

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**

2 **March 11, 2009, 6:00 p.m.**

3 **Providence City Office Building**

4 **15 South Main, Providence, UT 84332**

5  
6 **Chairman: H Ames**

7 **Commissioners: W Wimmer, G Busch, S Flammer**

8 **Absent: D Briel**

9 **Alternates: R Gustaveson, R Sneddon**

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11 H Ames reported to the Commission that he spoke to the City Council on Tuesday, March 10, 2009.

12 He passed out a copy of the information that he gave the Council.

13 The Council would like to hear from the Commission once a month.

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15 **ACTION ITEM:**

16 **Item No. 1.** The Providence City Planning Commission will consider for approval the minutes of February 11, 2009.

17 **Motion to approve with corrections: W Wimmer, S Flammer second**

18 **Vote: Yea: H Ames, W Wimmer, S Flammer, G Busch**

19 **Nay: None**

20 **Absent: D Briel**

21 **Excused: None**

22  
23 **STUDY ITEM:**

24 **Item No. 1.** Josh Runhaar from Cache County Development Services Department will present to the Providence  
25 **City Planning Commission information on zoning regulations in regards to Title 10 Zoning, Chapters 1, 4, 6 and**  
26 **8.**

27 J Runhaar showed the Commission a power point. He went back over the first ideas that the Commission talked to him  
28 and Jay Baker about. He made sure that the Commission was still on the same page as far as the mixed zoning goes. He  
29 went over some different options that they could look at. He showed them some different building structures to show  
30 the different options that they could go. He explained that there are many different ways they can go to make this mixed  
31 zoning work. This mixed zoning is popular but developments don't just happen. He explained that this is an overlay  
32 zone (Combining District). You would limit the use on the primary (1<sup>st</sup>) floor to retail use only. You are limiting the  
33 uses only on the 1<sup>st</sup> floor. You can also do this layering in multi-family zones. He showed them what it looks like to  
34 overlay your zones. Do you want to limit your retail to 100% retail or are mixed use good even on the ground floor?  
35 H Ames asked what the tax difference is between a Dentist office and a toy store.

36 S Bankhead said the toy store pays sales tax. They both pay real and personal property tax.

37 J Runhaar said you are also looking at vibrancy. This gives people more options. The businesses feed off of each other.  
38 The Commission needs to decide how much of a percent they want for retail.

39 H Ames wants the Council to see what is missing in development. He would like for a developer to look at the areas  
40 east and south of Macys for something like this.

41 J Runhaar said the Commission is trying to protect the multiple pad sites. They are getting single use structures on the  
42 pad sites.

43 W Wimmer said you can double your retail capacity zoning this way. She asked how much land is there to develop.

44 S Bankhead said if the developers could maximize their space by going vertical this would give them more bang for  
45 their buck. We have a developer that is interested in the land behind Maceys. The MPO road will come to 100 north.

46 The rest of the road will be finished by the developers. The sewer down 100 South is on the table to be finished. When  
47 the sewer was put down 500 South the agricultural land was turned into houses immediately. There is also the land that  
48 sits on the West side of Hwy 165. There is quite a bit of property that is open.

49 J Runhaar talked about North Logan and the way it was developed. When you look at this mixed use zoning you will  
50 still have problems. You have a strip zoned multi-family behind Maceys. How easy would it be to make this a mixed  
51 use area?

52 H Ames would like to see the whole area behind Maceys and the west side of Hwy 165 zoned this new way.

53 S Bankhead said the multi-family zone behind Maceys does not have enough density for the developers to make money.  
54 The developers that she talked to were quite excited about this new direction the Commission is looking at.

55 H Ames would like for Providence to have upscale multi-family housing.

56 J Runhaar said that more people are looking at condos. They don't want yards or gardens to take care of. These mixed  
57 use zones are not on the highway. They are on side streets. People don't want to live on main streets. He talked about  
58 the way the drainage systems work.

1 H Ames asked what the next step would be to make this zoning happen.  
2 G Busch suggested that the Commission look at the Master Plan for the next step.  
3 J Runhaar said that the Commission needs to look at certain areas and master plan them. They need to decide what they  
4 want it to look like.  
5 H Ames said the Mayor talked about having a combined workshop with the Commission and the Council. We need to  
6 get some language in the books to help hold off the developers until we decide which way we want to go.  
7 J Runhaar said that the County Developers can help the City with the language and general ideas.  
8 Councilmember Low was in the audience and let the Commission know that he is very excited about this concept.  
9 J Runhaar said the planning or the building will not happen overnight. This is a perfect time to decide what you want as  
10 a City. Eventually the Commission needs to identify goals and visions of what you want. Then you start talking about  
11 action items. What is critical? Then you need to go out and find a planner to help.  
12 H Ames asked S Bankhead to coordinate with the Mayor and the Council to have a combined workshop with the  
13 County Planners.  
14 S Bankhead will talk to the Mayor and see if March 31<sup>st</sup> would work for the workshop.  
15 H Ames would like for G Busch to be the Commission member that will work with J Runhaar to get ready for the  
16 workshop.  
17

18 **Item No. 2. The Providence City Planning Commission will discuss changes to Title 11 Subdivisions, Chapter 3.**

19 S Bankhead would like for this item to be moved to the next meeting.

20 **Motion to continue to the next meeting: G Busch, W Wimmer second**

21 **Vote: Yea: G Busch, W Wimmer, S Flammer, H Ames**

22 **Nay: None**

23 **Absent: D Briel**

24 **Excused: None**

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26 **STAFF REPORTS:**

27 S Bankhead let the Commission know that the Council is working on the budget. There has been quite a bit of  
28 commercial interest in the last three weeks.  
29

30 **COMMISSION REPORTS:**

31 None

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33 **Motion to adjourn: W Wimmer, G Busch second**

34 **Vote: Yea: H Ames, W Wimmer, G Busch, S Flammer**

35 **Nay: None.**

36 **Absent: D Briel**

37 **Excused: None**

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39 Meeting adjourned at 7:25 p.m.

40 Minutes taken and prepared by Terri Lewis

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Harry Ames, Chairman

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Terri Lewis, Secretary