

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**

2 **May 13, 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, D Briel, S Flammer**

8 **Excused:**

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

10
11 **ACTION ITEM:**

12 **Item No. 1.** The Providence City Planning Commission will consider for approval the minutes of March 11, 2009 and
13 April 22, 2009.

14 **Motion to approve with corrections: W Wimmer, G Busch second**

15 April 22 minutes:

16 Pg 2 – line 8 – fix the meaning of the sentence.

17 **Vote: Yea: H Ames, W Wimmer, D Briel, G Busch, S Flammer**

18 **Nay: None**

19 **Absent: None**

20 **Excused: None**

21
22 **PUBLIC HEARING: (6:20pm)**

23 **Item No. 1.** The Providence City Planning Commission will receive public comment on a request from Rod Blossom
24 for preliminary plat approval for the South Cache Commercial Subdivision lot 2 Condominiums located generally at the
25 Gateway Business Park, 465 North and Gateway Drive.

26 **No public is in attendance.**

27
28 **ACTION ITEM CONT:**

29 **Item No. 2.** The Providence City Planning Commission will consider a request from Rod Blossom for preliminary plat
30 approval for the South Cache Commercial Subdivision Lot 2 Condominiums.

31 **Motion to approve: G Busch, S Flammer second**

32 Rod Blossom asked when the final plat could be approved.

33 S Bankhead said DRC could see it on Tuesday and it will come back to Commission on May 27th.

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

35 **Nay: None**

36 **Absent: None**

37 **Excused: None**

38
39 **STUDY ITEM:**

40 **Item No. 1.** The Providence City Planning Commission will discuss a request from Jack Nixon for Final Plat approval
41 for the Eagleview Estates Phase II subdivision located generally at Eagleview Drive & Sherwood Drive.

42 D Briel is concerned about putting houses under the power lines.

43 S Bankhead said Rocky Mountain Power review the plans and they sign off on them. They check on their setbacks and
44 the City also has setbacks that need to be allowed. This is definitely a buyer beware.

45 W Wimmer is worried about the interconnecting trail.

46 S Bankhead explained that in the Development Agreement Jack Nixon has to dedicate the property for the walking trail.

47 Dan Turner is here to discuss this issue.

48 W Wimmer is concerned with the private drive. She feels it is too steep.

49 D Turner said this is actually a driveway that services lots 5 and 6. The hammerhead meets fire code requirements. Lots
50 5 and 6 are responsible for maintenance.

51 W Wimmer said their storm water run-off is quite a bit.

52 D Turner said they will plant grass and shrubs. The majority of the erosion damage is from four-wheelers running over
53 the lot. There will be double catch basins along both sides. The quicker we can get the area paved the better for the
54 erosion problems.

55 S Bankhead asked if the dedicated easement for the walking trail shows on the plat.

56 D Turner said the storm water on lot 1 will be an underground chamber. This will be a 100 years, 24 hours chamber.

57 Sagecrest will be connected by Sherwood Drive.

1 **ACTION ITEM CONT:**

2 **Item No. 3.** The Providence City Planning Commission will discuss a request from Jack Nixon for Final Plat approval
3 for the Eagleview Estates Phase II subdivision located generally at Eagleview Drive & Sherwood Drive.

4 **Motion to approve: D Briel, S Flammer second**

5 W Wimmer would like to make sure that the dedicated trail easement is shown on the mylar.

6 **Vote: Yea: H Ames, W Wimmer, D Briel, G Busch, S Flammer**

7 **Nay: None**

8 **Absent: None**

9 **Excused: None**

10
11 **STUDY ITEM CONT:**

12 **Item No. 2.** The Providence City Planning Commission will discuss a request from Sky Properties for Preliminary Plat
13 approval for the Providence Crossroads Subdivision located generally at the northwest corner of Gateway Drive and
14 Golf Course Road.

15 H Ames read the DRC staff report and listed the conditions. He doesn't want to discuss it without representation from
16 Sky Properties.

17 S Bankhead explained where this subdivision is located from the plat map. She also told the Commission that this
18 developer has been willing to entertain the idea of mixed use zones.

19 H Ames would like to continue this study item until May 27th.

20 David Wilkinson from Sky Properties and Danny McFarland from Civil Solutions Group came in at 7:00pm and the
21 Commission agreed to hear from them after talking about Item No. 3.

22 D McFarland explained that this is a 7 lot subdivision. This is east of Firehouse Pizza. There is a plat request in Logan
23 at the same time for this development. An access road will straddle the Logan-Providence City limits.

24 H Ames told the developers that the Commission is looking at mixed use. What is the vision on this piece of property?

25 D Wilkinson said that they want to sell or lease the land. They will do whatever the buyer wants. We are hoping for an
26 anchor store.

27 S Bankhead said they are taking 2 lots and cutting them into 7 lots. They can come back and ask for something different
28 later but the Commission doesn't have to agree to it.

29 W Wimmer asked about the different accesses.

30 D McFarland showed the Commission the access points on the plat map.

31 W Wimmer worries about N Gateway Drive becoming a major thoroughfare. She would like one access on Gateway
32 Drive and then two on Golf Course Road. She would like for Sky Properties to be imaginative with their ideas.

33 D McFarland said this makes the parcels less attractive to buyers. If a restaurant comes in they will want those accesses.

34 H Ames said the City is looking at making walking communities.

35 D McFarland said he feels like the concept plan works well. Cache Valley is a hard sell for this kind of development.

36 R Sneddon said Providence City is ready for this kind of development. What can we do to get you ready?

37 D McFarland said the concept plan can change. We are bringing in a subdivision. This could all change down the road.
38 The thing you are talking about is for a site plan.

39 H Ames said we want to see the site plan. We want to know what your ideas are for this subdivision. We would like to
40 see what it is going to end up here.

41 D McFarland said we are just asking to subdivide this property. Does the Commission want to see a concept plan? Is the
42 developer bound to what is on the preliminary plat?

43 W Wimmer asked what the possibilities are for removing an access. Can that be done?

44 D McFarland said that is up to the developers. It could cause them increased cost. He doesn't feel like the Commission
45 has the right to tell a developer where to put their buildings.

46 H Ames asked why there is a rush to get this approved. He would like to talk to the developers about this before we
47 approve anything.

48 D Wilkinson said it is more marketable if this is finished. What is the Commission's big picture?

49 D Briel explained to them what the new zoning ordinance ideas are. We need some clarification on where we stand on
50 the new ordinances.

51 H Ames doesn't feel like there is any rush in approving this subdivision right now.

52 S Bankhead asked if the developers would look at just asking for final plat approval on the section that is being looked
53 at by a buyer.

54 D Wilkinson said he could take it back to the partners and see if that would work. He feels like they have done
55 everything that the City has asked them to do. Could the Commission give them some concrete ideas?

56 H Ames would like for the Commission to be able to discuss this with one of the partners. He would also like to discuss
57 the phasing idea more. He doesn't see what the rush is at this time. He would like to encourage some change.

1 S Bankhead said this is a study item. In two weeks set up a public hearing and see if there is any discussion from the
2 public.

3 H Ames said no he would rather have a good discussion with the partners in two weeks. He would like to know more
4 about what is going on with this plat. He will not rubber stamp something just because the developer brings it in.

5 D Wilkinson said that he is afraid that this will be tabled again in two weeks.

6 W Wimmer said this is a study item. That is what a study item is for.

7 S Bankhead said the Commission just wants to know if the code allowed for more creativity would you do it. Would
8 Sky Properties look out of the box?

9 D Wilkinson said we are land owners. Is there a market for this kind of idea?

10 H Ames said we will table this for 2 weeks and then talk to the partners.

11 D McFarland asked if there was a buyer for lot 2 would the Commission approach this differently.

12 H Ames said we don't want to hold you up if there is someone interested, but at this time there isn't. Be a team member
13 so we can be sure that there is no other choice. This will be continued until May 27th as a study item.

14
15 **Item No. 3.** The Providence City Planning Commission will discuss Use Regulations in regards to Title 10-6-1 and 10-
16 6-2.

17 S Bankhead explained the rules and conditions listed for the conditional use businesses. Even the permitted uses have to
18 live by rules. The staff discusses the rules with the business owners and make sure that they abide by them. People that
19 rent their homes do not fall under these rules. She would like the Commission to discuss any changes that they feel need
20 to be made.

21 S Bankhead explained the use chart. DRC took all of the businesses that could be done and listed them as conditional or
22 permitted. The only new use added is bakery/confections/sales.

23 Under veterinary everything could be conditional accept agricultural. Maybe they shouldn't be allowed in SFE or SFL.
24 Leave it as conditional use for agricultural but remove it from everything else.

25 Business licenses are required by the State from the City. Their trade may be out of the home but their office is probably
26 in the home. They are only allowed to use 25% of their floor space in the home.

27 H Ames asked if putting a conditional use on a business does the City have the tools to refuse them.

28 S Bankhead said that if the Commission is looking at multi use zones then they need to be careful and look at rewriting
29 some of the rules.

30 W Wimmer and D Briel would like to take the agriculture zone and change everything to permitted use and study them
31 individually next meeting.

32 H Ames would like for the Commission to take these home and really study them and come back at the next meeting
33 with some changes. This will be continued until May 27th.

34
35 **STAFF REPORTS:**

36 S Bankhead said Craig Call came to DRC on Tuesday. He will have something in writing on June 10th for the mixed use
37 zone. The City Council approved a resolution with Amsource to support a variance for a second access at the Macey's
38 development. The original plat has a second access off of Hwy 165. There are commercial businesses that want to come
39 to that development. Amsource has to finish their subdivision.

40
41 **COMMISSION REPORTS:**

42 None

43
44 **Motion to adjourn: D Briel, W Wimmer second**

45 **Vote: Yea: H Ames, W Wimmer, G Busch, D Briel, S Flammer**

46 **Nay: None**

47 **Absent: None**

48 **Excused: None**

49
50 Meeting adjourned at 9:10 pm

51 Minutes taken and prepared by Terri Lewis

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53
54 _____
55 Harry Ames, Chairman

_____ Terri Lewis, Secretary