

Minutes of the Centerville **City Council Work Session** held Tuesday, June 21, 2022 at 5:30 p.m., with participants present at City Hall, 250 North Main Street, and electronically via Zoom.

MEMBERS PRESENT

Mayor	Clark Wilkinson
Council Members	Gina Hirst William Ince Robyn Mecham Spencer Summerhays

MEMBER ABSENT George McEwan

STAFF PRESENT

Brant Hanson, RDA Executive Director
Lisa Romney, City Attorney
Jennifer Robison, City Recorder
Nate Plaizier, Finance Director
Mike Carlson, Public Works Director
Bryce King, Recreation Coordinator
Bruce Cox, Parks and Recreation Director
Cory Snyder, Community Development Director
Jacob Smith, Administrative Services Director
Paul Child, Centerville Police Chief

VISITORS Interested citizens

LANDSCAPING REGULATIONS FOR SINGLE-FAMILY DEVELOPMENT – CURRENT REGULATIONS AND HB 282 (2022)

Due to current drought conditions, the City Manager asked staff to inform the Council of applicability of current landscaping requirements to single-family development. Community Development Director Cory Snyder explained the following findings of Planning Staff:

- Landscaping regulations of CZC 12.51 were generally applicable to multi-family, commercial, and industrial zoning districts only. Typical single-family lots were not subject to the currently adopted landscaping regulations.
- Artificial landscaping regulations were generally applicable to multi-family, commercial, and industrial zoning districts only.
- Single-family lots were subject to maximum allowable “hard surfacing” regulations of the Zoning Ordinance.
- Single-family lots were also subject to specific “impervious surface” limitations of the Municipal Code.
- Single-family lots were not subject to any minimum landscaping requirements (but were subject to adopted weed regulations).

According to CZC 12.32.300, Table of Development Standards in Residential Zones, allowable/maximum “hard surfacing” (or impervious surfacing) was limited to 60% of total area of lot/parcel and 50% of front, side, and rear yard areas. Mr. Snyder said the Zoning Code did not explicitly define pervious versus impervious surface. He explained that artificial turf and certain

1 pavers allowed adequate surface water drainage only when installed correctly. Mr. Snyder
2 expressed the opinion that artificial turf was not a sustainable option long-term for residential
3 development.
4

5 City Attorney Lisa Romney stated House Bill 282, passed in 2022, would prevent cities
6 from adopting an ordinance that would prevent a property owner from incorporating waterwise
7 landscaping, and would prevent cities from requiring lawn or turf in any area narrower than eight
8 feet. HB 282 specified that cities could: regulate landscaping as part of a site plan review process;
9 impose certain design requirements; restrict certain types of mulches; impose minimum or
10 maximum vegetative cover requirements; and restrict or prohibit certain types of plant material.
11 Ms. Romney said it was her opinion that all applicable current City ordinances met the
12 requirements of HB 282.
13

14 Public Works Director Mike Carlson spoke of the importance of correct surface water
15 drainage. He said from what he had observed, artificial turf (installed correctly) was not cost
16 effective. If artificial turf were allowed in park strips, the City would be liable for replacement cost
17 if utility lines needed to be accessed. Mr. Carlson said he did not recommend allowing artificial
18 turf in park strips. Responding to a question from Councilmember Mecham, Mr. Carlson confirmed
19 that a residential property with access to irrigation water would be required to have an irrigation
20 water account, even if the entire yard were landscaped with artificial turf.
21

22 Ms. Romney said the Storm Water Ordinance defined impervious surface as "hard surface
23 that prevents or retards the penetration or absorption of water into the ground, or hard surface
24 that causes the water to run off the surface in greater quantities or an increased rate of flow than
25 was present under natural conditions." The Council and staff discussed the fact that gravel or
26 artificial turf, even if installed correctly, could become compacted and impervious over time with
27 use. Councilmember Summerhays emphasized the need to be aware of potential heat gain
28 associated with transitioning landscape to hard surface.
29

30 Mr. Carlson said the Public Works Department had received a phenomenal number of
31 citizen complaints about water and weeds that season, which took up a lot of staff time. He
32 commented that additional regulations would eventually necessitate code enforcement staff. City
33 Manager Brant Hanson said he believed there needed to be some level of trust, and commented
34 that many citizens had made landscaping changes without consulting City ordinances. Mr.
35 Hanson expressed the opinion that a mix of materials would be ideal for water conservation,
36 drainage, oxygen, and heat concerns. He questioned how involved the City needed to be in
37 selecting the materials for private property owners. Mr. Hanson suggested the City could
38 encourage and educate, but as far as "requiring" went, staff already had a hard time keeping up
39 with enforcement of current requirements. He spoke of his experiences with artificial turf, and said
40 a sprinkler was necessary to water and keep down the temperature of artificial turf on hot days.
41 Mr. Hanson emphasized the importance of correct installation, and said he agreed with Mr.
42 Carlson regarding potential cost to the City of replacing artificial turf in easements and park strips
43 when utility lines needed to be accessed.
44

45 Councilmember Summerhays said he thought it would be helpful to citizens to have a
46 single-family residential landscape ordinance. Staff commented that many cities required
47 installation of a front yard, but Centerville did not. Ms. Romney suggested leaving the current
48 impervious surface requirement in place. Councilmember Mecham said she would not want to
49 increase the amount of impervious surface allowed. Councilmember Ince said he agreed with
50 providing guidelines, and suggested putting together an information sheet that could be provided

1 when new occupancy permits were issued. Councilmember Hirst said she agreed with putting
2 together a residential landscape ordinance, and keeping it as open-ended as possible.

3
4 **PICKLEBALL COURTS**
5

6 Mr. Hanson said staff made a list of pros and cons for putting pickleball courts at Smith
7 Park, Porter-Walton Park, and Community Park. He said he would personally prefer to preserve
8 the space at Smith Park and the City Hall complex in case there were ever a need to build a public
9 safety building or new City Hall. Mr. Hanson said a minimum of eight courts was recommended,
10 with twelve courts preferred. The Council and Mayor reviewed and discussed the pros and cons
11 list for the three parks.
12

13 Mayor Wilkinson asked if adding another activity at Community Park would have a
14 negative impact on activities/sports that already used the park. Parks and Recreation Director
15 Bruce Cox responded there would be an impact on parking at peak use times, but suggested
16 perhaps another parking lot could be added that would be convenient to the pickleball courts.
17 Councilmember Summerhays said Community Park often felt like a regional park to him, and
18 questioned if pickleball courts would be utilized by individuals from outside Centerville more at
19 Community Park than at Porter-Walton or Smith Parks.
20

21 The Council and staff discussed conceptual designs for placement of pickleball courts at
22 the three parks. Councilmember Summerhays expressed a preference for putting pickleball courts
23 at Smith Park. Mr. Hanson said he and Mr. Cox were comfortable with any of the three options.
24 He said pickleball courts at Smith Park would probably be the least expensive to build, and
25 Community Park would probably be the most expensive to build. Councilmember Hirst said she
26 agreed with Councilmember Summerhays' suggestion to wait to proceed with using the northwest
27 corner of Community Park until the impact of the planned I-15 expansion project was fully
28 understood. She commented that lawn at Community Park was irrigated with ground water
29 collected on-site – a benefit not available at Porter-Walton or Smith Parks. She said she would
30 be interested in seeing a design for pickleball courts at Porter-Walton Park that would not involve
31 moving the basketball courts.
32

33 Councilmember Mecham spoke of the large, expensive bowery at Smith Park, and
34 suggested the bowery would become unusable next to the significant noise from pickleball courts.
35 She expressed concern that potential noise would be a problem for the nearby elementary school
36 as well. Mr. Cox said he believed the noise from playgrounds would be greater than the noise
37 from pickleball courts. Mayor Wilkinson said he liked the idea of Porter-Walton Park being the
38 "court" park and Community Park being the "field" park, but said he would support building
39 pickleball courts at any of the three options. Mr. Hanson shared that, to date, the bowery at Smith
40 Park had 37 rental reservations for the season and Porter-Walton had 14. He suggested Porter-
41 Walton was the least utilized of the City parks. Mr. Cox added that the Library across the parking
42 lot from Porter-Walton Park had restrooms available year-round.
43

44 Councilmember Ince expressed the opinion that the proposed location at Community Park
45 was the only option not too close to residential. He said the City should probably wait until plans
46 for the I-15 expansion were known. Councilmember Mecham said she would be comfortable with
47 Community Park. It was suggested the I-15 expansion project may take a portion of the parking
48 lot, but would most likely not go far enough to affect the proposed pickleball courts.
49 Councilmember Mecham said she would want to go forward with installing courts right away. Any
50 mitigation necessary as a result of the I-15 expansion would be UDOT's responsibility.

1 Councilmember Hirst said she was opposed to moving forward at Community Park before
2 UDOT's plans were known.

3
4 Mayor Wilkinson and Councilmembers Hirst and Summerhays expressed a desire to see
5 a proposed design for pickleball courts at Porter-Walton Park that would not involve moving the
6 basketball courts.

7
8 **ADJOURNMENT**
9

10 At 7:03 p.m., Councilmember Ince **moved** to adjourn the work session. Councilmember
11 Summerhays seconded the motion, which passed by unanimous vote (4-0).
12
13

14 *Jennifer Robison*
15 Jennifer Robison, City Recorder
16

7-19-2022
Date Approved

