

1 The first option he wished to address actually dated back to the 1985 corridor plan. At that time,
2 the City took the position that Main Street hadn't developed as had been anticipated, but was still the
3 heart of the City and needed to be restored or revitalized. That was the basis of the 2008 Main Street
4 redevelopment strategy. Now the questions to be answered are:

- 5 ▪ "Is Main Street unique and the heart of the City?"
- 6 ▪ "If so, in what way?"
- 7 ▪ "If not, why not?"

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9 Attempting to get answers to those questions had become exhausting to staff, property owners and
10 residents alike. The current SMSC Plan had kept things in flux for nearly six years. For example, a
11 property owner spent two years attempting to market their property before finally bringing in Brighton
12 Homes, whose proposal was then rejected. Jeff Cook wanted to develop his property but felt like nothing
13 was getting done. Residents were dissatisfied about a variety of situations on Main Street. In short, there
14 was a great deal of frustration on many sides. Mr. Snyder indicated that there needed to be an answer to
15 these questions, although it should be understood that not everyone would be happy with the answers. He
16 asked that the City Council be definitive about the direction in which it wished the City to proceed.

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18 Mayor Wilkinson then asked for input from the councilmembers and Commissioners present.

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20 Councilmember McEwan indicated there had long been a "disconnect" between what Main Street
21 *should* be and what it actually was. He was unclear about what the intent had been. Councilmember Ivie
22 stated that it had been a painful process to create the historic district that now exists. She felt it was
23 pointless to suggest that Main Street should be like the Main Streets of other cities.

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25 Chair Hayman asked what the City Council wished Main Street to be. She stated that if the
26 Council did not have a definitive answer, there was little point in moving forward with making any
27 changes.

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29 Mayor Wilkinson indicated that the right question to be asking was, "what do the people want?"
30 Councilmember Ince responded that there were two or three primary groups of people in the City. One
31 group wanted to preserve the residential feel of the area. Another group wanted "no holds barred" and a
32 third group simply wanted to be able to do something with their property in order to make some money.
33 None of these groups seemed to be dominant over the others.

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35 Commissioner Wright suggested that the groups did not necessarily need to be at cross purposes
36 but that planning was obviously necessary as was maintaining a respect for individual property rights. It
37 made sense to recognize the variety of nuanced roles at play and that compromise would be necessary.
38 Everyone should find what could be agreed upon. Chair Hayman indicated that ultimately, the Planning
39 Commission needed the City Council to make clear what its goal for the area was. They had been elected
40 by the people to choose a direction for the City and failure to do so had become frustrating for all
41 involved, particularly residents and business owners. If the Council wished to make something of Main
42 Street, it needed to identify what that was. If there was no vision, perhaps there was no reason to have the
43 conversation.

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1 Councilmember Ivie stated she could identify what she did *not* want it to be. She did not want
2 high-rise apartments on Main Street and she also did not believe it was reasonable to make it a
3 commercial center like Parrish Lane. Commissioner Wright felt that a majority of the City could agree on
4 that. However, what did it mean for the existing commercial properties on Main Street?
5

6 Mayor Wilkinson did not feel that many people wanted residential development on Main Street.
7 Councilmember McEwan disagreed, saying that some had been waiting for the zoning to change in order
8 to provide additional residential development. The cost of converting commercial property to residential
9 use was then discussed. Councilmember McEwan pointed out that low density residential was very
10 sought after in the City and he could envision a natural conversion to residential use. Commissioner
11 Wright asked if he would be open to additional single-family homes on Main Street. He indicated that he
12 would be. He had also heard the suggestion that Main Street should be a walking district with coffee
13 shops, etc. In reality, Main Street did not lend itself to such a vision.
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15 Chair Hayman asked the councilmembers if they would agree that Main Street had deteriorated.
16 Councilmember Ince agreed, but pointed out that anything would deteriorate over time unless it was
17 maintained and/or revitalized. Personally, he did not believe the area would ever be returned to residential
18 if commercial development increased.
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20 Mr. Snyder explained that Main Street parcels were generally too small to develop into Planned
21 Unit Developments. Density itself was not a problem. A well-designed project of seven units per acre
22 could look better than a poorly designed project of only five units per acres.
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24 Chair Hayman asked the other councilmembers to respond to her question about whether or not
25 they felt Main Street needed revitalization. Councilmember Mecham responded that while she agreed that
26 Dick's Market had been in need of revitalization, she had been watching social media and a large number
27 of people in the area were upset that the building had been taken down because it was a part of
28 Centerville's history. She understood that the property owner had the right to take it down and build a
29 new market, but everyone wanted the old market back. Many were also concerned that it would be
30 replaced by expensive residential development. She had been shocked to learn from the Planning
31 Commission that buildings on Main Street could be greater than 10,000 square feet in size as she had
32 been told time and again that they could not. Additionally, she saw that there were currently 97 allowable
33 uses on Main Street. She had no idea the list was so extensive and had been under the mistaken
34 impression that the list was more limited than it had turned out to be. She asked if the residents living on
35 2050 North really cared what was on Main Street. Commissioner Wright made it clear that yes, she and
36 her neighbors definitely cared about it. Councilmember Mecham asserted that 90% of people concerned
37 about the future of Main Street live fairly close to it. While she agreed that *some* redevelopment was
38 necessary, she wished to learn from history and some of the mistakes that had been made previously. She
39 stated that the Main Street Overlay handicapped everyone.
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41 Chair Hayman asked what Councilmember Mecham's vision for Main Street was. She responded
42 that she wished for soft commercial (offices, services) with some residential development. She felt the
43 City needed to make some changes to the overlay because it made it too difficult to build.
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1 Mr. Snyder pointed out that the current version of the overlay is not in a position to be simply
2 “tweaked” although it could be replaced with something else. Councilmember Mecham stated that she
3 wished to protect Main Street but still open it up to other possibilities.
4

5 Councilmember Ince asked for clarification regarding the purpose of the overlay. Commissioner
6 Wright responded that she thought perhaps it was meant to encourage uniformity through design
7 standards and pointed to Parrish Lane as a similar example.
8

9 Commissioner Wright reminded all those gathered that the City did not own Main Street and was
10 essentially at the whim of what UDOT wished to do. She felt it was wise to do whatever possible to
11 establish a City vision for it, rather than allow the State to enact its own vision, which might not be best
12 for Centerville. Councilmember Mecham stated that the overlay was created with the idea of bringing
13 light rail to the City which required a certain number of rooftops. Commissioner Wright respectfully
14 disagreed and stated that light rail was not part of the plan.
15

16 Chair Hayman still wished to hear from Councilmembers Ivie and McEwan regarding whether or
17 not they believed Main Street was in need of revitalization. Councilmember Ivie agreed that it was
18 deteriorating but felt it would revitalize on its own if the handcuffs (some parts of the overlay
19 requirements) were removed. Mayor Wilkinson stated that many were hesitant to invest in a business on
20 Main Street because they had no idea what the future held for the area.
21

22 Commissioner Wright asked what they felt the “perfect” type of business was for the area.
23 Councilmember Ince responded that Ann Fadel’s insurance office fit perfectly. Mr. Snyder stated that Ms.
24 Fadel had divided her business in a way that was not an economic engine for the City—only for the
25 property owner. That business was not *really* investing in Main Street and doing well. Instead, it was
26 merely surviving. If the City was comfortable with having businesses merely survive, there was no need
27 to make a change. Councilmember Mecham reiterated her desire to change the overlay.
28

29 Commissioner Wright felt that having design standards was a good compromise. It provided
30 property owners with the opportunity to redevelop without *requiring* that they do so.
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32 Councilmember Mecham suggested that another possibility was to treat the west side of Main
33 Street different than the east side.
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35 Councilmember McEwan indicated that Main Street had no identifiable anchor for the street and
36 there was nothing unique about it. He felt there was opportunity to convert some existing structures into
37 mixed-use units and pointed out that there was currently 44,000 square feet of unoccupied commercial
38 space in Centerville. Businesses were coming and going frequently, disappearing from the commercial
39 area near Pier 1 Imports where there was plenty of available parking. Therefore, there was no reason to
40 believe that a new business on Main Street would succeed when parking there was so limited. Regarding
41 residential development, although he would not support apartments on Main Street, he was not opposed to
42 condominiums or anything else that encouraged long-term investment in the community. He did not
43 anticipate that it could develop into something like Logan’s Main Street or the 9th and 9th area of Salt
44 Lake City. While he was not advocating that the City force property owners out, he wished to give them
45 an opportunity to take advantage of the fact that Centerville currently had one of the hottest markets

1 around. Commissioner Wright asked if Commissioner McEwan would be comfortable with density if it
2 was owner occupied. He responded that he would be comfortable with it on a somewhat limited scale.
3 However, Councilmember Mecham did not want greater density than what was currently present.
4

5 Mr. Snyder wished to confirm what he was hearing from the City Council. It appeared to him that
6 they wished to replace the existing overlay. Commissioner Johnson pointed out that Commissioner
7 Fillmore seemed to genuinely value the overlay although she was not present to weigh in. It sounded as
8 though the Council was fine with soft commercial development. He heard that they wished to focus on
9 core commercial area and preserve what was already present. He also heard an interest in addressing
10 supplemental revitalization as a residential component.
11

12 Commissioner Johnson also wished to confirm the City Council's position. It sounded to him
13 that the strict design guidelines for soft commercial development should be removed but that *if* increased
14 residential development were to be introduced, it should come with increased restrictions. Commissioner
15 Wright asked if there would be any design standards for soft commercial development. Mr. Snyder
16 thought there could be but was unclear to what extent.
17

18 Like Mr. Snyder and Commissioner Johnson, Chair Hayman wished to confirm what she was
19 hearing from the City Council—that the overlay should be changed but that there should still be some
20 guidelines. Additionally, the Council appeared to be open to *some* new residential development. She
21 asked the Council to make their feelings extremely clear so as to avoid miscommunications with the
22 Planning Commission. The Chair indicated she was hearing that there should be no overlay.
23 Councilmember Mecham stated that no one had said “no overlay.” She explained what she meant was
24 that the existing overlay did not work. Chair Hayman and Commissioner Wright asked if some residential
25 development on Main Street was acceptable. Councilmember McEwan responded that he wished to
26 encourage residential development. Councilmember Ivie suggested that residential development would
27 come on its own if it was allowed. Councilmember McEwan indicated he did not believe that if the
28 overlay disappeared completely, an appropriate project would suddenly appear and take care of all the
29 problems on Main Street. However, he agreed that the overlay was handcuffing projects
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31 Commissioner Johnson agreed that the perfect project would not suddenly present itself because
32 Main Street was not a great commercial corridor. However, allowing residential development would have
33 an immediate impact. The possibility of different standards for the east and west sides of Main Street was
34 again mentioned.
35

36 Regarding the prospect of allowing some residential development on Main Street, Mr. Snyder
37 asked if the Council was open to strategies of inclusionary zoning, with some of those units being
38 designated as affordable housing. Some councilmembers raised concerns with that idea. Commissioner
39 Wright pointed out that there was also a need for housing that was appropriate for empty nesters. Mr.
40 Snyder pointed out that if the Council agreed to devote a small number of units on Main Street to
41 affordable housing, it would be preferable to having all the affordable housing in the City centered within
42 a single area. Councilmember Mecham was not willing to approve high density housing. Councilmember
43 McEwan had seen such projects on North Temple and he was alright with the concept if the neighborhood
44 supported it. Mr. Snyder indicated that a project on a small scale would not have much of an impact on
45 the community.

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2 Commissioner Wright said that the City was required to have a plan that included affordable
3 housing. Councilmember Ince responded that there were not yet penalties for failing to include that in the
4 housing plan but that could change. Chair Hayman suggested that the City should be looking to include
5 affordable housing. Commissioner Mecham pointed out that there were some units west of the freeway
6 that had originally thought could produce affordable housing but, it did not turn out to be so.
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8 Councilmember McEwan appreciated that the Commission understood that it was the Council
9 who determined in which direction Main Street development would move. However, he was still
10 interested to know what it was that the Planning Commission could support. Commissioner Johnson
11 responded that he could get behind removing the current strict design guidelines. He would also be
12 comfortable with up to six residential units per acre with alternative design guidelines, although he could
13 not speak for the entire Commission.
14

15 Commissioner Hunt asked if the City lacked anything in particular that could be brought to Main
16 Street. He did not believe that traditional retail would be interested in the area. Commissioner Thomas
17 explained that his company, as part of his employment profession had previously looked at 15 different
18 revamp designs for the Maverik building, located on Main Street, which didn't work out. He agreed with
19 Commissioner Johnson that soft commercial was appropriate for the area. He stated he could also support
20 some residential development. Councilmember Mecham didn't want Main Street to be *all* residential.
21 Commissioner Wright agreed, but indicated that she also did not want to see an abundance of drive-
22 through businesses. She reiterated her concern for individual property rights and expressed concern that if
23 the overlay was completely removed, it would send a message to UDOT that the City had no plan or
24 vision and that the State could run roughshod over the City. She pointed out that Main Street was a
25 significant arterial if one thought about the area's long-term transportation needs.
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27 Commissioner Wright had to leave the meeting at 7:08 p.m.
28

29 Councilmember Mecham wished to hear Chair Hayman's thoughts. The Chair shared Mr.
30 Snyder's concern regarding the exhaustion of all those individuals who had put in eight months of work,
31 only to realize that the Planning Commission and City Council were not on the same page and that
32 everyone's time and energy had been wasted. Councilmember Ivie felt bad about the misunderstanding
33 and Councilmember Mecham felt that the Council became privy to information that was not available to
34 the Commission. Chair Hayman asked that if the City Council had a vision of what Main Street should
35 be, they should all move toward it. But if there was no solid vision, perhaps the City should wait to take
36 action until there was.
37

38 Councilmember Ince stated that the City could easily kick the can further down the road but he
39 did not believe it was the right thing to do. He felt it was clear that the biggest issue was the overlay.
40 Specifically, Chair Hayman asked Commissioner Ince to clarify if his concern was that the overlay
41 pushed all the buildings close to the street. Commissioner Ince read from the code and said that the
42 overlay zone was to "*encourage additional single-family and multi-family residential land uses by way of*
43 *mixed use*" and "*encourage greater intensity of land use.*" Councilmember Ince indicated some of the
44 things he saw in the overlay failed to make sense. Councilmember Mecham said she did not wish to
45 increase the intensity of Main Street. Mr. Snyder pointed out that by adding a residential component, the

1 overall intensity was being increased. He used the example of Michael's Main Street Garage in its current
2 condition. Adding a residential component to the property would triple or even quadruple its intensity.

3
4 Councilmember McEwan asked what had the Planning Commission heard that evening that it
5 could get behind and support. Chair Hayman responded that she had not heard anyone bring forth a vision
6 of Main Street other than a small increase to the amount of residential development. She understood that
7 they wished to relax the overlay standards and perhaps allow a small amount of residential development.
8 She asked if that characterization was representative of the Council's position. Councilmember Mecham
9 responded by asking for Chair Hayman's opinion. Chair Hayman stated she agreed with Councilmember
10 McEwan. She did not think she would limit the area to soft commercial. She felt all the conditional uses
11 that the Planning Commission had recommended to the City Council also made sense. She also felt
12 increased residential development made sense due to the current housing crunch. Councilmember
13 Mecham reiterated her desire to limit the amount of residential development on Main Street.

14
15 Mr. Snyder asked how much of the community's image of Main Street was nostalgia of the past
16 vs the current conditions. His perception was that a large percentage of the community wished to keep
17 Main Street as it had been in their memories. Councilmember Mecham disagreed. She felt the community
18 was more concerned about the compatibility of future development with the surrounding property.

19
20 Mayor Wilkinson asked if the Planning Commission had sufficient direction and understanding of
21 the City Council's position. Mr. Snyder responded that at the next Planning Commission, staff and the
22 Commission would attempt to synthesize what they had heard from the Council. Chair Hayman
23 recommended that they send what they believe they heard back to the City Council for confirmation.
24 Councilmember Mecham agreed. The Chair also encouraged the councilmembers to sit in on some future
25 Planning Commission meetings. Councilmember Mecham pointed out that the City Attorney had
26 discouraged that. Ms. Romney clarified that the point she had attempted to make was that while it was
27 good for the Council to be informed of the Planning Commission's actions and why they made the
28 decisions they did, that information could be gleaned from watching the meetings on line and reading the
29 meeting minutes. Having Councilmembers or the Mayor physically in attendance at the meetings can
30 change the dynamics of the Commission's discussions and decisions. Councilmember Mecham stated that
31 she had attended meetings before in an effort to share her knowledge but that she had been made to feel
32 unwelcome. Chair Hayman indicated that she would defer to Ms. Romney on the matter but still
33 encouraged the councilmembers to view the meetings on line and communicate with the Planning
34 Commission if they felt they were wandering down a path that was contrary to where the Council wished
35 them to go.

36
37 Ms. Romney pointed out that good communication between the two bodies was critical and she
38 did not wish to stifle that communication. She merely recommended that the Councilmembers refrain
39 from commenting in Planning Commission meetings. All those present agreed that effective
40 communication would be key to the City's success.

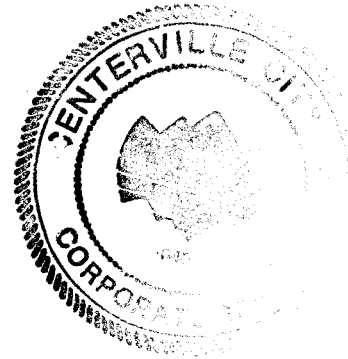
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The work session adjourned at 7:23 p.m.

Mackenzie Wood
Mackenzie Wood, City Recorder

April 24, 2019
Date Approved

Jamie Brooks
Jamie Brooks, Recording Secretary



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