

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**

2 **September 9, 2009, 6:00 p.m.**

3 **Providence City Office Building**

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

5
6 **Chairman: H Ames**

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

8 **Excused:**

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

10
11 **CONFLICT OF INTEREST:**

12
13 **ACTION ITEM:**

14 **Item No. 1.** The Providence City Planning Commission will consider for approval the minutes of August 26, 2009.

15 **Motion to approve: W Wimmer, D Briel second**

16 Pg 2 line 44 – The developers need to work with the Irrigation Company.

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

18 **Nay: None**

19 **Abstain: None**

20 **Excused: None**

21
22 **Item No. 2.** The Providence City Planning Commission will consider for approval Title 10 Chapter 1, General Provisions; this adds definitions for Clinic, Commercial Complex, Convenience Store, Department Store, Flag Lot, Front Setback, Light Manufacturing, Lot Width, Primary Building Setback, Rear Setback, Shopping Center, Specialty Store/Shop and Variety Store and modifies the definitions of frontage and Home Business.

26 **Motion to approve as written: D Briel, S Flammer second**

27 The Planning Commission discussed the changes that have been made in the definitions.

28 They would like to remove the hours in Convenience Store definition.

29 H Ames explained to the audience the reason the Commission was making the changes to the definitions.

30 Frontage – change minimum frontage to the distance that is measured.

31 Home Business – change definition to a business conducted on homeowner’s land containing the primary dwelling, etc.

32 #5 – Add employee and customers.

33 Open Space – A portion of land or lot designated for public use which may be manicured, maintained or in its natural state.

34 Primary Building Setback – strike the word to, leave the word from.

36 **Motion to approve as amended: D Briel, W Wimmer second**

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

38 **Nay: None**

39 **Abstain: None**

40 **Excused: None**

41
42 **Item No. 3.** The Providence City Planning Commission will consider for approval Title 10 Chapter 6, Use Regulations; this adds existing conditional and permitted uses listed in the business licensing section of Providence City Code to the Use Chart.

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

46 S Bankhead said that bakery should be changed to food preparation/catering.

47 D Briel asked about permitting mobile homes in the City.

48 C Carlston said you can’t take a mobile home zone out of the Code.

49 G Busch asked where the mobile home zone is.

50 S Bankhead said at this time there isn’t one. We would put it in the most appropriate place.

51 C Carlston said this would be included in the General Plan.

52 Agricultural – D Line 2-add conditional

53 C Carlston suggested if it is not listed in the chart it is not permitted.

54 S Bankhead said in 10-6-1 add a special note: If the use is not specifically designated it is prohibited.

55 **Motion to approve as amended: D Briel, W Wimmer second**

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

57 **Nay: None**

58 **Excused: None**

1 **STUDY ITEM:**

2 **Item No. 1.** The Providence City Planning Commission will discuss a request from Allan Vail for Preliminary Plat
3 approval for the Vail Subdivision located generally at 200 North and 200 East.

4 Allan Vail explained to the Commission that he purchased the Dorothy Demler property. He showed a photo of the
5 house before and after the changes he has made. There is ½ acre lot behind the home. This makes up 3 lots total. He
6 wants to sell lots 2 & 3.

7 S Bankhead said all 3 lots are on Hammond Lane. She explained that this is considered a regular subdivision. He needs
8 to do all the necessary work required.

9 A Vail explained about the protection strip that belonged to B Hutchings.

10 G Busch asked what the minimum lot size is for this zone.

11 S Bankhead said 12,000 square feet.

12 G Busch asked if curb and gutter will be required.

13 S Bankhead said because he is doing 3 lots it will be required.

14 H Ames said that he feels like this can go to Public Hearing /Action Item on September 23, 2009.

15
16 **Item No. 2.** The Providence City Planning Commission will consider proposed changes to the following chapters in
17 Providence City Code Title 11 Chapter 3, Plat Procedures and Requirements. This will include discussions on
18 Dependent Subdivisions, Concept Plan, Preliminary Plat, Final Plat, Small Subdivisions and Building Lots and Building
19 Permits.

20 The Commission would like additional language added for landscaping requirements.

21 S Bankhead said that the Commission approved this to move forward to Public Hearing but DRC made a few changes.
22 She explained the changes that were made.

23 C Carlston talked about the plat expiring. If the developer doesn't move forward with reasonable diligence the plat is
24 void. Reasonable diligence is up to the City's discretion. DRC would like to change the word expired to void. The final
25 plat has been separated into 3 steps.

26 H Ames said this can be moved to Public Hearing/Action Item on September 23, 2009.

27
28 **Item No. 3.** The Providence City Planning Commission will consider proposed changes to Providence City Code Title
29 11 Chapter 4, Design Standards. This will include discussions on Standards and Specifications, Blocks, Lots and Open
30 Spaces, Streets and Street Improvements, Water Systems, Sewer Systems, Storm Drainage, Irrigation Ditches, Trees,
31 Lighting, Signs and Monuments.

32 Max Pierce and Craig Carlston explained the changes that DRC has made and the reasons behind them.

33 D Briel said he thought there was a question on the maximum length of a street without an access.

34 S Bankhead said the length was crossed out and D Briel felt like it should be left in. He feels like this could be a safety
35 issue.

36 H Ames suggested making it a running length.

37 M Pierce asked if 950 feet was OK.

38 R Sneddon said 950 feet is a little long to him.

39 D Briel asked if 700 feet was appropriate.

40 H Ames said 950 feet sounds good to him.

41 M Pierce suggested 950 feet measured along the center line from intersection to intersection.

42 W Wimmer said open space needs to be defined. She will e-mail the definition to T Lewis. It is from the Urban
43 Development Conference. She would like both definitions to be unified.

44 R Sneddon felt like dictating how a road goes in might not be a good idea.

45 M Pierce said the developer will have to decide the load that the road will handle. Do you want asphalt or concrete?

46 The City should require asphalt but the developer can decide the thickness.

47 H Ames suggested that all streets shall be surfaced with asphalt or similar treatment as specified by good engineering.

48 M Pierce said the City doesn't want anything but asphalt for a road.

49 W Wimmer asked about traffic calming devices.

50 M Pierce said he doesn't feel that they work very well. He feels they are a huge liability.

51 W Wimmer felt like they would be good for speed control. She would like this added into the ordinance.

52 H Ames suggested adding in a section for traffic calming.

53 M Pierce said you would have to specifically list the things that the City would allow.

54 W Wimmer asked when streets are worked on do the sidewalks have to be brought up to ADA standards.

55 C Carlston said he believed so.

56 S Bankhead went over some more of the changes that DRC suggested.

57 R Sneddon suggested using more than one weather station for comparison of the rainfall drainage from storms.

58 H Ames doesn't want the developers to limit the nearest weather station. Use more than one source.

1 M Pierce said it makes more sense to use the official station. The further you get from the site the more inaccurate your
2 readings will be. He suggested using an average from the closest 5 stations.
3 H Ames asked him to review this paragraph.
4 H Ames said this can be moved to Public Hearing/Action Item.
5

6 **Item No. 4.** The Providence City Planning Commission will consider proposed changes to Providence City Code Title
7 10 Chapter 15, Sign Regulations. This will include sign permits.
8 S Bankhead explained that in the sign ordinance it says in one place that all signs require permits and in another place it
9 says certain ones don't require a permit. Staff would like to stick to the sign chart requirements.
10 W Wimmer suggested changing the requirements on the Home Business signs.
11 H Ames asked how long temporary is. He would like to make election signs a separate category. Make them campaign
12 signs. They can be used through the end of the campaign.
13 S Flammer suggested making a time frame for campaign signs.
14 H Ames said the chart requirements can be moved to Public Hearing/Action Item.
15

16 **STAFF REPORTS:**

17 None
18

19 **COMMISSION REPORTS:**

20 W Wimmer said the new trail up Providence Canyon is wonderful. She feels like this is a true asset for Providence.
21 S Bankhead talked about the plans for the trail.
22

23 **Motion to adjourn: W Wimmer, S Flammer second**

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

25 **Nay: None**

26 **Abstain: None**

27 **Excused: None**
28

29 Meeting adjourned at 8:35 pm

30 Minutes taken and prepared by Terri Lewis
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32

33 _____
34 Harry Ames, Chairman

_____ Terri Lewis, Secretary