

Minutes of the Centerville City Council and Planning Commission joint work session held Wednesday, September 13, 2017 at 5:30 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 COMMISSION
PRESENT**

Cheylynn Hayman
Kathy Helgesen
David P. Hirschi, Chair
Gina Hirst
Logan Johnson
Becki Wright (excused at 5:50 p.m.)

COMMISSIONER ABSENT Kevin Daly

STAFF PRESENT

Cory Snyder, Community Development Director
Cassie Younger, Assistant Planner
Lisa Romney, City Attorney
Katie Rust, Recording Secretary
Katie Farnsworth, Recording Secretary

STAFF ABSENT

Steve Thacker, City Manager
Jacob Smith, Management Services Director

SOUTH MAIN STREET CORRIDOR PLAN

Referring to the South Main Street Corridor Plan, Community Development Director Cory Snyder commented that it is easy to identify problems and issues, but often difficult to find a solution or a way forward. He gave a brief background of the original SMSC Plan adopted in 2008, and agreed with Mayor Cutler that transit issues were considered during the original process, but were not a driving factor. Mr. Snyder presented the following goals identified for the South Main Street Corridor Plan in 2007:

- Coordinated Streetscape – furniture, signs, benches, lamps, planters, etc.
- Building Heights – 2 to 3 stories to frame street, and reduce setbacks
- Increase Mobility – transit mode and stops, pedestrian, and bikes
- Street Design – reduce curb cuts, provide on-street parking, build pedestrian amenities
- Land Uses – add mixed-use allowances (commercial & residential)
- District Implementation – allow design to adapt to differing areas

Mr. Snyder explained amendments to the SMSC Plan over the years, including elimination of “rail or mass transit” terms in 2010, and limited adoption of a Public Space Plan in 2016. He presented the following staff conclusions and suggestions for moving forward, and proposed a process for implementation.

Staff Conclusions:

- Redevelopment using original Plan's concepts remained a remote possibility
- Amendments since have further disadvantaged that remote possibility
- The market and use patterns for the north and south ends inhibit any gateway concepts
- Community support right now is low and even probably intolerant in the City Center and Traditional Districts
- Redevelopment of most existing properties are repressed (e.g. fire station)
- Current SMSC Plan concepts are too far into any future to guide any shorter-term redevelopment effectively

Staff Suggestions:

- Rescind the SMSC Plan and SMSC Overlay Zoning Regulations
- Allow wanted reuse or redevelopment while preparing a new plan, OR
- Adopt a TZRO to prohibit any redevelopment while replacement plan is being prepared
- Replacement Plan should treat Main Street as a community corridor street and not Centerville's Main Street – which "never became a strong focal point"
- Prepare and adopt "performance" standards to replace the form-based codes – akin to the Parrish Lane Gateway Design Standards, or the Shorelands Commerce Park

Commissioner Wright left the meeting at 5:50 p.m. Mayor Cutler asked the Council and Planning Commission what they feel are the positive elements of the SMSC Plan at this time. Commissioner Johnson responded that an element of residential growth is essential to make change happen. Councilwoman Fillmore said bringing buildings to the front to frame the street and protect the right of way is positive. Mayor Cutler agreed that bringing buildings to the front and putting parking in the back is a better design long-term. Chair Hirschi read a statement left with him by Commissioner Wright that she believes a Public Space Plan must be adopted and maintained. Mayor Cutler said he believes it is important to have quality design standards in place because most developers will provide the minimum possible to save money. Councilwoman Mecham agreed with the need for design standards. Councilman McEwan agreed that uniformity in look and feel is fantastic if it can be achieved. Councilwoman Ivie stated she is fond of the sidewalk and park strip idea, and believes recognizing the difference in elevation on the east and west sides of Main Street is a good thing. Councilwoman Mecham said she also likes the wider sidewalks and park strips.

Councilwoman Fillmore commented on the difference between a neighborhood-friendly "main street" and a "transportation corridor". She said she would push for more neighborhood-friendly regulations and designs. Councilwoman Mecham commented that traffic did not slow down with the narrowed lanes on Main Street for construction this summer. She expressed the opinion that reducing the speed limit on Main Street would increase traffic and result in the need for a traffic light at every corner. Councilman Ince said he believes mixing residential with commercial gives a more eclectic feel. He commented that some Main Street property owners are waiting for an offer and not maintaining their properties, and other property owners are making an effort to maintain their properties very well. Councilman Ince pointed out that in the last few decades development has occurred on Parrish Lane, with very little development on Main Street.

Mayor Cutler commented that behaviors are changing, and commercial may not be the highest-and-best-use of property anymore. Chair Hirschi responded that mixed-use is more the trend at this point. He suggested that interspersing high-quality residential development with

1 existing and new commercial, and providing an inviting streetscape, would be a formula for
2 positive redevelopment. Chair Hirschi agreed that mixed-use would need to have a density high
3 enough to support the commercial, but said he is not sure what the density component would
4 be. Mixed-use would not necessarily need to incorporate residential and commercial within the
5 same building. Chair Hirschi emphasized the need for some type of design standards for both
6 commercial and residential along Main Street. Commissioner Johnson commented that without
7 significant densities and mass transit, he is not sure commercial would be supported on Main
8 Street.

9
10 Councilwoman Mecham said it needs to be remembered that, at one point, the freeway
11 interchange was planned to be at Pages Lane. When the interchange was built at Parrish Lane,
12 the City's "main street" moved. She suggested that Main Street may become more valuable for
13 residential than commercial as land for residential becomes more scarce. Councilwoman
14 Mecham said she believes Main Street should remain zoned for commercial, but more options
15 should be provided. Mayor Cutler agreed there is a demand for high quality residential, which
16 on Main Street is more likely to be townhomes and high-quality condo-type units. Councilman
17 McEwan said he does not think it would be reasonable to expect design standards to change
18 Main Street from being a transit corridor. He said he believes making the new fire station
19 comply with the Overlay would create a more dangerous public safety situation. Mr. Snyder
20 responded that making a special exception for the fire station would be pushing the legal
21 boundary for exempting a particular use. Councilman McEwan stated he does not feel the
22 Overlay in its current form would allow for best public safety practices with the new fire station.

23
24 Councilwoman Mecham said she thinks the Overlay standards may be discouraging
25 property owners on Main Street from remodeling to the extent they otherwise might. Mr. Snyder
26 agreed that the ability to grow is restricted. He suggested the mixed-use component is not
27 working. Mayor Cutler said he believes there is some value in mixed-use, but mixed-use should
28 not be the only option for residential. Councilwoman Fillmore said she would like this to be an
29 opportunity to work together with the community and create a feeling of "buy-in". She said she
30 would be uncomfortable with the process moving too quickly and getting something in place too
31 fast. Mr. Snyder responded that the public has been included in the last several years, and at
32 some point the public gets worn out. Mayor Cutler pointed out there are a wide variety of
33 opinions in the community, and the City will never achieve consensus on anything to do with
34 Main Street. The Mayor said he believes high design standards and a basic Public Space Plan
35 should be in place at a minimum. He suggested putting together a proposal to present to the
36 public rather than asking the open question of what the public wants.

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38 Chair Hirschi said he believes the current plan is disincentivizing improvement, resulting
39 in a blighted Main Street. He suggested it might be wise to let property owners do what they
40 want to improve their properties without a lot of restrictions from the City, other than consistently
41 applied Design Standards. He said he would leave Main Street commercial with residential as a
42 component, but would get rid of the mandatory mixed-use.

43
44 Responding to a question from Councilwoman Mecham, Councilwoman Ivie said she
45 thinks having parking lots in the front rather than the back of businesses is a good idea. Mr.
46 Snyder suggested options could be provided for limited parking in the front and remaining
47 parking behind, with buildings moved closer to the street. Councilman Ince referred to the
48 University of Utah Medical building on Main Street as a good example of parking in the front
49 with sufficient landscaping.

1 The group discussed options for moving forward. Councilman McEwan expressed the
2 opinion that the only benefit achieved by putting a TZRO in place is a deadline for a decision.
3 Lisa Romney, City Attorney, pointed out that countervailing public interest is necessary to
4 enforce a TZRO. She suggested a better option would be to agree to a deadline as a group. It
5 was requested that staff come back with a proposal for discussion by November. Councilman
6 McEwan said it would be his intention to set a date to rescind and replace the SMSC Plan at
7 that point.

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9 **ADJOURNMENT**

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11 The work session was adjourned at 6:57 p.m.
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15 *Marsha L. Morrow*
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17 Marsha L. Morrow, City Recorder

10-3-2017 Ratified by CC
Date Approved

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20 *Katie Rust*
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22 Katie Rust, Recording Secretary
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