Minutes of the Centerville **City Council** meeting held Tuesday, April 7, 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 Nate Plaizier, Finance Director Bryce King, Administrative Services Director Bruce Cox, Parks and Recreation Director Mike Carlson, Public Works Director Mike Eggett, Community Development Director Sydney DeWees, Planner Allen Ackerson, Chief of Police
VISITORS	Tom Allred Nathan Cook Ken Hawkes, Great Basin Engineering Interested citizens
PRAYER OR THOUGHT	Councilmember Cheylynn Hayman

PLEDGE OF ALLEGIANCE

OPEN SESSION

No comments.

PUBLIC HEARING – ZONING CODE AMENDMENTS – SHORELANDS COMMERCE PARK ZONE, PERMITTED AND CONDITIONAL USES – CZC 12.47.090 – ORDINANCE NO. 2026-04

Councilmember Bangerter disclosed a conflict of interest, identifying Nathan Cook as his nephew, and stepped away from the dais.

City Planner Sydney DeWees presented a zoning text amendment request from Tom Allred and Nathan Cook to add “Vehicle Rental or Sale, New, Limited” as a conditional use in the Shorelands Commerce Park zone while removing the broader “Vehicle and Equipment Rental or Sales” permitted use. She explained this change would satisfy a prior condition tied to the Salto Moto project and allow only minor indoor mechanical work. Ms. DeWees clarified that the Planning Commission recommended approval at their February 25, 2026 meeting.

Councilmembers asked clarifying questions about the intent and limitations of the amendment. Ms. DeWees explained the change was a protective measure, replacing a more intensive use category with a narrower one better suited to the area. She confirmed that only

limited indoor maintenance would be allowed, with no outdoor work or storage. Community Development Director Mike Eggett added that removing the broader use would prevent heavier industrial activities, such as large equipment sales and servicing, and noted the zone may warrant broader updates in the future.

The applicant was in attendance but indicated they had nothing additional to present.

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 2026-04 for the zoning code text amendment proposal with the understanding that the suggested use category for "Vehicle Rental and Sale, New, Limited" be a conditional use in the Shorelands Commerce Park Zone. Councilmember Hirst seconded the motion which passed (4-0) with Councilmember Bangerter abstaining.

PUBLIC HEARING – SUBDIVISION FINAL PLAT AMENDMENT – TUMBLEWEED CONDOMINIUMS SECOND AMENDED SUBDIVISION – 1360 WEST LEGACY LANE – COMMERCIAL SUBDIVISION AMENDMENT

Ms. DeWees presented a condominium plat amendment application from Great Basin Engineering affecting commercial properties on Legacy Lane. The proposal involved adjusting boundary lines between Buildings 3 and 4 as part of an internal reconfiguration, with no changes to external parcel boundaries or the total number of condominium units.

Ms. DeWees noted that while an agreement exists with South Davis Metro Fire, there is currently no cross-access agreement between Tumbleweed LLC and GE Estates LLC for use of the private road. Staff recommended approval with a temporary three-year cross-access agreement to address this issue, acknowledging that long-term access could be uncertain after that period.

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

Councilmember Hirst **moved** to approve the proposed second amendment to the Tumbleweed Condominiums Amended Subdivision Plat based on the following conditions and findings:

Conditions of approval:

1. Grant approval of the adjusted boundary lines in Building 4 (between parcel 06-377-0202, 06-377-0201, 06-377-0200, 06-377-0102, 06-377-0101, 06-377-0100) and Building 3 (between parcels 06-255-0004 and 06-255-0003) for internal layout alterations, as shown on the submitted plat amendment.
2. The existing public utility easements shall be protected and adhered to as established in the originally approved Tumbleweed Condominiums Subdivision plat and the previously amended subdivision plat for the Tumbleweed Condominiums Subdivision.
3. A final amended linen 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.
4. The final linen plat shall be re-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.

5. The property owner shall enter into a cross-access easement (as provided with this proposal) between the owner of parcel 06-008-0119 (property owner GE Estate, LLC), and Tumbleweed A1, LLC, Eiger Properties, LLC, and Tumbleweed Office Park Condominium Owners Association.

Findings:

a) The City Council finds that there is good cause for the proposed Tumbleweed Condominiums Second Plat Amendment, specifically for requested alterations to Building 4 (between parcel 06-377-0202, 06-377-0201, 06-377-0200, 06-377-0102, 06-377-0101, 06-377-0100) and Building 3 (between parcels 06-255-0004 and 06-255-0003) of the Tumbleweed Condominium, 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; and
c) The amendment will allow for the continuation of current commercial related uses and not prohibit development and use of the property as otherwise permitted by Centerville City codes.

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

PUBLIC HEARING – ZONING CODE AMENDMENTS – WATER-EFFICIENT LANDSCAPING AMENDMENTS – CZC 12.51 (LANDSCAPING AND SCREENING) – ORDINANCE NO. 2026-05

Mr. Eggett explained that the ordinance had been under review since September and was designed to help residents qualify for Weber Basin Water Conservancy District rebates while addressing ongoing drought conditions. City Attorney Lisa Romney outlined the major policy shift, including prohibiting lawn in park strips for new development and integrating residential landscaping standards into the broader code. Key provisions limit turf in narrow areas, cap lawn coverage at 35% in single-family front and side yards, and restrict non-residential developments to 15% turf. She also explained nonconforming provisions which allows existing residential landscaping to remain until major reconstruction, while commercial properties would follow standard compliance triggers.

Councilmembers raised concerns about property rights, aesthetics, and timing. Councilmember Mecham supported offering rebate opportunities but expressed concern about limiting homeowner choices. Councilmember Bangerter cautioned against overreacting to drought conditions, and City Manager Brant Hanson emphasized the severity of current water shortages. Additional discussion addressed education resources, enforcement challenges, including improper connections between water systems, with staff noting current monitoring efforts and the potential need for future regulations.

Mayor Wilkinson opened a public hearing for this item.

Heather McKenzie Campbell, Centerville resident, spoke in support of the ordinance, noting her attendance at Weber Basin classes and preference to preserve water for other needs than her front lawn.

Mayor Wilkinson closed the public hearing.

Councilmember Hirst **moved** to approve Ordinance 2026-05 for Zoning Code Text Amendments to Centerville Zoning Code 12.51 regarding "Landscaping and Screening", for the addition of water conservation amendments and other associated landscaping amendments, with the following findings for action:

Findings:

1. The City Council finds that the proposed text amendments are consistent with the goals, objectives, and policies of the General Plan.
2. The City Council finds that the proposed text amendments do not create detrimental or negative impacts on established zoning areas within the City.
3. The City Council finds that the proposed text amendments are in the best interests of Centerville City.
4. Therefore, the City Council grants approval of this Zoning Text Amendment request.

Councilmember Hayman seconded the motion, which passed unanimously (5-0).

MUNICIPAL CODE AMENDMENTS – WATER-EFFICIENT LANDSCAPING AMENDMENTS – CMC 11.02 (PARKSTRIP AND PARKSTRIP TREES) – ORDINANCE NO. 2026-06

Ms. Romney explained the ordinance made necessary changes to municipal code sections to align with the zoning code amendments just passed. The changes included eliminating the requirement for grass in park strips and updating hardscaping restrictions to maintain storm drain system efficiency while allowing the new landscaping standards.

Councilmember Hayman **moved** to approve Ordinance 2026-06 for Municipal Code Text Amendments to Centerville Municipal Code 11.02 regarding "Parkstrip and Parkstrip Trees", for the amendments to parkstrip areas in conjunction with water conservation amendments and other associated landscaping amendments, with the following findings for action:

Findings:

1. The City Council finds that the proposed text amendments are consistent with the goals, objectives, and policies of the General Plan.
2. The City Council finds that the proposed text amendments do not create detrimental or negative impacts on established zoning areas within the City.
3. The City Council finds that the proposed text amendments are in the best interests of Centerville City.
4. Therefore, the City Council grants approval of this Zoning Text Amendment request.

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

PUBLIC HEARING – CENTERVILLE FEE SCHEDULE AMENDMENTS – PROFESSIONAL SERVICES DEPOSITS – VARIOUS SECTIONS – RESOLUTION NO. 2026-02

Ms. Romney presented a proposal to eliminate the $250 professional services deposit currently required from applicants, explaining that the deposits are always fully used and create unnecessary administrative work. Instead, the cost would be incorporated directly into application fees, streamlining the process without changing overall costs. She noted that more comprehensive fee schedule updates would be addressed in the future.

Councilmember Bangerter requested that future fee adjustments include comparisons with neighboring cities. Councilmember Hayman asked about the timeline for using existing deposits. Staff indicated most outstanding deposits would be reconciled within the next few months as applications are completed.

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

Councilmember Hayman **moved** to approve Resolution No. 2026-02 amending various sections of the Centerville Fee Schedule to eliminate Professional Services Deposits and add such deposit amounts to the applicable application fee. Councilmember Hirst seconded the motion which passed unanimously (5-0).

MUNICIPAL CODE AMENDMENTS – PROFESSIONAL SERVICES DEPOSITS – VARIOUS SECTIONS – ORDINANCE NO. 2026-08

Ms. Romney explained this ordinance eliminated references to professional services deposits in four municipal code sections to align with the fee schedule changes just approved.

Councilmember Hirst **moved** to approve Ordinance No. 2026-08 amending various sections of the Centerville Municipal Code to eliminate Professional Services Deposits and add such deposit amounts to the applicable application fee as set forth in the Centerville Fee Schedule. Councilmember Hayman seconded the motion which passed unanimously (5-0).

PERSONNEL POLICIES AMENDMENTS – MODIFICATION OF OBSERVATION DAY FOR JUNETEENTH – CPP 4.090 – RESOLUTION NO. 2026-03

Ms. Romney reported that the state simplified the Juneteenth holiday observation schedule to follow standard practice: if June 19th falls on Saturday, observe the preceding Friday; if Sunday, observe the following Monday. This eliminates the previous complicated calculation and aligns with State of Utah practices.

Councilmember Plummer **moved** to approve Resolution No. 2026-03 changing the date the Juneteenth holiday is observed by the City to coincide with the observance date of the State of Utah. Councilmember Mecham seconded the motion which passed unanimously (5-0).

SUMMARY ACTION

1. Final Bond Reduction (No Warranty Required) – Parrish Creek PDO Amended – Phase 1 in the amount of $5,000.00

2. Final Bond Reduction (No Warranty Required) – The Hive PUD (Pre-Plat Recording Bond) in the amount of $38,840.00

3. Bond Reduction #3 and Start of Warranty – The Hive PUD (Post-Plat Recording Bond) in the amount of $20,095.00

4. Bond Reduction #1 and Start of Warranty – Hinds Minor Subdivision in the amount of $24,750.00

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

MINUTES

Minutes from the following meetings were reviewed:

- March 3, 2026 Work Session
- March 3, 2026 City Council
- March 18, 2026 Budget Retreat
- March 19, 2026 Budget Retreat
- March 24, 2026 Special City Council

Councilmember Mecham **moved** to approve all sets of minutes with suggested changes. Councilmember Hayman seconded the motion which passed unanimously (5-0).

FINANCIAL REPORT

A financial report for the month of February 2026 was provided with the agenda for review.

COUNCIL REPORT

- Councilmember Hayman reported that the Davis County Mosquito Abatement District hired a new executive director, Greg White, and shared insights from a national conference, noting the district's strong reputation, entomologist shortages, and progress on a new facility.
- Councilmember Hayman praised the Trails Committee's work maintaining trails with minimal funding and noted upcoming proposals for trailhead improvements, partnerships, and safety lighting.
- Councilmember Bangerter reported on Deuel Creek Water Board challenges, highlighting limited water supply capacity, a delayed service start to May 15, potential pump repairs, and the importance of the June 18 shareholders meeting.

MAYOR REPORT

- Mayor Wilkinson reported on community engagement, including school visits, Easter programs, and encouraged council members to participate in upcoming political conventions.
- Mayor Wilkinson noted the upcoming youth conference and encouraged council attendance to CenterPoint Theater's invitation to "Finding Neverland".

CITY MANAGER REPORT

- City Manager Brant Hanson reported he will attend the Utah City Manager's Association conference in St. George and will participate virtually in the next council meeting.

ADJOURNMENT

At 9:05 pm, Councilmember Hirst **moved** to adjourn the meeting, which passed by unanimous vote (5-0).

Jennifer Robison
Jennifer Robison, City Recorder

04/21/2026
Date Approved