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PROVIDENCE CITY PLANNING COMMISSION MINUTES
January 14, 2009, 6:00 p.m.
Providence City Office Building
15 South Main, Providence, UT 84332

ATTENDANCE: **Chairman:** **H Ames**
 Commissioners: **W Wimmer, G Busch, D Briel, S Flammer**
 Excused:
 Alternates: **R Gustaveson, R Sneddon**
 Staff: **Skarlet Bankhead, City Administrator/Recorder**
 Terri Lewis, secretary

OATH OF OFFICE:

The City Recorder Skarlet Bankhead will give the oath of office to Shauna Flammer the new member of the Planning Commission and Rex Gustaveson and Roy Sneddon, alternate members.
Before the oath of office H Ames asked the 3 new members of the Commission to introduce themselves and tell a little bit about themselves.
S Bankhead gave the oath of office to the voting Commissioner S Flammer and the 2 alternate members.

NEW BUSINESS:

The Providence City Planning Commission will elect a new Vice-Chairman.
D Briel nominated Wendy Wimmer for vice chair. G Busch seconded.
Vote: Yea: W Wimmer, G Busch, D Briel, S Flammer, H Ames
 Nay: None
 Abstained: None
 Excused: None

ACTION ITEMS:

Item No. 1. The Providence City Planning Commission will consider for approval the minutes of November 12, 2008.
Motion to approve with changes: W Wimmer, G Busch second
Pg 2 line 16 – condominamizing
Vote: Yea: H Ames, W Wimmer, D Briel, S Flammer
 Nay: None
 Abstained: G Busch
 Excused: None

STUDY ITEM:

Item No. 1. Staff will handout to the Providence City Planning Commission an update on Title 10 Zoning, Chapters 1, 3, 6 and 8, Title 11 Subdivisions, Chapter 3 and Title 3, Business and License Regulations and Title 8 Water Use and Service for information purposes only.
S Bankhead said that Title 3 is for information purposes only. Staff was asked by Council and Planning to look at zoning uses. Staff is recommending to Planning Commission that we change our Commercial District Zone. There is not much land along Hwy. 165 for Commercial use. If that property is taken up by non-commercial businesses that is not the best use for that commercial area. We have a group of Doctor's that would like to move into our commercial district. They will not generate sales tax. Your purpose is to go through these City codes and decide what you would like to present to the Council.
W Wimmer asked if anyone came into the City to bring a business they would have to follow these new ordinances.
S Bankhead said that is the way she understands it.
S Bankhead explained that Title 3 is for the Commissions information to show them how Business Licenses are zoned. It is important that you are comfortable with this. Once it is passed into law the staff has to uphold them. Staff that is mentioned is DRC. The City Engineer and Attorney are part of DRC. They sit in on all the meetings and give their opinion and advice.
H Ames asked if a Doctor's office comes in and no one else is interested in the property could the City allow them in.
S Bankhead said that a rezone could be done. The Commission can recommend this to the Council.
H Ames asked if there was a map that showed these areas.
S Bankhead said that we would get the Commission new zoning maps.
W Wimmer asked if the Commission could have a Planner come in and talk to them.
S Bankhead said that could be done.

1 S Eames said G Busch is a planner.
2 G Busch said that he would like to be involved in that.
3 H Ames said he would like the Commission to go home and study this from cover to cover and come back to the next
4 meeting and talk about it.
5 S Bankhead said that she would talk to J Nielson about coming and talking to the Commission at the next meeting.
6 H Ames told the alternates that they are welcome to participate in the discussions. The only thing they can't do is vote.
7 R Sneddon asked what the criteria are.
8 S Bankhead said maybe we need to preserve a place along the highway corridor for retail.
9 H Ames asked S Bankhead if she would bring in a planner to talk to them about this on January 28th.
10 R Gustaveson asked what happens to places that are already here if they want to make a change.
11 S Bankhead said most of them are grandfathered in. If they are willing to make changes that is great. If not there isn't
12 much we can do about it.
13 H Ames said that they need to table this until the next meeting.
14 S Bankhead talked to the Commission about Plats and Procedures. Staff was charged with two things. We struggle with
15 minor subdivisions, a large lot divided into 2 pieces. These subdivisions take up a lot of staff time. Staff is looking at
16 changing the subdivision rules for the downtown area. The point of this was to preserve the look of this area. We also
17 were asked to create a deadline on our platting process. The way it is set up now if a developer decides not to finish
18 their project they are held under the old rules even if a new set of rules applies. There are no expiration dates on plat
19 processes. Sage Crest is the only development that is not actively developing. They would be held under the old rules.
20 R Sneddon asked if developers would be allowed a one time extension.
21 S Bankhead said staff would not have a problem with that.
22 Motion to table this item until next meeting: W Wimmer, D Briel second
23 Vote: Yea: W Wimmer, D Briel, H Ames, S Flammer, G Busch
24 Nay: None
25 Abstained: None
26 Excused: None
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29 **STAFF AND COMMISSION REPORTS:**

30 S Bankhead said there are no new applications in house right now. Eagleview Estates phase 2 should be coming in
31 shortly. The City still has a few homes being built. She would like to take this slow time to work on the transportation
32 plan. She would like to bring that to the Commission next meeting.
33 H Ames asked T Lewis to e-mail the agendas for Council meeting to the Commissioners.
34 G Busch asked about the development on the southeast bench.
35 D Briel said an irrigation company has been doing work up there.
36 S Bankhead said that Hillcrest subdivision first phase will be starting soon.
37 S Bankhead said the chapel site for the Highlands was probably being put on hold for now.
38 G Busch asked about the new bridge in Von's Park.
39 S Bankhead said that Councilman T Rasmussen wanted to improve the trail in Von's Park. WE ARE NOT PUTTING A
40 TRAIL OR SIDEWALK ALONG SPRINGCREEK ROAD. The neighbors along Spring Creek Road did not like the
41 plan. We are still improving the trail in Von's Park. This way if someone is using the park other people can still use the
42 trail. The City used RAPZ tax for this project. We are on the Forest Service list to blaze a trail up the canyon.
43
44 Motion to adjourn: G Busch, S Flammer second
45 Vote: Yea: H Ames, W Wimmer, G Busch, D Briel, S Flammer
46 Nay: None.
47 Abstained: None.
48 Excused: None
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50 Meeting adjourned at 7:00 p.m.
51 Minutes taken and prepared by Terri Lewis
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55 _____
56 Harry Ames, Chairman

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56 Terri Lewis, Secretary