

Minutes of the Centerville City Council and Planning Commission joint work session held Wednesday, November 15, 2017 at 5:30 p.m. in the Centerville City Council Chambers, 250 North Main Street, Centerville, Utah.

COUNCIL MEMBERS PRESENT

Paul A. Cutler, Mayor
Robyn Mecham
George McEwan
Stephanie Ivie
Tami Fillmore
William Ince

PLANNING COMMISSION MEMBERS PRESENT

Cheylynn Hayman, Vice Chair
Kevin Daly
Kathy Helgesen
Gina Hirst
Logan Johnson
Becki Wright

MEMBERS ABSENT

David Hirschi, Chair, Planning Commission

STAFF PRESENT

Steve Thacker, City Manager
Cory Snyder, Community Development Director
Lisa Romney, City Attorney
Cassie Younger, Assistant Planner
Avalon Comly, Recording Secretary
Katie Rust, Recording Secretary

VISITORS

None

DISCUSSION OF SOUTH MAIN STREET CORRIDOR PLAN

Cory Snyder, Community Development Director, provided his draft version of the South Main Street Design Guidelines in advance of the meeting and posed questions to the group about what joint vision the Council and Planning Commission have for Main Street. He stated that his perception is that land uses are also important and listed some examples from recent months.

Mayor Cutler asked the body if more progress could be made coming to an agreement regarding the Table of Uses on Main Street than on revisions to the Design Guidelines. Mr.

1 Snyder agreed that it is imperative to ensure that both bodies have the same vision of what Main
2 Street should be.

3
4 Councilman Ince asked how other cities, including Bountiful, Farmington and Kaysville,
5 are dealing with their Main Streets, and their uses. He also asked if it would make sense for
6 everyone present to identify what they would most like to see happen and least like to see happen
7 in the development of Main Street.

8
9 Cory Snyder discussed ways in which Bountiful and Farmington dealt with their Main
10 Street development and how these areas differ from Centerville.

11
12 Mayor Cutler expressed that he would like to work on giving Centerville Main Street a
13 more consistent look and feel.

14
15 Councilman George McEwan asked if the intent in revising design guidelines and further
16 clarifying uses of Main Street is to control blight or to create a gathering place corridor. He
17 expressed that he does not feel that Centerville will ever create a gathering place type Main
18 Street. He feels that the changing of design standards for Main Street and changes to the overlay
19 are to control blight and that is the standpoint that he will be looking at recommendations from
20 the Planning Commission.

21
22 Councilwoman Mecham reiterated the differences between Centerville's Main Street and
23 neighboring cities' Main Streets. She stated that she is concerned about the mixed-use
24 development of Main Street, due to the possibility that if Main Street is opened up to developers
25 of residential housing, she feels that Main Street would become mostly residential. She does not
26 mind residential development on Main Street as long as it is limited. Ms. Mecham stated she
27 wants to primarily keep Main Street development commercial, though she has some concerns
28 with restaurants, as she wants to make sure that commercial uses do not infringe upon current
29 residents. She suggested possibly keeping restaurants on one side of Main Street, or a certain
30 distance from homes to achieve this.

31
32 Councilman McEwan stated that he believes the density of the community is part of its
33 identity and that he believes there is room for residential growth on Main Street, as long as the
34 overall density of the area is maintained such that there is not a problem with overcrowding.

35
36 Mr. Snyder raised questions about what styles of multi-family housing development on
37 Main Street would be acceptable.

38
39 Councilman Ince stated that he believes more multi-family housing development on Main
40 Street is needed, but he does not want it to be too large, or multi-level. He used, as an example of
41 appropriate multi-family housing for Main Street, the four-plex that is on the corner of Pages
42 Lane and 400 East. He believes starter homes, or suitable housing for the aging population in

1 Centerville is currently underrepresented. Commissioner Wright agreed that in looking at the
2 South Main Street Corridor plan it will be important to examine inclusionary zoning and main-
3 floor living options, because there is a great need for that. However, she also wanted to ensure
4 that the complexities and intricacies of Main Street area are taken into account.

5
6 In response, Mayor Cutler asked the group how they felt about various types of multi-
7 family units on Main Street.

8
9 Councilwoman Mecham wanted to define the limits of Main Street and consider how
10 much traffic Main Street actually gets due to current traffic patterns. She questioned if the low
11 traffic on Main Street would possibly impact the success of commercial development.

12
13 Councilwoman Fillmore suggested it would be beneficial for everyone to review the staff
14 report that came out 2 or 3 years ago about Main Street and asked that staff send that report out.
15 She pointed out that there are currently many succeeding commercial establishments on Main
16 Street and suggested that in order to determine how to enhance Main Street, the group should
17 study what is currently working.

18
19 Councilwoman Mecham agreed with Ms. Fillmore's suggestion and further clarified that
20 she would like to ensure that establishments that are added to Main Street will encourage
21 additional commercial growth in the future.

22
23 Community Development Director Cory Snyder said that a protectionist attitude seems to
24 have developed around the residential areas of Main Street. He stated that these protectionist
25 strategies have come with a price to Main Street development, and suggested to the group that
26 they examine these policies, as they may lead to blight and slow decline.

27
28 Councilwoman Fillmore responded that is where the convergence of the uses and the
29 design standards for Main Street will come in. She explained that she believes ensuring the
30 proper design standards are in place for Main Street will protect the neighborhood and create a
31 small-town feel, while also opening up uses of Main Street to quality establishments.

32
33 Mayor Cutler questioned if others are concerned about maintaining a small-town feel.

34
35 Councilman McEwan stated that he does not think that it is realistic to create a small-
36 town feel on a state highway.

37
38 Commissioner Helgesen reminded the group that Main Street is the only thoroughfare
39 that runs from Bountiful all the way through Centerville, so there will always be traffic on this
40 street. As such, she explained that she feels well-known restaurants would revitalize Main Street
41 and be successful there.

42

1 Commissioner Wright made the point that auto-oriented uses will not be relevant in the
2 future due to technological advances being made in that arena. Given the demographic of the
3 current younger population and the kinds of small business that they are starting, Ms. Wright
4 would like to see the group consider lifestyle uses for Main Street as these are very popular. She
5 also stated that she would like to preserve the nice civic features of Main Street, and utilize the
6 existing features of Main Street to maintain the small-town feel. Mr. Snyder added that most of
7 these lifestyle shops that Ms. Wright is talking about would not be allowed to come to Main
8 Street given the current use list. Ms. Wright responded that she would like to review the use list
9 for Main Street and decide what is acceptable while also keeping the design standards high.

10
11 Councilwoman Fillmore agreed that she would also like to examine the use list to remove
12 things that are distasteful while also opening it up so that new businesses can be successful and
13 so that Main Street will not see blight, while still keeping design standards high, this would also
14 protect current residents.

15
16 Councilwoman Mecham raised concerns about why there was not more development of
17 Main Street using the current design standards. Mr. Snyder addressed some opportunities that
18 did arise, but which were ultimately not allowed to develop on Main Street.

19
20 Councilman McEwan inquired if we could move the commercial area of Main Street to
21 one side like Farmington has done on their Main Street. Mayor Cutler responded that he feels
22 this is not viable for Centerville.

23
24 Commissioner Helgesen pointed out that Centerville is a very different city from
25 Farmington, Bountiful, or Kaysville geographically. She reiterated that sit-down eateries would
26 be a great way to revitalize Main Street, and would be loved by residents. She expressed that a
27 mixed-use for Main Street with residential and commercial is completely acceptable, but wanted
28 to caution about density due to traffic.

29
30 Commissioner Daly agreed with Commissioner Helgesen that sit-down restaurants would
31 be a good addition to Main Street.

32
33 Commissioner Helgesen added that she would also like to see an assisted living facility
34 on Main Street as there is a huge need for something like that.

35
36 Mayor Cutler questioned if it is possible to attract things like assisted living facilities to
37 Main Street without also opening up Main Street for other large residential building uses that are
38 less attractive. Mr. Snyder responded that small assisted living facilities are no longer successful,
39 but it is 60-90 bed facilities that are, and this size of facility would not work on Main Street.

40
41 Councilwoman Fillmore addressed previous statements that Main Street in Bountiful is
42 “dead at night” and stated that she believes this ties into the kind of protectionist feeling that she

1 would like to maintain, in that it is respectful of residents. She explained that she would like to
2 create a feeling that people live on Main Street and that it is a nice walkable neighborhood.
3 Commissioner Wright agreed with this and added that she likes the community gatherings that
4 happen on Main Street in Bountiful and the respectful neighborhood atmosphere. She stated that
5 this would be a good thing to model on Centerville's Main Street.

6
7 Councilman McEwan reminded the group that there are not many walkable months and
8 businesses will be more concerned with parking areas. Mr. Snyder agreed that there would be a
9 significant cost to ensure lifestyle business added to Main Street would be accessible during the
10 whole year.

11
12 Commissioner Wright expressed that she wished the library would have been built on
13 Main Street, as that would have helped to create a civic area.

14
15 Mayor Cutler asked the group, based on previous comments, whether there is any
16 opposition to opening up the table of uses for Main Street to include an assisted living facility,
17 and asked again whether it was possible to open up uses for assisted living facilities without also
18 opening up Main Street for other large building uses that are less attractive. Mr. Snyder and Ms.
19 Romney theorized on how this might be possible.

20
21 Vice Chair Hayman expressed that the current uses of Main Street are too restrictive and
22 are stifling the creativity of potential business owners. She questioned if the group could define
23 uses they do not want to see on Main Street and then open Main Street up for all other uses not
24 excluded, rather than trying to find ways to get specific types of businesses to develop on Main
25 Street.

26
27 In response, Mayor Cutler questioned what uses the group does not want to see on Main
28 Street. He specifically asked if auto uses are unacceptable to the group.

29
30 The group agreed that the auto businesses are incongruent with the direction they would
31 like to take Main Street development.

32
33 Councilwoman Fillmore stated that the test for what is acceptable to her on Main Street is
34 whether it is "neighborhood friendly". She does not feel that an industrial warehouse use would
35 be "neighborhood friendly" for instance.

36
37 Councilwoman Mecham agreed that she would not like industrial warehouse uses on
38 Main Street.

39
40 Commissioner Hayman made an observation that the City Council and Planning
41 Commission need to be on the same page with regards to development of Main Street, and added
42 that when the Planning Commission does not have clear direction from the City Council,

misunderstandings arise. She requested the City Council think about what they would like to see for Main Street and come back to the Planning Commission with at least some general parameters.

Councilman Ince reminded everyone of his earlier invitation to go around the table and state what they do want to see, and what they do not want to see on Main Street.

Councilman McEwan replied to Commissioner Hayman's point that he would like to hear everyone's individual opinion about what the direction should be for Main Street and then an agreement could be reached that would take into account all of those viewpoints. Right now he said that he does not have a clear idea of what agreement could be reached, as many extremes have been discussed.

Commissioner Fillmore agreed with Councilman McEwan and stated that she felt the conversation at this work session was very helpful in beginning to discuss uses of Main Street and she would like to have another meeting in which design standards could also be discussed.

Councilwoman Ivie stated that she would not like to have tall residential buildings on Main Street.

Cory Snyder agreed to send out a list of potential uses for feedback from members of both bodies.

ADJOURNMENT

The meeting was adjourned at 6:52 p.m.



Marsha L. Morrow, City Recorder

12-5-2017

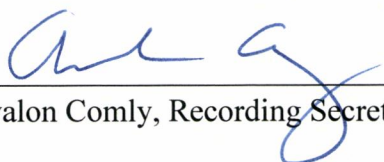
Date Approved



David P. Hirschi, Planning Chair

12-13-2017

Date Approved



Avalon Comly, Recording Secretary

