

1 Minutes of the joint Centerville City Council and Planning Commission **work session** held  
2 Wednesday, February 21, 2018 at 6:30 p.m. in the Centerville City Council Chambers, 250  
3 North Main Street, Centerville, Utah.

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5 **MEMBERS PRESENT**

6  
7 Mayor Clark Wilkinson

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9 Council Members Tamilyn Fillmore  
10 William Ince  
11 Stephanie Ivie  
12 George McEwan  
13 Robyn Mecham

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15 **STAFF PRESENT**

16 Steve Thacker, City Manager  
17 Lisa Romney, City Attorney  
18 Cory Snyder, Community Development Director  
19 Cassie Younger, Assistant Planner  
20 Katie Rust, Recording Secretary

21 **STAFF ABSENT**

22 Jacob Smith, Management Services Director

23 **PLANNING COMMISSION**  
24 **PRESENT**

25 Logan Johnson  
26 David Hirschi  
27 Kevin Daly  
28 Kathy Helgesen  
29 Cheylynn Hayman

30 **PLANNING COMMISSION**  
31 **ABSENT**

32 Gina Hirst  
33 Becki Wright

34 **VISITOR**

35 Jeff Bassett, South Davis Metro Fire Chief

36 **SOUTH MAIN STREET CORRIDOR PLAN**

37 Cassie Younger, Assistant Planner, presented results of a survey taken by City Council  
38 and Planning Commission members regarding Main Street and the Main Street Overlay. The  
39 Council and Commission discussed whether or not Main Street is unique or distinct.  
40 Councilwoman Mecham said Main Street was considered commercial when she was younger,  
41 but things changed when the freeway exit was put at Parrish Lane rather than Pages Lane.  
42 Councilman Ince said he believes placement of the freeway exit at Parrish Lane caused a  
43 significant decline in property values on the south end of Centerville. Chair Hirschi said he  
44 believes the issue is marketability rather than property value.

45 A majority of Council and Commission members indicated on the survey that one of the  
46 main reasons they use Main Street is to visit the civic center. Councilwoman Mecham said  
47 there were a lot of single family homes on Main Street years ago that transitioned to  
48 commercial. Councilman McEwan stated that, in his opinion, Centerville Main Street is not  
49 distinct. Councilwoman Fillmore asked the group if there would be a way to establish some  
50 amount of uniqueness and character, and encourage positive redevelopment that supports that  
51 character. Main Street includes the Whitaker Museum, the Civic Center, and a Historic District  
52 – she suggested identifying the historic nature and bringing it out. Chair Hirschi said he  
53 believes the market would take care of itself if the uses were opened up and Main Street  
54 beautified.

1 Cory Snyder, Community Development Director, talked about the possibility of creating a  
2 civic superblock. He suggested that the City Hall block is currently underutilized, and that  
3 investment in infrastructure will be necessary, in addition to a Table of Uses revision, to  
4 incentivize redevelopment. Chair Hayman expressed confidence that a dog park would bring  
5 people to the area at all hours. Councilman McEwan said it would be nice to have a dog park, a  
6 café, or a mountain bike shop to go along with the planned mountain bike trails, but at least two  
7 or three of those uses would be necessary to make the idea work. Chair Hayman stated if the  
8 goal is for Main Street to be commercial, the uses should be opened up to see what happens.  
9 Councilwoman Mecham said she suspects residential would work on Main Street since there is  
10 so little property available for building homes and so many people wanting to live in Centerville.  
11 She said she is worried what would come to Main Street with property on Main Street being so  
12 inexpensive.

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14 The Council and Planning Commission discussed the idea that improving the street  
15 appeal would bring more business. Councilwoman Fillmore expressed the opinion that at the  
16 very least a vision needs to be in place for what the corridor should look like long-term.  
17 Councilman McEwan commented that no plan will be able to make everyone happy. There  
18 would need to be some type of theme or “flag” to rally around. Mayor Wilkinson pointed out that  
19 people often hate something before they like it. People are often afraid of change.

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21 Councilman McEwan said it would be nice to be able to accurately anticipate the market  
22 to avoid spending years guessing what would work. Commissioner Daly suggested going  
23 through use lists and deciding what is and what is not acceptable. Fire Chief Bassett  
24 commented that the Bountiful Fire Station gets the most foot traffic of all the fire stations  
25 because of the park and tennis courts on the property. Parents of young children like the  
26 fenced park. Councilwoman Fillmore said she built a home near Main Street for walkability.  
27 Councilwoman Mecham said she believes businesses that would come to Main Street would be  
28 businesses people drive to, not walk.

29  
30 Commissioner Johnson said he believes it would be wise for the city to have a “heat  
31 map” profitability study done of commercial areas, and Councilwoman Fillmore agreed.  
32 Councilwoman Mecham emphasized that quality of life is important to Centerville residents. Mr.  
33 Snyder responded that quality of life is subjective. Councilman McEwan pointed out that an  
34 emotional component is needed – the problem cannot be solved by data alone. Something  
35 needs to be in place to maintain the character of Centerville.

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37 Commissioner Hirschi suggested that creating gathering places along the civic corridor  
38 would generate interest in Main Street. Commissioner Daly added that restaurants tend to draw  
39 people. Councilwoman Mecham said she believes restaurant use would be more accepted by  
40 residents on the west side of Main Street than the east side. The Council and Commission  
41 discussed the desired timeframe for redevelopment to begin. Councilwoman Fillmore  
42 emphasized the importance of positive communication with the community. The group  
43 discussed the possibility of utilizing social media and surveys to obtain public input.

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45 Ms. Romney suggested addressing uses first if the goal is to expand and redevelop  
46 commercial. Councilwoman Fillmore suggested addressing design standards when the use list  
47 is in place. Mr. Thacker commented that the Fire Chief is waiting on design standard decisions  
48 to move forward with the new Centerville Fire Station. Councilwoman Mecham said she  
49 believes design standards are keeping a lot of things off Main Street, possibly holding  
50 redevelopment back more than the use list.

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52 Councilwoman Mecham said the design standard of bringing buildings forward toward  
53 the street with parking in the back originated with the idea of rapid transit on Main Street. The

1 idea of rapid transit on Main Street has been eliminated, but the design standards are still in  
2 place. Councilwoman Fillmore said she believes framing the street with buildings brought to the  
3 front is a quality design standard that has nothing to do with transit.  
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5 Councilman McEwan stated he would agree with changing the design standards for the  
6 new Fire Station to test the waters. Mr. Snyder responded that a balance between C-M Zone  
7 and the Overlay is possible. Councilman Ince said it makes sense to address design standards  
8 before uses. The Council and Planning Commission discussed the Fire Station project with  
9 Chief Bassett. Mr. Thacker suggested moving forward with the use list while waiting for the  
10 selection of an architect for the Fire Station project and discussion of design standards.  
11 Councilwoman Fillmore was excused at 8:46 p.m. Councilwoman Ivie mentioned to Chief  
12 Bassett that the Landmarks Commission has worked on designing a kiosk with a map of the  
13 Historic District, and asked if it would be possible to place the kiosk on the new Fire Station  
14 property. Councilman McEwan emphasized the need for deadlines to ensure change can occur  
15 in the next 3-7 years.  
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17 **ADJOURNMENT**

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19 The work session was adjourned at 8:52 p.m.  
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25 Mackenzie Wood, City Recorder

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Date Approved

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Katie Rust, Recording Secretary

