

Minutes of the Centerville City Council and Planning Commission joint **work session** held Wednesday, September 7, 2016 at 7:00 p.m. in the Centerville City Council Chambers, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Mayor	Paul A. Cutler
Council Members	Tamilyn Fillmore William Ince Stephanie Ivie George McEwan Robyn Mecham

PLANNING COMMISSIONERS PRESENT

Chair	David P. Hirschi
Commissioners	Cheylynn Hayman Logan Johnson Scott Kjar Becki Wright

COMMISSIONERS ABSENT Kevin Daly
Gina Hirst

STAFF PRESENT Steve Thacker, City Manager
Lisa Romney, City Attorney
Cory Snyder, Community Development Director
Katie Rust, Recording Secretary

STAFF ABSENT Blaine Lutz, Finance Director/Assistant City Manager

PLEDGE OF ALLEGIANCE

PRAYER/THOUGHT Councilman Ince

SOUTH MAIN STREET CORRIDOR PUBLIC SPACE PLAN

Mayor Cutler welcomed the property owners in attendance and emphasized that specific suggestions regarding the South Main Street Corridor (SMSC) Public Space Plan would be most helpful to the Council and Planning Commission. He explained that staff is researching additional options, including the possibility of a revolving loan fund, and the possibility of incentivizing improvement with grants. Councilwoman Fillmore pointed out that proposed changes would happen over time as major redevelopment occurs. The Public Space Plan adopted in November of last year includes the following elements:

1. Wider sidewalks (6' instead of 4' or 5')
2. Park strip on both sides of Main Street
3. Periodic hardscape materials like pavers or colored concrete in the park strip and the 10' behind the sidewalk
4. Decorative elements like planter boxes, benches
5. Decorative pedestrian lighting
6. Enhanced landscaping for 10' behind the sidewalk: (such as trees, shrubs, pavers/patios, hiding of utility boxes, etc.)

1 Councilman Ince pointed out that the current Plan places the financial obligation of the
2 improvements on the owner/developer, and recognized that asking property owners to maintain
3 elements in front of their property would not be sustainable in the long run. The Planning
4 Commission has recommended the City pay for maintenance of elements in the public space.
5 The current requirements apply to new development and redevelopment expanding a structure
6 by more than 30%, or increasing value by more than 50%. The Mayor opened the meeting to
7 public comment at 7:20 p.m.

8
9 Gary O'Brien – Mr. O'Brien owns the O'Brien Glass property and neighboring properties
10 on Main Street between 300 and 400 South. Mr. O'Brien expressed disappointment that he was
11 not aware of the Plan when it passed last November. He asked if the City has any idea what
12 the required improvements would cost property owners. Mr. Thacker presented cost estimates
13 prepared by Dan Sonntag, the landscape engineer under contract with the City, for two
14 scenarios: (1) one cycle of the A&B design pattern (80 feet); and (2) 80 feet of sidewalk and
15 park strip. A copy of the estimates is attached. Mr. O'Brien pointed out that, in his opinion, only
16 the property owners would be impacted by the Plan. He agreed that something needs to be
17 done, and said he was previously trying to do get something done with a developer. Mr. O'Brien
18 said he knows he will have to pay for the improvements one way or another. He said that, since
19 neighbors of his property are not in favor of town homes, he is not sure what he could build on
20 his property; he is not sure he can sell the property and break even with the current Plan. Mr.
21 O'Brien asked if the City will require others to tear down their buildings to have everything
22 matching. Mayor Cutler responded the City will absolutely not require that. The Plan does not
23 affect property owners who do not redevelop.

24
25 Ann Fadel – Ms. Fadel pointed out that from the sidewalk to the road is public space,
26 and everything behind the sidewalk is private property. She referred to a survey question that
27 asked if citizens would want Main Street improved, and stated that of course citizens want it
28 improved, but the property owners are the ones who would have to pay for it. She commented
29 that the requirements would take some of her front property, and added that space for snow
30 storage needs to be considered. Ms. Fadel said she loves the idea of beautification of
31 Centerville, but Main Street does not need any of the elements of the Plan. She said she loves
32 the idea of uniform pedestrian lighting.

33
34 Spencer Summerhays – Mr. Summerhays said it would be helpful to have clarification
35 regarding whether the City would use eminent domain to get the necessary square footage.
36 Mayor Cutler responded there are no plans to take any property, and no plans for the City to
37 force these improvements. Improvements would happen when redevelopment occurs.

38
39 Ms. Fadel said she would love to improve her property, but she does not get business
40 from people just driving down Main Street. Councilman McEwan said he does not see this Plan
41 surviving in its current form. The question is what it needs to look like. Ms. Fadel said she
42 would love to see benches and garbage cans at bus stops, and she would be willing to pay for a
43 light structure, but she expressed concern over liability.

44
45 K. Knighton – Mr. Knighton said he thinks Main Street looks fine the way it is and should
46 be left alone. Improvements would not attract business to Main Street. He expressed the
47 opinion that property owners already lost out when Walmart went in. Mr. Snyder commented
48 that in the past some property owners in the city participated in a Special Improvement District
49 to help pay for existing infrastructure.

50
51 Councilman McEwan asked Ms. Romney about liability with the hardscape A/B model.
52 Ms. Romney responded that staff is recommending an offset model with hardscape only in the
53 public right-of-way, which is different from the Planning Commission recommendation. The City

1 is typically responsible to ensure sidewalk is maintained in good condition. Mr. Snyder
2 commented that Main Street is a UDOT owned facility, and discussions of liability would need to
3 include UDOT. The public right-of-way is generally eight feet on both sides of the roadway, but
4 varies some. Councilman McEwan stated he is uncomfortable with the number of unknowns
5 related to maintenance and liability.

6
7 Maureen Huffaker – Ms. Huffaker stated her family owns the Huffaker dental office on
8 Main Street. She pointed out that Centerville is not Park City. She would like to see the City
9 help Main Street businesses be successful, and not place additional burdens on the property
10 owners. She commented that inconsistent sidewalk widths as different property owners make
11 changes would look ridiculous. She referred to undeveloped land behind the dental office and
12 asked if development of the land would trigger the requirements. The loss of front property
13 would result in loss of important parking space.

14
15 Bruce Pitt – Mr. Pitt commented that the loss of parking space would reduce property
16 value.

17
18 Mr. Snyder responded to Ms. Huffaker that multiple options are available. If the land
19 were developed commercially which increased the gross floor area greater than 30%, the
20 property would be subject to the six requirements. Mr. Snyder also reference an earlier request
21 to subdivide the property and develop the back area as residential. Mayor Cutler emphasized
22 the need to look to the future and have standards in place. Ms. Huffaker responded that there
23 were standards in place when they built the building eight years ago. Councilman McEwan
24 commented that bike lanes and on-street parking cannot coexist. Mr. Snyder agreed it is
25 difficult to have both.

26
27 Jeff Cook – Mr. Cook said he has been attending Council and Planning Commission
28 meetings in Centerville for 40 years, and he feels things have gotten dramatically better. He
29 expressed appreciation for excellent City staff, particularly Cory Snyder and the Planning
30 Department staff. He said he helped the Huffaker family with construction of the dental office,
31 which conformed to City regulations when it was built. Mr. Cook expressed the opinion that it
32 would be unfair to change things to the point that the Huffakers could not build as originally
33 planned. He said Centerville is a small enough city that properties should be considered
34 individually, one at a time. He said he would love to beautify Main Street, but not with property
35 owners paying a majority of the cost. If extra land is needed, compensation should be given.
36 He emphasized the need to make sure all properties on Main Street have space for snow
37 removal. Mr. Cook said he feels benches only work in specific areas like bus stops. He said he
38 thinks wider sidewalks would be sufficient for snow removal on the west side on Main Street;
39 park strips may not be necessary. Mr. Cook said the city needs to have something in place that
40 will work in front of all properties, not just some of them.

41
42 Mr. Pitt pointed out that right now his property has a three-foot park strip and four-foot
43 sidewalk. As he understands it, the current Plan would require him to surrender 11-feet. The
44 Council and Planning Commission discussed whether or not water-wise plants could survive in
45 the park strips with the volume of snow removed on Main Street every winter. Mr. Pitt
46 suggested that flower pots hanging from existing infrastructure and the flags along Main Street
47 would create a feeling of continuity. Mr. Cook said he hopes the city can work with existing
48 public space. Mr. Snyder commented that retaining walls will be an issue for several properties
49 on the west side of Main Street if redevelopment occurs. Mr. Cook responded that he will build
50 up his property rather than use retaining walls. Every property has inherent issues to deal with.
51 Mr. Cook expressed confidence that nice things can be accomplished if the city is conservative
52 and does not get carried away.

1 Jennifer Turnblom – Ms. Turnblom said she owns property on the east side of Main
2 Street. She said she has a major problem with tall elements in the mow strip that would block
3 driver visibility. She said she does not think wider sidewalks make sense for just a few blocks of
4 the street. She said she has heard people comment that they are moving to Centerville
5 because of the lack of sidewalks. Ms. Turnblom said she feels property owners will do what
6 they can to make their properties look nice. As a property owner, she does not want to be told
7 what improvements to make. She said she would love to see the Christmas lights turned on
8 along Main Street. She said she agrees with removing benches from the Plan, and said she
9 does not know how the city would get approval for removing or replacing existing light poles.
10 She commented that adding new, lower lights to existing poles would be nice. She
11 acknowledged that tree roots pushing up portions of sidewalk is a problem. Requiring specific
12 elements would be too much government regulation. Ms. Turnblom suggested the city put
13 together a list of trees that grow well in Centerville for citizens to refer to. She commented that
14 the east side of the area in question is part of Centerville's historic district, and said she would
15 like to see it stay looking like a historic Main Street. She said she feels tall grasses would
16 worsen the mosquito problem, and would be in the way for viewing the 4th of July parade. She
17 suggested the city consider using a drip system rather than a sprinkler system in the park strips.
18

19 Lynette Ricks – Ms. Ricks said she owns the car wash on Main Street. She said she
20 feels the current plan is anti-business. She would not be able to expand without losing business
21 space. She said she does not mind the hanging pots idea, and does not mind a little
22 landscaping, but she would not want to put in anything that blocks a driver's line of sight. She
23 said she could not widen the sidewalk on her property without impacting her business.
24

25 Mr. Pitt suggested that the current Plan would work if all of Main Street were
26 redeveloped by the same developer. On an individual basis, he feels it is taking away property
27 rights. Property values go down when owners cannot do anything with their property. He said
28 he feels continuity could be achieved all along Main Street without unreasonable requirements.
29 Mr. Pitt said he feels the city should scrap the current Plan and enhance the elements and
30 infrastructure already in place, looking at each property individually. He said he feels the
31 current Plan is flamboyant and will not help the property owners. Commissioner Wright said she
32 likes Mr. Pitt's hanging planter idea. She pointed out that a lot of citizens in Centerville like to
33 participate in the community through financial donations and volunteer time. Mayor Cutler
34 confirmed that a majority of the cost of extending the flags and brackets along Main Street in
35 2015 was donated by citizens. Mr. Pitt suggested the design work for the Plan could have been
36 donated by someone who loves Centerville. He suggested the community would come together
37 and beautify Main Street in little ways if given the opportunity. Mr. Pitt said he is saddened that
38 it takes so long to put together and agree on a plan.
39

40 Mr. Summerhays provided a rough drawing of a suggestion. He commented that people
41 are not going to walk on Main Street to accomplish errands. Looking at safety issues, he
42 suggested flashing crosswalk lights on Main Street at Porter Lane, Center Street, and 200
43 North. He suggested symmetry with park strips both east/west and north/south. Mr.
44 Summerhays said he feels all of Centerville would benefit from a cohesive plan. For funding, he
45 suggested a two-pronged approach: a small city-wide development fee for the public space
46 improvements, with property owners contributing a small portion when development occurs. He
47 added that drought-tolerant low grasses do survive Utah winters.
48

49 Kim Samuelson – Mr. Samuelson said he has property on Main Street. He expressed
50 appreciation for all the work that has been done by the Council and Planning Commission. He
51 said he feels it should be law that those who would be affected by change should be notified.
52 He said he feels it is wrong that the Plan passed last November without the property owners
53 knowing about it. Mr. Samuelson said he does not think it would be fair for the city to take up to

1 18 feet and dictate what can be done. He insisted that practicality should be considered. He
2 said he has been maintaining snow removal on the west side with five-foot sidewalks and no
3 park strip. He stated that the telephone poles are ugly and should be taken out and replaced
4 with cement in park strips for uniformity.

5
6 Mr. Cook said he feels Centerville needs more crosswalks on Main Street. Mayor Cutler
7 commented that City Council agendas are available on the City website, and citizens can sign
8 up for email delivery to stay informed. Mr. Snyder clarified that a notice was sent to every
9 property owner about the Public Space Plan. He said he thinks there has been confusion
10 between the notice sent for the Public Space Plan and the process that also resulted in
11 amendments because of the TZRO. Councilman McEwan asked what would happen if the
12 Council were to repeal the Plan and revert to previous regulations. Mr. Snyder responded that
13 edits made as a result of the TZRO would remain - reduced density and changed setbacks, with
14 standard UDOT specs for sidewalk and park strip. Councilwoman Mecham asked if the Public
15 Space Plan was originally tied to density. Mr. Snyder explained that the Main Street study done
16 in 2007 included suggestions for ordinances and street-scape that included the idea of re-
17 development with residential mixed use. The Main Street General Plan adopted in 2008
18 included zoning ordinances regulating setbacks and density, with the intention to adopt a public
19 space plan. The public space plan was not tied to density, but the assumption was that the
20 SMSC would have more residential uses and would need more walkability. Councilwoman
21 Fillmore commented that there are a lot of small towns in Utah with historic main streets without
22 a residential element that have still done some level of beautification to help revitalize.

23
24 Councilman McEwan expressed the opinion that the current plan is overreach,
25 disincentivizing redevelopment. Centerville has multi-generational property ownership on Main
26 Street. Councilman McEwan said he does not think symmetry could be developed with the
27 current Plan structure in this environment. Commissioner Wright suggested Centerville start
28 with hanging flower pots and go to the citizens for further support. Councilman McEwan
29 agreed, and mentioned Cedar City as an example. Councilwoman Mecham commented that
30 east winds should be remembered when talking about hanging flower pots, but she thinks flags
31 would be great. Commissioner Kjar pointed out that flowers have to be watered every day or
32 they die. Councilwoman Fillmore added that a lot of things can beautify a property and cost the
33 property owners less in the long run than having to mow and water lawn. Councilman McEwan
34 said he thinks it is important to trust property owners with the beautification of their own
35 property. Chair Hirschi responded that beautification and upkeep on Main Street has been
36 inconsistent, and he feels it is important to present the idea of making improvements and gently
37 encourage change over time. Councilman McEwan agreed, but pointed out that the current
38 Plan does not include enough incentive for the property owners. Councilman Ince commented
39 that he thinks newness drives the feel of an area.

40
41 Responding to a question from Mr. O'Brien, Mayor Cutler explained that UDOT tries to
42 minimize the number of outlets onto a street. Mr. Snyder agreed that UDOT has a policy to
43 reduce the number of curb cuts. UDOT will reconsider right-of-way if a substantial change or
44 redevelopment occurs.

45
46 Eileen Turnblom – Ms. Turnblom said she is sure Mr. Pitt and Mr. O'Brien could put in
47 nice single-family houses on their properties to have residential and business together for a nice
48 neighborhood.

49
50 Mayor Cutler said he heard mixed responses regarding wider sidewalks and mixed
51 responses regarding park strips and symmetry on both sides of Main Street. He heard some
52 support for decorative pedestrian lighting, if funding is found.

1 Ms. Huffaker asked why the city would need decorative lighting for a business area
2 where the businesses are not open at night. Mayor Cutler responded that safety for pedestrians
3 is one reason, but the bigger reason is to achieve a decorative, cohesive feel. Councilman Ince
4 added that lighting becomes a significant safety issue for pedestrians in the evening.
5

6 Mr. Snyder presented an alternative design option that capitalizes on the existing fabric
7 of the SMSC, with elements to mark the north and south boundaries of the area, and continuity
8 with banner poles on both east and west sides. He suggested more decorative street signs at
9 corners to unify the corridor. Councilwoman Fillmore asked about the suggestion to bury power
10 lines. Mr. Thacker responded that a high-level analysis was done in 2015 that showed the cost
11 would be several million dollars to bury the power lines.
12

13 Council members Mecham and Ivie pointed out that some of the property owners have
14 been on hold waiting for a decision to be made. Councilwoman Ivie said she has listened to the
15 input and heard the property owners say they do not want the Plan. Councilwoman Fillmore
16 commented that, compared to the TZRO, the Public Space Plan is a small property right
17 infringement. Councilman McEwan said he is inclined to repeal and revert, and look at
18 properties on a more individual basis. Mr. Thacker encouraged property owners to keep an
19 open mind regarding property lines and easements, and not limit opportunities by refusing to
20 allow any easements to accommodate improvements. It was explained that a setback is still
21 measured from the property line, not from an easement.
22

23 Mr. Pitt said he has hired someone to make drawings for his property, but he is waiting
24 for the Council's decision to know how to move forward.
25

26 Michael Randall – Mr. Randall said he owns the Main Street Garage. Mr. Randall said
27 he has serious questions about the Plan, but there does not seem to be much he can do to
28 control it.
29

30 Chair Hirschi said that, as citizen planners, the Planning Commission tried to really study
31 the issue and spark interest in making Main Street more beautiful. More could be done in the
32 public space, and he suggested the property owners talk together and put together ideas to
33 present to the Planning Commission and Council. Commissioner Wright pointed out that the
34 Centerville Walmart looks and feels nicer than other Walmarts because a strong Public Space
35 Plan was in place for that area. A plan needs to be in place for the SMSC. Councilwoman
36 Fillmore said that, if decisions are going to be made based on cost, a cost benefit analysis
37 would be helpful. She emphasized that the quality of Main Street speaks to the quality of the
38 entire community, and the Council has received a lot of feedback that citizens would like the
39 appearance of Main Street improved. Ms. O'Brien asked the Council and Planning Commission
40 to remember that simplicity is beautiful.
41

42 Councilman McEwan said he would like to ask staff to prepare for the Council to repeal
43 the ordinance at the next Council meeting, with the assumption that quick action will be taken to
44 implement a simpler plan. He said he is willing to take the risk that development will occur
45 during the transition. Mr. Snyder reminded the Council that a recommendation has been made
46 by the Planning Commission that will require action. Councilwoman Fillmore said she feels it
47 would be easier to modify the existing structure than repeal and start from scratch. A majority of
48 the Council appeared to be in favor of taking action on the Planning Commission
49 recommendation at the next meeting.

ADJOURNMENT

Mayor Cutler adjourned the meeting at 9:54 p.m.

Marsha L. Morrow
Marsha L. Morrow, City Recorder

10-4-16 CC 9-28-16 PC
Date Approved

Katie Rust
Katie Rust, Recording Secretary





Mainstreet Improvements per the Concept Plan

1/16/2014

Cost Estimate per 80' (Improvement for one cycle of the A&B pattern approx 80')			
Item	Quantity Unit	Cost/Unit	Cost
Demolition	608 SF	\$9.75	\$5,928.00
Graded Concrete	396 SF	\$11.00	\$4,356.00
Standard Concrete	428 SF	\$7.00	\$2,996.00
Plant beds (including irrigation, soil, shrubs)	174 LF	\$9.00	\$1,566.00
Planter options	2 EA	\$2,000.00	\$4,000.00
Light Poles	2 EA	\$4,150.00	\$8,300.00
Sub Total			\$28,974.00
Contingency 20%	1 LS		\$5,794.80
Mobilization/Contractor Profit 5%	1 LS		\$1,256.44

Total On-Site Improvements (Per Linear Foot of 6' of improvement)	\$330.34
Total On-Site Improvements (Including both sides of the street, 4000 total feet)	\$1,321,362.00

Mainstreet Improvements (Minimal Improvements)

1/16/2014

Cost Estimate (Improvement of approx 80' of sidewalk and park strip)			
Item	Quantity Unit	Cost/Unit	Cost
Demolition	808 SF	\$9.75	\$7,878.00
Graded Concrete	0 SF	\$12.00	\$0.00
Standard Concrete	400 SF	\$7.00	\$2,800.00
Side parking strip	310 SF	\$2.50	\$775.00
Planter options	0 EA	\$2,000.00	\$0.00
Light Poles	0 EA	\$4,150.00	\$0.00
Sub Total			\$10,453.00
Contingency 20%	1 LS		\$2,090.60
Mobilization/Contractor Profit 5%	1 LS		\$521.33

Total On-Site Improvements (Per Linear Foot of 6' of improvement)	\$77.59
Total On-Site Improvements (Including both sides of the street, 4000 total feet)	\$310,363.20

Note:

Cost estimate does not include the following costs:
 Curb demo and replacement
 Intersection enhancements
 Retaining walls
 Existing improvement demolition or replacement other than sidewalk and parkstrip
 Major utility trunk lines for electricity, water, or stormwater

total
 Remove light poles: reduce by \$10,825 (w/25%)

JOINT CITY COUNCIL/PLANNING COMMISSION MEETING

Wednesday, September 7, 2016
7:00 p.m.

①

NAME (PLEASE PRINT)	ADDRESS**
Maureen Hufaker	134 S Main
Jerry PARK	224 S. Main
GARY & Lois O'Brien	395 So Main
FLOD E. LUNDGREN	104 S. MAIN
MICHAEL L. RANDALL	326 S.O. MAIN 346, 360,
May Simmer	819 So Main
Carla Orensen	11 11
Lois & Gary O'Brien	395 S. Main
Leon Nielson	15 E Center
Kim SAMUELSON	80 S. MAIN
Ann Fadel	224 SO MAIN
Brue	281 So Main
Spencer Simmerhays	427 S. 75 W
Jennifer Turnblom	249 S Main
Eileen Turnblom	221 S Main
MARK OLIGSCHAEGER	1787 N 300 W
Brad and Lynette RY	122 country lane

** Your address will be used only in the event the City staff needs to contact you pertaining to an issue discussed in the City Council meeting.