

1 Minutes of the Centerville City Council **work session** held Tuesday, November 4, 2015 at 5:40  
2 p.m. at the City Hall Council Chambers, 250 North Main Street, Centerville, Utah.

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4 **MEMBERS PRESENT**

5  
6 Mayor Paul A. Cutler  
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8 Council Members Ken S. Averett  
9 Tamilyn Fillmore  
10 John T. Higginson  
11 Stephanie Ivie  
12 Lawrence Wright

13  
14 **STAFF PRESENT**

15 Steve Thacker, City Manager  
16 Lisa Romney, City Attorney  
17 Cory Snyder, Community Development Director  
18 Randy Randall, Public Works Director  
19 Katie Rust, Recording Secretary

20 **STAFF ABSENT**

21 Blaine Lutz, Finance Director/Assistant City Manager

22 **VISITOR**

23 Dan Sonntag, MGB&A

24 Steve Thacker, City Manager, demonstrated right-of-way information obtained from  
25 UDOT regarding the South Main Street Corridor (SMSC). UDOT requires a 14-foot clear zone  
26 (vertical obstructions limited to break-away items) on a 40 mph or less State road. UDOT wants  
27 the three lanes on Main Street (northbound, southbound, and turning lane) to each measure at  
28 least 12 feet wide. UDOT's lateral offset requirement eliminates all vertical obstructions within  
29 18 inches of the back of the curb. Trees outside of the lateral offset zone within the clear zone  
30 may not exceed four inches in diameter. On Main Street, approximately seven feet of the eight-  
31 foot right-of-way behind the curb is within the clear zone. Councilwoman Fillmore said she feels  
32 the UDOT standards only consider the safety of drivers, not the safety of pedestrians on the  
33 sidewalks. She added that National standards for arterial and local road lane width have a  
34 range of 10'-12' or 9'-12', and there has been some research to show that safety is greater with  
35 narrower lanes. Councilman Wright commented that the many residential stone mailboxes and  
36 retaining walls on Main Street are in violation of the State's clear zone standard. Randy  
37 Randall, Public Works Director, agreed, but said that enforcement is the issue. Mr. Thacker  
38 explained that the first 10-foot public zone included in the proposed Public Space Plan extends  
39 two feet beyond the right-of-way, and the second 10-foot zone is within private property.

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41 Dan Sonntag with MGB&A, a landscape architecture and land planning firm specializing  
42 in urban design and improvement, showed a photograph of a portion of the sidewalk on Main  
43 Street. Mr. Sonntag said his goal with the project is to enhance the pedestrian environment  
44 (safety, comfort, make it interesting), and enhance the commercial zone (create a sense of  
45 arrival; encourage commercial redevelopment). He presented two options prepared for the  
46 SMSC. The first option includes a six-foot sidewalk, improved street lighting, and no large trees  
47 within the clear zone. The second option would create a more urban feel with additional  
48 hardscape to widen the pedestrian corridor. Mr. Sonntag showed design variants for the street  
49 edge (tall grasses, planter boxes, etc.), and the Council discussed the possibilities. Mr. Sonntag  
50 and Mr. Snyder explained that UDOT would ideally prefer no less than 350 feet between access  
51 points on Main Street, with access moved to local streets. Mayor Cutler asked if improvements  
52 can be required on corners. Mr. Snyder responded that the current ordinance addresses  
53 corners and encourages enlarged entry on corners. UDOT has review authority on site plans  
54 with significant change of use.

1 Councilman Wright asked if the impact on residents has been considered. Mayor Cutler  
2 responded that the ordinance applies to redevelopment, not existing use. Councilman Wright  
3 repeated his concern regarding retaining walls and implementation. Councilwoman Fillmore  
4 expressed gratitude that the Parrish Lane guidelines were put in place before the large Walmart  
5 development project. She pointed out that, over time, other Parrish Lane properties have  
6 redeveloped subject to the same guidelines. A plan is necessary to guide future  
7 redevelopment. Councilman Wright commented that Main Street is different from Parrish Lane.  
8 Councilwoman Fillmore added that each parcel would be evaluated individually. Mr. Snyder  
9 stated that when the SMSC Plan was put in place in 2008, the mixed-use component was  
10 considered the most likely tool to incentivize redevelopment. He urged the Council to consider  
11 whether the changes discussed now would continue to encourage redevelopment. If the SMSC  
12 Plan is watered down too much, only existing uses will be likely. He added that if mixed-use is  
13 eliminated from the ordinance, the Public Space Plan would be very different.

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15 Councilman Wright stated the desire of the public is to reduce or eliminate density, more  
16 than to incentivize redevelopment. Mayor Cutler responded that planning for the future of the  
17 street can still occur with reduced density. Councilwoman Fillmore referred to the flexibility  
18 shown by Brighton Homes on the O'Brien property, and said she does not feel mixed-use is the  
19 only possible incentive for redevelopment. Councilwoman Fillmore added that the options  
20 presented by Mr. Sonntag are not cost prohibitive. In some cases the maintenance cost for the  
21 property owners would be reduced. Mr. Randall pointed out the current ordinance would need  
22 to be revised to allow concrete in the park strips. He also emphasized the need to coordinate  
23 revitalization of the various utilities, and added that colored concrete can be difficult to match  
24 when later utility access is needed. He mentioned that using a lot of concrete in the City's park  
25 strips is avoided because of runoff. All ramifications need to be considered. Mr. Randall  
26 responded to a question from Councilwoman Fillmore stating that widening the sidewalks on  
27 Main Street is an admirable goal consistent with Complete Streets. Mr. Sonntag commented  
28 that utility redevelopment provides a perfect opportunity to improve the surface area.

29  
30 Mayor Cutler asked Mr. Snyder and Mr. Sonntag how they would prioritize the  
31 suggested improvements. Mr. Snyder responded that proposed requirements for the 10-foot  
32 zone on private property are fairly intense and could be loosened to more of a performance  
33 standard, placing more focus on the first 10 feet with curb and sidewalk. He said he would  
34 widen the sidewalks if he could only do one thing. Mr. Randall agreed. Councilwoman Fillmore  
35 commented in favor of the planting-at-grade option presented by Mr. Sonntag, and expressed  
36 confidence that a unified look and framing can be created while complying with UDOT  
37 standards. She agreed that requirements for the second 10-feet could be more flexible.  
38 Councilman Wright asked if the Public Space Plan could be separated from the ordinance and  
39 considered by the next Council. Mr. Snyder pointed out that the TZRO was put in place with the  
40 intention to have something on the books at expiration. Councilman Wright said he feels the  
41 TZRO was put in place to consider zoning and density, and the next step is the public space  
42 component. Mr. Snyder said the risk is that any applications submitted in the mean time would  
43 not be held to the future decisions. Councilwoman Fillmore said she views the Public Space  
44 Plan as an opportunity to finish one of the goals set by the Council for the year, and she feels it  
45 would be foolish to not put something in place to provide protection. Councilman Wright  
46 expressed the opinion that not enough time has been spent to know what design is best.

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48 A majority of the Council agreed on the six-foot sidewalk requirement. Councilman  
49 Wright said he feels park strips should allow full access to utilities, with no cement or trees.  
50 Councilwoman Fillmore pointed out that the Planning Commission was very clear on the desire  
51 for vertical elements to create a framed, separate feeling between street and sidewalk. She  
52 agreed that trees are too complicated and difficult for the park strip, but emphasized that  
53 pedestrian lighting and tall grasses do not have the same conflict. Councilman Higginson

1 agreed that something needs to be in place before the TZRO expires. Mr. Randall said that the  
2 location and placement of the different utilities can be difficult. Mr. Thacker pointed out that one  
3 of the proposed options would provide extended public utility easement. Councilman Averett  
4 agreed that a plan needs to be in place, and said he likes the planter-at-grade concept. The  
5 Council and staff discussed standards, requirements, and flexibility. The ordinance currently  
6 requires property owners to maintain improvements. Mr. Randall said the city has found that  
7 not all property owners maintain required improvements. He suggested the city would need to  
8 maintain the required improvements to keep the desired appearance, or have requirements that  
9 are less difficult. Mr. Snyder suggested three options: property owners could be expected to  
10 maintain improvements; the city could take over maintenance with the General Fund; or the city  
11 could oversee maintenance with property owners paying a streetscape fee.  
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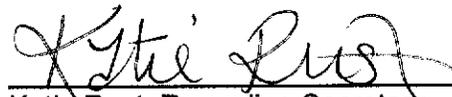
13 Mayor Cutler stated that, if the Council is not inclined to require improvements in the  
14 park strip, a symmetric plan does not make sense. Councilwoman Fillmore disagreed with  
15 Mayor Cutler's comment that symmetry does not matter, stating that symmetry improves  
16 pedestrian safety. Councilwoman Ivie said she likes the idea of changing the park strip area,  
17 but agreed with Councilman Wright that she does not yet know what to change. She asked if  
18 the Council could place some kind of hold and make a decision later. Ms. Romney responded  
19 that her suggestion would be problematic after the TZRO is lifted. Mr. Snyder suggested the  
20 Council could define some public space parameters, but not set specific design.  
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22 **ADJOURNMENT**

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24 The work session was adjourned at 6:58 p.m.  
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30 Marsha L. Morrow, City Recorder

11/17/15  
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Date Approved

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35 Katie Rust, Recording Secretary  
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