

1 Minutes of the joint work session of the Centerville **City Council and Planning Commission**
2 held Tuesday, August 4, 2015 at 5:40 p.m. at Centerville City Hall, 250 North Main Street,
3 Centerville, Utah.

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5 **MEMBERS PRESENT**

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7 Mayor Paul A. Cutler

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

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15 **PLANNING COMMISSION** Cheylynn Hayman
16 **PRESENT** David Hirschi, Chair
17 Gina Hirst
18 Logan Johnson
19 Kevin Merrill, Vice Chair

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21 **COMMISSIONERS** William Ince
22 **ABSENT** Scott Kjar

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24 **STAFF PRESENT** Steve Thacker, City Manager
25 Lisa Romney, City Attorney
26 Cory Snyder, Community Development Director
27 Katie Rust, Recording Secretary

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29 **STAFF ABSENT** Blaine Lutz, Finance Director/Assistant City Manager

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31 **VISITORS** Interested citizens (see attached sign-in sheet)

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33 **SOUTH MAIN STREET CORRIDOR PLAN/OVERLAY ZONE**

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35 Parcel Data Analysis – Lisa Romney, City Attorney, presented data and analysis
36 compiled by staff for the South Main Street Corridor (SMSC). The Temporary Zoning
37 Regulation (TZRO) adopted on May 12, 2015 is set to expire on November 12th. The purpose
38 of the TZRO is to provide time to study and analyze the corridor without accepting applications
39 for development. Staff has analyzed and compiled data for the City Center District and the
40 Traditional District of the SMSC, between 100 North and Porter Lane. The 44 parcels in the
41 study area are all zoned Commercial-Medium (C-M), bordered by Residential-Low (R-L) on the
42 east side and Residential-Medium (R-M) and Residential-High (R-H) on the west side.

43
44 Eighty-nine percent (89%) of the subject properties are owned by Davis County
45 residents or businesses (62% are owned by Centerville residents and business owners). Sixty-
46 three percent (63%) of the acreage is locally owned, and 55% is locally owned based on tax
47 assessed value. Sixty-four percent (64%) of the properties are used commercially, 16% of the
48 properties are vacant, and a few of the properties are residential. Of the properties currently
49 used commercially, 41% is office space, 25% is retail, and 10% is industrial/manufacturing. The
50 subject properties have a cumulative 2015 tax assessed value of \$13.8 million. Ms. Romney
51 pointed out that the two districts are significantly commercial, and significantly locally owned.

52
53 Ms. Romney presented staff's estimate regarding likelihood of redevelopment within the
54 two districts based on assessed value, date of construction, condition of structures,
55 undeveloped areas, and size of building. Of the commercial buildings in the corridor, 19% have

1 been constructed in the last 15 years (20% based on acreage, and 37% based on tax assessed
2 value). If all of the properties were built out residential with a density cap of four units per acre,
3 an estimated 73 units would be possible (58 units if the most recently developed properties are
4 subtracted). With a density cap of eight units per acre, an estimated 155 units would be
5 possible (123 units after subtracting the most recently developed properties).
6

7 Complete Streets and Public Space – Cory Snyder, Community Development Director,
8 stated it has been his impression that the Council desires to keep the existing SMSC Plan,
9 making amendments to best match what is wanted for Centerville. He said the key words he
10 heard during the public comment period are “historic nature”, and pointed out that what is meant
11 by “historic” can be different for everyone.
12

13 Mr. Snyder stated it is clear that there is a difference between the east and the west
14 sides of Main Street. The east side is bounded primarily by Residential-Low, and the difference
15 between the east and west sides was clear in 2010 to some degree and is even more apparent
16 today when you talk about densities or building heights. Looking at the Complete Streets issue
17 it is easy to see the challenges posed by the infrastructure that is in place. He showed an
18 image depicting current travel lanes, shoulder, utility and light zone on the east, pedestrian
19 sidewalk zone, and development zone. The four-foot utility zone on the east side creates a lack
20 of symmetry. He showed an image depicting a proposed symmetrical layout, with a utility zone
21 added to the west side, and trees added to the utility zones on both sides. Change would have
22 to be made to the west side to achieve symmetry. Councilman Averett asked Mr. Snyder to
23 address a rumor circulating that UDOT intends to widen Main Street. Mr. Snyder responded
24 that the only project scheduled on UDOT’s 15-year plan for Main Street is an enhanced bus
25 system. Mr. Snyder then showed an image depicting a proposed off-set layout, with the utility
26 zone remaining only on the east side, and an 8’ to 10’ green zone for trees and landscaping
27 added to the development zone on both sides of the street. He pointed out that trees are
28 difficult to combine in the same space as utility poles. The off-set layout pushes buildings 10
29 feet away from the pedestrian zone on both sides allowing space between the utility zone and
30 the green zone. Mr. Snyder stated that most of the properties could accommodate the 10-foot
31 development zone setback. Councilman Wright expressed his concern for above-ground utility
32 lines from an emergency management standpoint, and said he would like the lines to be buried.
33

34 Mr. Snyder stated that considering the dominance of local services and office space, he
35 thinks the off-set layout with the deeper setbacks could be “historic” with a focus on design and
36 layout rather than density. Mayor Cutler commented that the off-set layout seems to match
37 what exists and what citizens want. He added that the symmetrical layout does not seem
38 practical. Councilwoman Fillmore agreed that the off-set layout is the easier route, but said she
39 is concerned that the street would continue to be emphasized as a wide Main Street, leaving the
40 City vulnerable to higher vehicle speeds. She stated that drivers behave differently with items
41 framing the roadway to make it feel narrower. Mr. Snyder agreed that aesthetically congesting
42 the streetscape naturally reduces speeds. He pointed out that Main Street is a travel corridor
43 and a UDOT road. Councilman Wright said he likes the off-set layout better. Councilwoman
44 Ivie said she thinks the off-set layout speaks more to what the citizens want.
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46 Ms. Romney stated that, based upon data and analysis, and consideration of public
47 comment and concerns regarding development with the SMSC Overlay Zone, staff
48 recommends the Planning Commission and City Council discuss possible ordinance
49 amendments to the SMSC Overlay Zone and for the City Center and Traditional Districts
50 regarding the following issues:
51

- 52 • Public Space Design
- 53 • Building Setbacks

- 1 • Building Heights
- 2 • Permitted Uses
- 3 • Density Caps on Residential Development
- 4

5 Chair Hirschi stated that in a perfect world he loves symmetry, but the difficulty putting
6 trees and power lines in the same space is a barrier. He said he thinks the off-set layout could
7 help create a beautiful green space utilizing existing space. Commissioner Johnson said he
8 does not agree with choosing the easier route to avoid working with UDOT. Commissioner
9 Hayman stated the space is the same whether the trees are closer to the street or farther away.
10 She asked if the street could be narrowed. She said she loves Main Street in Moab, and asked
11 if Centerville Main Street could be adjusted similarly with a nice bike/running lane. Councilman
12 Higginson commented that most cities have an artery other than their main street, but Main
13 Street is Centerville's only artery. He said that symmetry is more beautiful, but the off-set layout
14 makes more sense. Councilwoman Fillmore said it is valuable to look at both layouts, and
15 agreed that Main Street is the City's only through artery. Over the decades the City will
16 continue to feel pressure from all of the transportation agencies. She said it would be naïve to
17 think the street will stay the same. More than creating an urban feel, she said she likes the
18 symmetrical layout because it physically protects the right-of-way and pedestrian safety. If
19 setbacks are increased the street is more vulnerable to future widening.
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21 Councilman Averett agreed with Chair Hirschi that the off-set layout is the only way to
22 go. Councilman Wright agreed with Councilwoman Fillmore that greater setbacks leave the
23 street vulnerable. He suggested it would be worth finding out how much it would cost for the
24 City to take over responsibility of Main Street from UDOT. Commissioner Hirst agreed with
25 Councilwoman Fillmore's concerns and comments regarding safety. Councilwoman Ivie said
26 she does not like the idea of telling property owners how to landscape their property, but the
27 utility issue is huge. She said she does not think the optical illusion of a smaller street would
28 protect pedestrians any better. The issue for the citizens is the increased number of vehicles
29 from higher density, not the UDOT speed limit. Vice Chair Merrill commented that the trees will
30 look symmetrical whether they are five feet back or eight feet back. Commissioner Hayman
31 said she thinks having trees closer to the street would look more historic, but agreed it is difficult
32 to put trees and power lines in the same space. She asked if it would be possible to put trees at
33 the street and move utility poles back. It was generally agreed that it would not be practical to
34 move the utility lines back.
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36 Mayor Cutler stated there seems to be a slight majority in favor of looking at the realistic
37 off-set layout, with some desire to consider the symmetric layout. Mr. Snyder said he would
38 make some adjustments and come back with both layouts. Councilwoman Fillmore said she
39 feels resolving the street design issue during the TZRO period is critical. The Mayor suggested
40 inviting representatives from UDOT and Rocky Mountain Power to answer Council questions.
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42 **ADJOURNMENT**

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44 The Council and Planning Commission will meet together again prior to the August 18th
45 Council meeting. Mayor Cutler adjourned the work session at 6:55 p.m.
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49 Marsha L. Morrow, City Recorder

_____ Date Approved

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51 _____
52 Katie Rust, Recording Secretary
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