

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**

2 **April 22, 2009, 6:00 p.m.**

3 **Providence City Office Building**

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

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6 **Chairman:** H Ames  
7 **Commissioners:** W Wimmer, G Busch, D Briel  
8 **Excused:** S Flammer  
9 **Alternates:** R Gustaveson, R Sneddon

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11 **ACTION ITEM:**

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

13 **Motion to continue until May 13, 2009: G Busch, W Wimmer second**

14 **Vote: Yea: H Ames, W Wimmer, D Briel, G Busch**

15 **Nay: None**

16 **Absent: None**

17 **Excused: S Flammer**

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19 **STUDY ITEM:**

20 **Item No. 1.** The Providence City Planning Commission will discuss a request from Rod Blossom for preliminary plat approval for South Cache Commercial Subdivision Lot 2 Condominiums.

21 D Briel asked S Bankhead to give the Commission some background on this issue.

22 S Bankhead explained that this development has 8 lots. The buildings were originally constructed so that they could be condo minimized if it was requested. The Fire Marshall and the Building Inspector has approved this. They are not changing the building or the owners.

26 Rod Blossom is here to discuss this issue. He explained that the buildings were built so different people could own the amount of the building they required. A homeowners association would be set up to take care of each building. There is already CC&R's set up for the outside of the buildings. They will do each individual building as it is requested. The parking is required by the amount of space that you have. Each building is on a lot. The parking and landscaping is set up a common space. The City has two buildings set up like this. The Commission is looking at the guts of the building. The original subdivision was approved by the Planning Commission. Each building will be treated by a separate plat approval. These buildings are well built and look good.

33 S Bankhead said the next step will be the public hearing. It could be approved on the same night.

34 H Ames asked if this could be a public hearing on May 13<sup>th</sup>.

36 **Item No. 2.** Craig Call will present to the Providence City Planning Commission information on zoning regulations in regards to Title 10 Zoning, Chapters 1, 4, 6 and 8.

37 S Bankhead asked the Commission to review Title 10-6-1, 10-6-2, Use Regulations which are allowed in the residential zone. These uses were in conflict with the business licensing in Title 3. Staff tried to meld the two together into one.

40 Everything in Title 3 was put into Title 10 as permitted. Staff would like to move this along so we can put conditions on these areas. The conditions in the business license code deal with parking and keeping everything on private property.

42 Staff deals with landscaping trailers a lot. The Conditional Use requirements are really quite restrictive. There are some uses that you might not want in a residential area now. Staff does inspect the homes for requirements with business licenses. The Commission will study the use chart and come back with their changes on May 13<sup>th</sup>. The Commission can recommend anything they would like to the Council.

46 Craig Call is here to discuss this issue. The question is what really can be done to encourage the best kind of development. This can be a bit daunting.

48 What really is the goal? There is a sense of place. It has traditional development patterns. It has an attractive design with walk ability and less asphalt. There are factors to consider. The Commission has to do something to guide and direct the developers they was they want them to go. You need to use the existing barriers to achieve goals in the ordinances.

51 There needs to be long-term sustainability. Can we control or even predict the market? Will we eliminate other valid choices? Can the City afford the front-end costs? Will more regulations chill any development?

53 What would the plan of action be? Would you need a reality check on ordinances? You could create effective incentives: density bonuses, flexible uses, public investment.

55 Who would the key players be? Property owners, Potential developers, City Staff and outside consultants.

56 S Bankhead said looking at it financially this may be a great idea just a little before it's time or no one at this time will look at it. The Commission should look at this as we have the Commercial ground but it might be a year down the road

1 before anyone will be interested in this concept. You could put in ordinances now and wait and not let the ground get  
2 gobbled up by just anyone. You zone an area for the use that you want there.  
3 C Call said there will be property owners that will share this vision. The choices that the City agrees on need to be  
4 viable choices.  
5 D Briel said he feels that they put the ordinances in place and steer the opportunities in that direction. This could be  
6 done by Master Planning for our Commercial area.  
7 W Wimmer asked if an overlay could be put in over a certain area.  
8 C Call said you can get away with it, but is it practical. An overlay zone is one way to do this. If you look at smaller  
9 communities like Providence the area for commercial development isn't that huge. You can't transform everything.  
10 Maybe it needs to be incremental.  
11 H Ames asked if we could work with the University to get some ideas for our commercial areas. If we had an image of  
12 what we would like our commercial area to look like maybe this would show the citizens and developers what we  
13 would like.  
14 S Bankhead said what ordinances do we have that are preventing us from doing this now. If you are thinking about a  
15 walk able community maybe our parking ordinances need to be looked at. Maybe some of the asphalt needs to go.  
16 When Staff sits down with developers we tell them exactly what they are required to have.  
17 H Ames asked if there is ordinances or master plans that the Commission could look at from other cities.  
18 C Call said there are a lot of places that you can look at for this. You need to decide what the goals for the City are. This  
19 is a legislative issue. You need to promote the general welfare of the community. You need to look for good examples  
20 from other cities. You can find some interesting architectural ideas.  
21 H Ames said maybe the Commission needs to have a better vision for our commercial space. Why do we need to  
22 change the ordinances now?  
23 S Bankhead said that there are developers out there right now that will bring in Professional Offices. This does not  
24 generate any sales tax for the City. That could take up a lot of property. Maybe the ordinances could be changed just to  
25 make the community look different.  
26 C Call said you could do something like a planned use development. Landscaping and parking eat up valuable property.  
27 You could give the developers incentives to do the kind of development that the City wants.  
28 S Bankhead asked if you wanted to be a community that wants retail businesses. Does the City want higher property  
29 taxes to keep these businesses away?  
30 H Ames said he thinks we need to close the door to professional services. How do we write ordinances that create  
31 mixed use?  
32 C Call said you can do ordinances that let the developers allow the uses but the City says what the building looks like.  
33 You can do horizontal and vertical zoning.  
34 R Gustaveson asked if a section at a time could be changed.  
35 C Call asked what areas do you want to focus on first. Where will the best bang for the buck be?  
36 You can do a floating zone with incentives.  
37 H Ames would like to get some draft language that talks about 3 dimensional zoning, incentive ideas and locations.  
38 S Bankhead said Staff could have a meeting with Craig Call and talk about tweaks that need to be done to the current  
39 ordinances at the next couple of DRC meetings. A member of Planning Commission could also attend. Craig Call could  
40 bring it back to the Commission after that.

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42 **STAFF REPORTS:**

43 S Bankhead said she received a call from the AICP. Providence was selected as one of the top cities nominated as a  
44 Healthy City. We have been asked to speak at a conference in October.

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46 **COMMISSION REPORTS:**

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1 **Motion to adjourn: W Wimmer, G Busch, second**  
2 **Vote: Yea: H Ames, W Wimmer, G Busch, D Briel, R Gustaveson**  
3 **Nay: None.**  
4 **Absent: None**  
5 **Excused: S Flammer**  
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11 Meeting adjourned at 8:05  
12 Minutes taken and prepared by Terri Lewis  
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Harry Ames, Chairman

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Terri Lewis, Secretary