

Minutes of the Centerville **City Council** meeting held Tuesday, September 15, 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
Cheylynn Hayman
Rick Bangerter
Gina Hirst

STAFF PRESENT

Brant Hanson, City Manager
Lisa Romney, City Attorney
Jennifer Robison, City Recorder
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
Dave Walker, Deputy Public Works Director
Haley Turner, Community Services Manager
Allen Ackerson, Chief of Police
Sydney DeWees, City Planner

VISITORS

Sean Hall, Parks and Recreation Committee Chair
Tamara and Jim Delahunty
(O'Brien Glass folks)
Michelle Hicks, Davis County Animal Care
Interested citizens

PRAYER OR THOUGHT

Councilmember Rick Bangerter

PLEDGE OF ALLEGIANCE

OPEN SESSION

Trent Larson, Centerville resident, commended Police Chief Ackerson for personally assisting his special needs daughter who had wandered across the street, and also thanked Councilmember Hirst for her responsiveness in returning his call and spending time addressing his concerns.

Larry Smith, Centerville resident, spoke about the America 250 celebration, noting that certain foundational historical events were not prominently featured in local commemorations. He also drew parallels between American founding ideals and current events in South Korea.

Bret Millburn, Centerville resident, introduced himself as an unaffiliated candidate for County Commission in the November election. He cited concerns about a proposed 30% property tax increase and discord within the current commission as factors motivating his candidacy. He highlighted past collaborative efforts with Centerville and expressed his desire to restore strategic vision and inter-city partnerships at the county level. He also noted that the 1/5th sales tax had passed unanimously earlier that day.

1
2 Kyle Green, Centerville resident, requested that the Council consider purchasing and
3 preserving the historic Ron Randall property adjacent to City Hall as a historic site, noting that
4 much of the city's historical building stock had been lost.

5
6 **COMMUNITY MURAL RECOGNITION**

7
8 Sean Hall, Chair of the Parks and Recreation Committee, presented recognitions in
9 connection with the America 250 Community Mural, which now hangs in the Smith Park
10 Pavilion. The mural was conceived as part of the committee's America 250 celebration efforts
11 alongside a time capsule project.

12
13 Tamara and Jim Delahunty were recognized and presented with a token of appreciation
14 for their work in designing and coordinating the mural. Tamara Delahunty described the
15 concept: a scenic depiction of Centerville's landscape flanked by two trees whose leaves were
16 filled in with community fingerprints - from infants to a 99-year-old resident - creating a lasting,
17 community-wide contribution to the piece.

18
19 Representatives of O'Brien Glass were also recognized for volunteering their truck to
20 transport the mural in the parade and display it at the evening celebration event.

21
22 **DAVIS COUNTY ANIMAL CARE UPDATE**

23
24 Michelle Hicks, Director of Animal Care for Davis County, presented a semi-annual
25 update on animal care services, community programs, and Centerville-specific activity. From
26 January through June 2026, Centerville accounted for approximately 4.5% of countywide field
27 calls, recorded 16 adoptions and five owner surrenders, and received 15 park patrols. Ms. Hicks
28 reviewed the department's adoption, enforcement, volunteer, foster, community cat, emergency
29 preparedness, pet food pantry, and lost-and-found programs, and highlighted "Sniff About" and
30 "Weekend Wags" opportunities. She also recommended additional leash, trailhead, and dog
31 waste signage at several Centerville parks. Ms. Hicks recognized 26 Centerville residents who
32 contributed nearly 250 volunteer hours in 2025, expressed interest in participating in future City
33 events, and encouraged the Council to communicate park-specific enforcement concerns.

34
35 **PUBLIC HEARING – ZONING CODE AMENDMENTS – DETACHED ACCESSORY**
36 **DWELLING UNIT (DADU) – CZC 12.58 (DETACHED ACCESSORY DWELLING UNIT**
37 **STANDARDS) AND CZC 12.36.020 (TABLE OF USES FOR RESIDENTIAL USES) –**
38 **TABLED FROM SEPTEMBER 1, 2026**

39
40 Community Development Director Mike Eggett explained that Senate Bill 284 required
41 all applicable Utah cities to adopt a DADU ordinance by October 1, 2026, or default to state
42 minimum standards. This item had been tabled from the September 1st meeting to allow staff to
43 develop alternative policy options. Mr. Eggett summarized the state's minimum requirements:
44 lots of 11,000 square feet or greater must be eligible, DADUs must comply with building, health,
45 and fire codes, conditional use permits cannot be required, and parking cannot be restricted
46 beyond two stalls per unit. He noted that the ordinance would function as a living document
47 subject to future refinement.

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

50
51 TJ & Talia Riley, Centerville residents, advocated for adjustments to the proposed DADU
52 ordinance: allowing flexible placement beyond the rear yard to accommodate irregularly shaped
53 lots, permitting an existing smaller home to be designated as the ADU while a new primary

1 residence is constructed, recognizing that placing the homeowner in a rear structure could
2 improve property management, and scaling the maximum DADU size based on lot size. Mr.
3 Riley emphasized that DADU construction is costly and that economically realistic provisions
4 are necessary to meet the ordinance's housing goals.

5
6 Rick Bangerter, Centerville resident and Councilmember, submitted a thumb drive
7 containing a redlined document he had prepared that integrated his proposed policy
8 considerations into the staff draft, with potential options, in addition to various staff options,
9 shown in red. He noted the document covered design standards, owner occupancy, parking,
10 historic district treatment, and other items, and asked that it be included in the public record. He
11 stated that the ordinance would be considerably impactful on the city and urged the Council to
12 work through the considerations systematically.

13
14 Kyle Green, Centerville resident, expressed concern about the parking implications of
15 DADUs, particularly in older neighborhoods with single-car driveways, noting that complaint-
16 based enforcement had already proven insufficient to address vehicles parked on lawns. He
17 encouraged the Council to carefully consider neighborhood impacts while acknowledging the
18 state mandate.

19
20 Mayor Wilkinson closed the public hearing.

21
22 Mr. Eggett addressed the Riley family's concerns, noting that Planning Commission had
23 also raised questions about alternative lot configurations, infill lot development, and whether
24 DADU placement should be restricted exclusively to rear yards. He acknowledged that no
25 definitive state guidance exists for historic districts, and that Planning Commission had flagged
26 this as needing further study. He characterized the situation as one of "experimentation"
27 statewide, with many cities encountering the same debates. Mr. Eggett explained the ordinance
28 is so large in scope that the city will likely need a version two in three or four months to be
29 further reviewed and modified by Planning Commission, staff, and City Council.

30
31 The Council debated the procedural approach to reviewing the ordinance.

32
33 Councilmember Bangerter **moved** to proceed sequentially through the ordinance,
34 beginning to end, using his integrated redlined document. Councilmember Plummer seconded
35 the motion which failed (2-3) with Councilmembers Hirst, Hayman, and Mecham dissenting, on
36 the grounds that the changes in Councilmember Bangerter's document were too sweeping, and
37 Councilmember Hayman voiced concerns that parts of Councilmember Bangerter's potential
38 options were prepared using AI, and had not been vetted through staff or the Planning
39 Commission process.

40
41 The Council then proceeded to work through the staff-prepared blue-line draft, making
42 the following policy determinations on the alternative options presented:

43
44 **Minimum Lot Size:** The Council voted to adopt a minimum lot size of 8,500 square feet
45 or greater, consistent with the Planning Commission's recommendation, rather than the state
46 minimum of 11,000 square feet or lower alternatives presented. Councilmembers Bangerter and
47 Plummer preferred 6,000 square feet, but the majority deferred to the Planning Commission's
48 recommendation.

49
50 **Combined Internal and Detached ADU:** The Council agreed to permit a property to
51 contain both one internal ADU and one detached ADU simultaneously, provided each
52 independently satisfies applicable standards and that cumulative parking requirements for all
53 three units are met.

1
2 **Utility Metering:** The Council selected Alternative Option 3, allowing property owners
3 the choice of whether to have separate utility meters for the DADU or to share metering with the
4 primary dwelling.

5
6 **Interior Lot Rear Setback:** The Council accepted the staff-recommended setback of 8
7 feet from all rear property lines for interior lots, rejecting the alternative options of 10 or 12 feet.

8
9 **Corner Lot Standards:** The Council approved corner lot setback language developed
10 by staff - 8 feet from the interior rear property line, 8 feet from the interior side property line, and
11 20 feet from the corner/street-side property line - consistent with the existing 20-foot standard
12 for main structures on corner lots. Discussion arose as to whether the 20-foot corner setback
13 was too restrictive, but Councilmembers Hirst and Hayman preferred to keep it pending further
14 Planning Commission review, and the majority agreed.

15
16 **Maximum Height (Alternative Option 1):** After substantial debate, the Council voted to
17 adopt a maximum height of 16 feet, measured using the city's existing height measurement
18 standards (the average of the lowest eave to the tip of the roof, consistent with the construction
19 code standard). The Planning Commission had recommended 20 feet. Councilmember Mechem
20 had initially proposed measuring 16 feet from ground to roof peak as an absolute limit to
21 address concerns about urban shadow and the potential for concealed second-story
22 development. After discussion with City Attorney Lisa Romney regarding the consistency and
23 application of measurement standards, the Council settled on 16 feet using the existing
24 measurement methodology. Councilmembers Bangerter and Plummer would have accepted the
25 Planning Commission's 20-foot recommendation. Councilmembers anticipate further Planning
26 Commission and staff review of maximum height.

27
28 **Gross Square Footage:** The Council accepted the staff-proposed size standards: a
29 minimum of 350 square feet and a maximum of 800 square feet on a single level, or 1,250
30 square feet total with a basement option. Further refinements to maximum square footage for
31 larger size lots to be evaluated by Planning Commission and City Council in the near future.

32
33 **Development Impact Fees:** The Council voted to strike the proposed impact fee waiver
34 provision entirely from this version of the ordinance, directing staff and the Planning
35 Commission to study the issue further, including the implications for the city's moderate income
36 housing reporting to the state, before returning with a recommendation. Ms. Romney noted that
37 simply waiving fees does not eliminate the cost; it transfers it to the city. The Council was also
38 advised that the fee structure may need to be addressed in the fee schedule rather than in the
39 zoning code.

40
41 Director Eggett confirmed he would note all scrivener's errors from his memo and
42 incorporate all policy determinations into the final ordinance. He also indicated he would present
43 a debrief to the Planning Commission for further refinement of outstanding issues, including the
44 historic district, impact fees, and potential infill lot development considerations raised by the
45 Riley family's situation.

46
47 Councilmember Hayman **moved** to approve Zoning Code Text Amendment Ordinance
48 No. 2026-20, enacting a new Chapter 12.58 (Detached Accessory Dwelling Unit Standards) and
49 amending Section 12.36.020 (Table of Uses for Residential Uses), as recommended in the
50 blue-lined version of staff report with the following changes:

- 51
52 1. All of the scrivener's errors identified by Mike Eggett;

2. Under subsection 12.58.040(b)(3.) Number allowed. Only one Detached ADU is allowed for: Alternate Option 3 at 8,500 square feet minimum lot size;
3. Alternate language option under subsection 12.58.040(c) permitting both internal and detached ADUs on the same property with cumulative parking requirements, as refined by staff;
4. Striking the duplicative subsection 12.58.060(c) at the bottom of page 3;
5. Alternate Option 3 on subsection 12.58.060(e) regarding utility metering;
6. Staff's proposed 8-foot setbacks on subsection 12.58.060(f) for interior lots, rejecting all alternatives;
7. Staff's proposed 8/8/20-foot setbacks on subsection 12.58.060(g) for corner lots, rejecting all alternatives;
8. Alternate Option 1 on subsection 12.58.070(f) on the maximum height provision for a Detached ADU at 16 feet measured under existing height measurement standards;
9. Under Table 12.58.070-1 accepting staff-proposed gross square footage standards (350 minimum to 800/1,250 maximum), rejecting the alternate language;
10. Striking paragraph 3 of 12.58.110 regarding development impact fee waivers;
11. Accepting everything else for recommended Centerville Zoning Code 12.58 language that did not have proposed alternatives.

Councilmember Bangerter proposed an amendment to modify the *Purpose* section as exactly stated in Midvale City's ordinance to read:

"Purposes of the standards in this chapter are to 1) create new housing units while respecting the appearance, neighborhood character, and scale of single-family residential development, 2) provide more housing choices in residential zones, 3) allow more efficient use of existing housing and large yards, 4) provide housing options for family caregivers, adult children, aging parents, and families seeking smaller households, 5) offer a means for residents, particularly seniors, single parents, and families with grown children to remain in their homes and neighborhoods and obtain extra income, security, companionship, and services, 6) broaden the range of affordable housing options throughout the city."

Councilmember Hayman did not accept Councilmember Bangerter's amendment, stating that while she agrees with the importance of most of those reasons, she wants to keep the *Purpose* statement streamlined and keep what staff had recommended.

Councilmember Hirst seconded the motion, which passed (3-2) with Councilmembers Mecham and Bangerter dissenting. Councilmember Mecham voted nay due to continued concern about the 16-foot height allowance. Councilmember Bangerter voted nay, stating the public deserved more thorough Planning Commission and City Council review of the ordinance and various options before adoption.

PUBLIC HEARING – MUNICIPAL CODE AMENDMENTS – BOUNDARY LINE ADJUSTMENTS, BOUNDARY ESTABLISHMENT, AND EXCHANGE OF TITLE CHANGES – CMC 15.09.140 (EXCHANGE OF TITLE)

City Planner Sydney DeWees presented the proposed amendments to CMC 15.09.140 bringing the city into compliance with state statutes governing boundary line adjustments and boundary line establishments, updating the definitions, application requirements, and approval documentation processes. The Planning Commission had unanimously recommended approval at its most recent meeting. No questions were raised by the Council.

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

3
4 Councilmember Hayman **moved** to approve the Municipal Code Text Amendment for
5 CMC 15.09.140 as set forth in Ordinance No. 2026-21. Councilmember Hirst seconded the motion
6 which passed unanimously (5-0).

7
8 **PUBLIC HEARING – FINE SCHEDULE AMENDMENTS – VIRTUAL CURRENCY**
9 **KIOSK VIOLATIONS AND NCIC CODES FOR OTHER VIOLATIONS**

10
11 City Attorney Lisa Romeny explaining that at the prior Council meeting, an ordinance was
12 adopted prohibiting virtual currency kiosks within the city. This action adds the corresponding
13 violation to the City's fine schedule and to the state SMOT violations list, enabling citation
14 issuance. The proposal designates the violation as a Class B Misdemeanor with a suggested fine
15 of \$500, consistent with comparable violations in the existing fine schedule. The existing kiosk
16 operator has a 60-day transition period to remove equipment; this ordinance is intended to be in
17 place before that period expires.

18
19 Ms. Romney also noted that she had identified missing NCIC codes in the fine schedule
20 from a prior amendment cycle and had slotted in what she believes to be the correct codes,
21 subject to final confirmation with the justice court supervisor.

22
23 Mayor Wilkinson opened a public hearing for this item. No comments were made, so he
24 closed the public hearing.

25
26 Councilmember Hirst **moved** to approve Ordinance No. 2026-22 amending the Centerville
27 Fine Schedule to add fines and penalties for Centerville Municipal Code violations regarding
28 Virtual Currency Kiosks under CMC 7.10 and NCIC Codes for other violations. Councilmember
29 Hayman seconded the motion which passed unanimously (5-0).

30
31 The council took a break at 9:57 pm, and reconvened at 10:06 pm.

32
33 **MUNICIPAL CODE AMENDMENTS – JUSTICE COURT AMENDMENTS – CMC 4**
34 **(JUSTICE COURT)**

35
36 Ms. Romney presented comprehensive amendments to Title 4 (Justice Court) of the
37 Centerville Municipal Code, incorporating state law changes dating back to 2019 that had not
38 previously been codified locally. Updates include changes to judge compensation reporting
39 requirements, security surcharges, prosecutor modifications, small claims amounts, and various
40 structural reorganizations for clarity. The Justice Court judge and supervisor were provided copies
41 and raised no objections. Ms. Romney characterized the amendments as non-discretionary
42 updates to align city code with current state law.

43
44 Councilmember Hirst **moved** to approve Ordinance No. 2026-17 amending various
45 provisions of Title 4 regarding the Justice Court to bring Centerville Municipal Code provisions
46 into compliance with State law amendments. Councilmember Hayman seconded the motion
47 which passed unanimously (5-0).

48
49 **MUNICIPAL CODE AMENDMENTS – OPEN SESSIONS – CMC 02.01.125**

50
51 City Attorney Lisa Romney and City Manager Brant Hanson presented this item,
52 explaining the rationale for codifying open session guidelines. Ms. Romney noted that open
53 sessions are not required by state law but are a privilege offered by the Council. Training from

1 the Utah League of Cities and Towns had highlighted instances statewide of disruptive or off-topic
2 public comment monopolizing meeting time. The proposed ordinance formally designates City
3 Council meetings as a limited public forum, defines permissible subject matter as city business,
4 limits speakers to up to three minutes (or five minutes if representing a group), and sets a 60-
5 minute cap on open session. The ordinance also provides that written or digital comments may
6 be submitted to the City Recorder.

7
8 Councilmember Hayman raised a concern about the enforceability and consistency of the
9 three-minute limit and emphasized that if the policy is adopted, it must be applied uniformly
10 regardless of whether the Council agrees with the speaker's views. Mr. Hanson noted that the
11 intent was not to rigidly cut off speakers at exactly three minutes in routine circumstances, but to
12 have a codified standard available for situations where open session becomes genuinely
13 disruptive or is used for filibustering. Ms. Romney confirmed that regulation of content is not the
14 goal, regulation of conduct and relevance is. The Council was comfortable with the word "shall"
15 for the time limit, provided enforcement is applied consistently.

16
17 Councilmember Bangerter requested that the written comments provision include
18 language specifying that digitally submitted materials become part of the public record. Ms.
19 Romney noted the distinction between the public record and formal meeting minutes, and
20 expressed practical concern about the City Recorder's obligation to store and retain unlimited
21 digital submissions. The Council agreed that individual members could request particularly
22 notable submissions be incorporated into the minutes, as is current practice, without mandating
23 that all submissions become formal public records.

24
25 Councilmember Hirst **moved** to approve Ordinance No. 2026-18 enacting Section
26 2.02.125 of the Centerville Municipal Code regarding Open Sessions and designating City Council
27 meetings as limited public forums. Councilmember Plummer seconded the motion which passed
28 unanimously (5-0).

29
30 **CITY COUNCIL BOARDS AND COMMITTEES APPOINTMENT LIST AMENDMENTS –**
31 **CITIZEN CORPS COMMITTEE AND HISTORIC PRESERVATION COMMISSIONS**

32
33 The Mayor presented amendments to the Council's board and committee appointment
34 chart to reflect the recent creation of the Citizen Corps Committee and the Historic Preservation
35 Commission. The updated assignments placed Councilmember Mecham as Council liaison to the
36 Historic Preservation Commission, Councilmember Bangerter as Council liaison to the Citizen
37 Corps Committee, and added the Mayor as the Council representative to the Centerville
38 Corporate Park Owners Association. All other assignments remain unchanged.

39
40 Councilmember Hayman **moved** to approve Resolution No. 2026-25 amending the City
41 Council appointments to districts, boards, and committees to amend the references to the Citizen
42 Corps Committee and the Historic Preservation Commission. Councilmember Mecham seconded
43 the motion which passed unanimously (5-0).

44
45 **INTERLOCAL AGREEMENT WITH DAVIS COUNTY FOR HIGHWAYS OR PUBLIC**
46 **TRANSIT PROJECT REIMBURSEMENT – 1250 WEST SIDEWALK PROJECT**

47
48 Public Works Director Mike Carlson presented the proposed Interlocal Agreement with
49 Davis County regarding reimbursement for the 1250 West sidewalk/trail project from Parrish Lane
50 to the freeway overpass. The City had previously received a TIP grant providing 60 percent state
51 funding and a 40 percent City match, and staff secured an additional \$1 million from Davis
52 County's 4th Quarter Sales Tax funding, reducing the City's contribution to approximately \$79,000
53 of the \$1.499 million project. The trail would be constructed of concrete along the west side of

1 1250 West to connect existing trail segments, with adjacent Legacy development responsible for
2 its own frontage improvements. Councilmember Bangerter expressed support for the project as
3 an enhancement to the corridor and potential catalyst for economic development.
4

5 Councilmember Bangerter **moved** to approve Resolution No. 2026-28 entering into an
6 Interlocal Agreement with Davis County for Highways or Public Transit Project Reimbursement
7 for 1250 West Sidewalk Project and authorize the Mayor to execute the same on behalf of the
8 City, subject to filling in the Term in Section 6 prior to final signature. Councilmember Hayman
9 seconded the motion which passed unanimously (5-0).
10

11 **SUMMARY ACTION**

12
13 Councilmember Hirst **moved** to approve the bid award for the Salt Shed Asphalt replacement
14 to Post Asphalt in the amount of \$36,300.00. Councilmember Plummer seconded the motion
15 which passed unanimously (5-0).
16

17 Councilmember Bangerter **moved** to approve bond reduction #1 and start of warranty for
18 Mueller Subdivision in the amount of \$66,907.50. Councilmember Hirst seconded the motion
19 which passed unanimously (5-0).
20

21 **MINUTES**

22
23 Minutes from the following meetings were reviewed:
24

- 25 • August 18, 2026 Closed Session Minutes
- 26 • August 25, 2026 Special City Council Minutes
- 27 • September 1, 2026 Work Session Minutes
- 28 • September 1, 2026 Closed Session Minutes
- 29 • September 1, 2026 City Council Minutes
- 30 • September 1, 2026 Closed Session Minutes
- 31 • September 9, 2026 Special City Council Minutes
- 32 • September 9, 2026 Closed Session Minutes
33

34 Councilmember Bangerter **moved** to approve all minutes as written. Councilmember Hirst
35 seconded the motion which passed unanimously (5-0).
36

37 **APPOINTMENTS**

38
39 Councilmember Hirst **moved** to approve the appointments of Dallas Morgan, Darin
40 Staples, Dick Leatham, Don Wood, Gary Sens, and Jeff McBride to the Citizen Corps Committee.
41 Councilmember Mecham seconded the motion which passed unanimously (5-0).
42

43 Councilmember Bangerter **moved** to approve the appointment of members to the Historic
44 Preservation Commission: Nancy Smith, Blair Parrish, Jim Morgan, Robin Jensen, Spencer
45 Packer, Jana Taylor, Alyson Childs. Councilmember Hirst seconded the motion which passed
46 unanimously (5-0).
47

48 **FINANCIAL REPORT**

49
50 A monthly financial report for August 2026 was included in the packet for review.
51

52 **COUNCIL REPORT**

53

- Councilmember Plummer reported that Parks and Recreation has concluded its summer programming and is now focused on developing the Parks and Recreation Master Plan, which will be the committee's primary focus through the remainder of the year
- Councilmember Plummer reported that the Tree Board will recognize Sarah Stettler for her service as a founding member and is seeking applicants to fill the resulting vacancy.
- Councilmember Bangerter reported that the Deuel Creek Irrigation District has shut off the irrigation system for the season, with approximately 60 of 2,000 meters remaining to be installed; he noted efforts to secure a new contractor and ensure timely grant compliance
- Councilmember Hayman reported five confirmed human cases of West Nile virus in Davis County, noting a 12% infection rate in mosquito trap pools compared to the typical 3–4% and encouraging residents to continue using insect repellent and monitor for neurological symptoms

MAYOR REPORT

- Mayor Wilkinson reported on a COG meeting with Davis County mayors and commissioners, including a tour of the new Davis County Emergency Management Center, and expressed interest in arranging a future Council field trip
- Mayor Wilkinson reported that the September 12 Centerville 9/11 Day of Service Blood Drive collected 60 units, 15 more than the prior year and the second-largest drive on record, producing up to 180 blood products
- Mayor Wilkinson reminded the Council and public of the upcoming Emergency Preparedness Fair, Episcopal Community Dinner, and Davis County Fire Department Elected Officials Day on September 26.

CITY MANAGER REPORT

- No report.

ADJOURNMENT

At 10:54 pm, Councilmember Hirst **moved** to adjourn the City Council meeting which passed unanimously (5-0).



Jennifer Robinson, City Recorder

10/6/2026

Date Approved

