve Resolution No. 2026-08 entering into an
50 Interlocal Cooperative Agreement with Davis County regarding participation in the Community
51 Development Block Grant (CDBG) Program for Federal Fiscal Years 2027-2029. Councilmember
52 Hayman seconded the motion which passed unanimously (5-0).

1 **MINUTES**
2

3 Minutes from the April 7, 2026 Work Session and City Council meetings were reviewed.
4 Councilmember Hirst **moved** to approve both sets of minutes with suggested changes.
5 Councilmember Bangerter seconded the motion which passed unanimously (5-0).
6

7 **FINANCIAL REPORT**
8

9 Finance Director Nate Plaizier presented a quarterly financial report for the period ending
10 March 2026 and answered questions from the Council.
11

12 **COUNCIL REPORT**
13

- 14 • Councilmember Plummer reported on Tree and Conservation Board activities, highlighting
15 a successful Arbor Day tree planting event, progress on an urban forestry guide, and
16 discussions on America 250 programming and the tree voucher program.
17 • Councilmember Plummer raised the possibility of offering virtual attendance options for
18 committee and commission meetings to increase participation from council liaisons and
19 the public.
20

21 **MAYOR REPORT**
22

- 23 • Mayor Wilkinson reported on the Wasatch Integrated Waste Management retreat,
24 highlighting long-term landfill planning, a potential transfer station solution, and discussion
25 of board members' fiduciary duties to interlocal entities.
26 • Mayor Wilkinson shared North Davis Fire District updates, including approval of a short-
27 term consultant, restoration of a second deputy chief position, and the launch of a formal
28 fire chief recruitment process, with future governance discussions anticipated.
29 • Councilmember Bangerter raised concerns about firefighter mental health following recent
30 tragedies, and Mayor Wilkinson confirmed counseling resources are being provided.
31

32 **CITY MANAGER REPORT**
33

- 34 • No report.
35

36 **ADJOURNMENT**
37

38 At 10:14 pm, Councilmember Hayman **moved** to adjourn the meeting. Councilmember
39 Hirst seconded the motion which passed by unanimous vote (5-0).
40

41
42 *Jennifer Robison*
43 Jennifer Robison, City Recorder

05/05/2026
Date Approved

