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

MEMBERS PRESENT

Mayor
Clark Wilkinson

Council Members
Tamilyn Fillmore
William Ince
Stephanie Ivie
George McEwan
Robyn Mecham

STAFF PRESENT

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

STAFF ABSENT

Jacob Smith, Management Services Director

PLANNING COMMISSION

PRESENT

Logan Johnson
David Hirschi
Kevin Daly
Kathy Helgesen
Cheylynn Hayman

PLANNING COMMISSION

ABSENT

Gina Hirst
Becki Wright

VISITOR

Jeff Bassett, South Davis Metro Fire Chief

SOUTH MAIN STREET CORRIDOR PLAN

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

A majority of Council and Commission members indicated on the survey that one of the main reasons they use Main Street is to visit the civic center. Councilwoman Mecham said there were a lot of single family homes on Main Street years ago that transitioned to commercial. Councilman McEwan stated that, in his opinion, Centerville Main Street is not distinct. Councilwoman Fillmore asked the group if there would be a way to establish some amount of uniqueness and character, and encourage positive redevelopment that supports that character. Main Street includes the Whitaker Museum, the Civic Center, and a Historic District – she suggested identifying the historic nature and bringing it out. Chair Hirschi said he believes the market would take care of itself if the uses were opened up and Main Street beautified.
Cory Snyder, Community Development Director, talked about the possibility of creating a civic superblock. He suggested that the City Hall block is currently underutilized, and that investment in infrastructure will be necessary, in addition to a Table of Uses revision, to incentivize redevelopment. Chair Hayman expressed confidence that a dog park would bring people to the area at all hours. Councilman McEwan said it would be nice to have a dog park, a café, or a mountain bike shop to go along with the planned mountain bike trails, but at least two or three of those uses would be necessary to make the idea work. Chair Hayman stated if the goal is for Main Street to be commercial, the uses should be opened up to see what happens. Councilwoman Mecham said she suspects residential would work on Main Street since there is so little property available for building homes and so many people wanting to live in Centerville. She said she is worried what would come to Main Street with property on Main Street being so inexpensive.

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

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

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

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

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

Councilwoman Mecham said the design standard of bringing buildings forward toward the street with parking in the back originated with the idea of rapid transit on Main Street. The
idea of rapid transit on Main Street has been eliminated, but the design standards are still in place. Councilwoman Fillmore said she believes framing the street with buildings brought to the front is a quality design standard that has nothing to do with transit.

Councilman McEwan stated he would agree with changing the design standards for the new Fire Station to test the waters. Mr. Snyder responded that a balance between C-M Zone and the Overlay is possible. Councilman Ince said it makes sense to address design standards before uses. The Council and Planning Commission discussed the Fire Station project with Chief Bassett. Mr. Thacker suggested moving forward with the use list while waiting for the selection of an architect for the Fire Station project and discussion of design standards. Councilwoman Fillmore was excused at 8:46 p.m. Councilwoman Ivie mentioned to Chief Bassett that the Landmarks Commission has worked on designing a kiosk with a map of the Historic District, and asked if it would be possible to place the kiosk on the new Fire Station property. Councilman McEwan emphasized the need for deadlines to ensure change can occur in the next 3-7 years.

ADJOURNMENT

The work session was adjourned at 8:52 p.m.

Mackenzie Wood, City Recorder

Katie Rust, Recording Secretary

Date Approved