

1 Minutes of the Centerville City Council **work session** held Tuesday, May 5, 2015 at 5:30 p.m. at
2 the City Hall Council Chambers, 250 North Main Street, Centerville, Utah.

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4 **MEMBERS PRESENT**

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6 Mayor Paul A. Cutler

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8 Council Members Ken S. Averett
9 Tamilyn Fillmore
10 John T. Higginson
11 Stephanie Ivie
12 Lawrence Wright

13
14 **STAFF PRESENT**

15 Steve Thacker, City Manager
16 Blaine Lutz, Finance Director/Assistant City Manager
17 Cory Snyder, Community Development Director
18 Lisa Romney, City Attorney
19 Katie Rust, Recording Secretary

20 **SOUTH MAIN STREET CORRIDOR**

21
22 At the April 21 Council meeting, the City Council agreed to meet in a work session to
23 discuss the scope of work relating to a review of the South Main Street Corridor
24 Plan/Ordinances, and the potential use of consultants in this review process. Mayor Cutler
25 recommended the Council define the scope of work for an independent consultant regarding the
26 viability of commercial development on Main Street, particularly between 300 South and Porter
27 Lane, and obtain the information in a short time period to make decisions regarding that portion
28 of Main Street. The existing South Main Street Corridor Plan is based on the assumption that
29 commercial is viable on Main Street. Councilwoman Fillmore pointed out that this could be an
30 opportunity to combine some of the goals prioritized by the Council for 2015 – conduct a study
31 regarding the economic feasibility of an RDA, and finish the public space portion of the Plan –
32 with the desire to re-evaluate and tweak the Plan. Mayor Cutler stated he would be interested
33 in phasing or separating the different components for study in the interest of time.
34 Councilwoman Ivie said she would prefer to keep the study broad, looking at the whole overlay
35 area.

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37 Councilman Wright stated that most of the public comments have been focused on
38 residential density. He read aloud a portion of the Plan regarding the purpose, and commented
39 that he does not feel the existing application submitted by Brighton Homes is in line with the
40 stated goals, primarily the goal to “foster a small town atmosphere”. Councilman Wright said
41 the Council should first gather public opinion regarding what citizens would like to have in that
42 part of the community for a baseline. Mr. Snyder explained that the basic purpose of form-
43 based code is to recreate the street-scape in small-town America, and reminded the Council
44 that the existing application has not been approved and may change before the process is
45 completed. Councilman Higginson commented that a lot has changed since the Plan was put in
46 place in 2007. He said he is in favor of looking at the economic feasibility of different
47 commercial land types, as well as what the citizens would like to see happen. Councilman
48 Higginson added that he does not think the South Main Street Corridor will ever become the
49 commercial heart of Centerville. Councilwoman Fillmore said she feels the Council should have
50 data regarding what could be successful before making changes. Councilwoman Ivie said she
51 feels the Council should place a moratorium on further development to allow time to gather the
52 data and really look at it. Councilman Averett said that, regardless of the extent of the
53 evaluation, a key component is the viability of commercial. If it is deemed not viable, the zoning
54 should be changed. Councilman Averett said he thinks a study could be done quickly. He
55 stated he feels the City owes an economic feasibility analysis to both the citizens and the

1 property owners before changes are made to the Plan. Mayor Cutler agreed that it makes
2 sense to first obtain data regarding economic feasibility, and then use the data when gathering
3 public opinion. Councilman Wright disagreed, stating that gathering public opinion regarding
4 residential density should come first. Councilman Averett pointed out that the City cannot
5 ignore the rights of the property owners. The Council would need to have evidence to back up
6 removing commercial from the Plan, whether the citizens want it or not.
7

8 Councilwoman Ivie said she feels it would be in the best interest of the citizens and the
9 City to place a TZRO to allow time to get more information. Councilman Wright agreed with
10 Councilwoman Ivie, adding that the major objective is to place the citizens' needs first. He
11 suggested both types of data be collected simultaneously. Councilwoman Fillmore suggested
12 the Council first let the existing application process play out, gather market data, and then
13 gather public input. Councilwoman Ivie suggested the Council place a moratorium, ask
14 residents what they would accept, and then find out the feasibility of commercial. The Council
15 and staff discussed the challenges regarding density posed by the existing Plan. Councilwoman
16 Fillmore stated she would be in favor of a TZRO if the public space plan could
17 be put in place and a RDA feasibility study accomplished in the same time period. Councilman
18 Higginson said he has been opposed to a TZRO because he has felt it would accelerate the
19 Brighton Homes project. Mayor Cutler stated that the Brighton Homes representatives have
20 expressed a willingness to negotiate. Councilman Higginson said he would like the City to be in
21 the best negotiating position possible with Brighton Homes. If a TZRO would not affect
22 negotiating ability with the builder, he would be okay with a TZRO, as long as Brighton Homes
23 does not feel pushed into a corner. Councilwoman Fillmore added that, with the applicant
24 willing to negotiate, placing the TZRO before negotiations are resolved would tie the Council's
25 hands, since text amendments would not be possible without lifting the TZRO.
26

27 Councilman Wright said he thinks the moratorium might only be necessary for a month
28 or a month and a half. Mr. Snyder and Councilman Averett said they do not think it would be
29 realistic to expect less than six months. Council members discussed the probability of
30 additional applications for development on Main Street in the near future. Mr. Snyder said he
31 does not think there is a high risk of a developer making application soon. He pointed out that a
32 TZRO is not without risk, with a perception similar to that of condemnation from a land-use
33 control and rights perspective. The Council would also need to be able to justify a TZRO from a
34 legal perspective since the existing Plan was adopted fairly recently.
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36 Council members Ivie and Wright repeated their desire to place a TZRO, gather
37 economic data, and collect citizen feedback all at the same time. Councilman Higginson said
38 he is okay with a TZRO. Councilwoman Fillmore said she would want to use a TZRO
39 strategically, and accomplish the other goals at the same time. Mayor Cutler said he feels there
40 is a chance of negotiating a better development than has been proposed, and mentioned that
41 Brighton Homes has financing deadlines. He added that property owners have rights, and the
42 Council has the same obligation to be fair with them as with the residents. Councilwoman
43 Fillmore suggested the Council hold off on the TZRO to allow time for negotiations, and direct
44 staff to draft an ordinance amendment that would limit density by number. The Brighton Homes
45 application will be presented to the Planning Commission on May 13th.
46

47 Councilwoman Ivie expressed concern about traffic in the area of 300 South and 400
48 South on Main Street. She said she would like to see a traffic study before anything else. The
49 Council discussed traffic study options.

1 A majority of the Council agreed with placing the TZRO on the May 19th agenda for
2 implementation. Councilwoman Ivie expressed a desire to implement a TZRO sooner. Council
3 members Fillmore, Ivie, Averett, and Higginson agreed with starting the process to obtain
4 economic feasibility data. The Mayor suggested initially limiting the scope of work to between
5 300 South and 400 South on Main Street, and extending the scope during the TZRO. Staff was
6 directed to draft a TZRO for the May 19th meeting, and also a proposed scope of work for review
7 of the South Main Street Corridor Plan/Ordinance. Mr. Thacker suggested the Council wait until
8 the scope and timeline of a review are defined before hiring consultants. A majority of the
9 Council was in agreement.

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11 **ADJOURNMENT**

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13 Mayor Cutler adjourned the work session at 6:57 p.m.

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18 _____
19 Marsha L. Morrow, City Recorder

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22 5-19-2015
23 _____
24 Date Approved

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Katie Rust, Recording Secretary

