

1 **PROVIDENCE CITY PLANNING COMMISSION MEETING**

2 **Providence City Office Building**

3 **15 South Main, Providence, UT**

4 **October 3, 2006**

5 **5:30 p.m.**

6 **Attendance:** Chair: Blaine Sorensen

7 Members: Bill Bagley, Jim Beazer, Lance Campbell, Jon Mock

8  
9 **The Providence City Planning Commission will hold a public meeting to discuss the**  
10 **items listed below. Anyone interested is invited to attend.**

11  
12 **Action Items:**

13 **Approval of Minutes:**

14 • Page 1, line 21, Bill meant action instead of active. Page 1 Line 32 vacant homes or  
15 rental units. Page 1 Line 33, this is in fact happening (people buying real estate),  
16 Page 2 Line 17, J Beazer disagreed with the policy. Page 43 Line 3 and 4; define  
17 what the yellow statement is.

18 • S Wyatt is checking on the electronic voting recommendation.

19 Motion to approve the minutes of September 19, 2006, with the corrections noted –

20 B Bagley – J Mock – second

21 Vote: Yea: Unanimous

22 Nay: None

23  
24 **Disclosure of any conflict of interest on any of the agenda items: None**

25 **Disclosure of any ex parte communication on any of the agenda items.**

26 J Beazer said he is receiving calls from Arden Draney, Ralph Call, and others concerning  
27 the Cove Subdivision.

28 B Sorensen spoke with Dan Hogan and stated that Dan is surprised this is coming back to  
29 the Planning Commission and does not understand why.

30  
31 **Study Items:**

32 B Sorensen explained that in two weeks the study items can be put on the  
33 recommendation list. He also introduced the study items.

34 • B Sorensen stated that he will not be here for the next three Planning Commission  
35 meetings due to work-related business. He will be out of town October 16th-20th,  
36 November 6th, 7th, and 8th. He will be here November 21st and 27th.

37  
38 Item No. 1. The Providence City Planning Commission will study the request from  
39 Amsource Providence LLC for site plan approval of Lot 110 of the Alder Square  
40 Commercial Subdivision, generally located at 68 North Highway 165.

41 • The entrance, elevations, and building setbacks were discussed.

42 • J Beazer would like to see the plans to dress up for appearance on the south and west.

43 • J Mock would like to see the building set back with the drive location information.

44 • J Mock stated that the sidewalks will be covered with snow at their present location,  
45 and that the owners would have the responsibility to keep them clean.

- 1 • Carl Pitt stated that signs will be available. He asked for ideas of dressing up the  
2 building. The height of the building is 65 feet. Little Caesars Pizza is considering  
3 renting a side building. There will be shared parking. Another building will soften  
4 the look on the sides which face south. Also, the visibility corridor will be cut down.  
5 Awnings will help with the appearance.
- 6 • L Campbell questioned the signs to be placed on the sides of the building. Carl Pitt  
7 stated that the businesses coming in will have signs. The big monument sign will be  
8 moved outside the parkway.
- 9 • J Beazer is concerned with persons standing on the corner. S Bankhead stated that we  
10 do not have an ordinance for that particular item.

11

12 Item No. 2. The Providence City Planning Commission will study the request from  
13 Amsource Providence LLC for site plan approval of Lot 101 of the Alder Square  
14 Commercial Subdivision, generally located at 50 North Highway 165.

- 15 • B Sorensen stated that this is east of Lot 103 and asked what kind of station it will be.  
16 Carl Pitt stated that it will be a Macey's station selling Flying J Gas.
- 17 • B Sorensen stated that some time ago, the feeling was that this commission was not in  
18 favor of selling gas and was told by Carl Pitt there may not be gas. B Sorensen said  
19 he has become sensitive to the price of gas, and would like to see competitive services  
20 on the south end of Logan.
- 21 • Carl Pitt stated that in order to be competitive with big business, Macey's decided to  
22 sell gas. The service area will be a totally unmanned canopy with credit card pumps  
23 interfaced to the store with cameras. The location is 250 feet off the road and 260  
24 feet from canopy to the road. The canopy will be big enough for a camper to fit  
25 under. Gas trucks will be circulated in a loop around the service area.
- 26 • B Bagley stated that this part of Providence will be service station row. He suggested  
27 that there may be six service stations in the area in the near future.
- 28 • J Mock asked about parking. Carl Pitt stated that Macey's reduced 60 plus stalls to  
29 bring it down to 5.31 per 1,000, or 308 stalls with the gas station for just the Macey's  
30 parking. A total of 308 are required by the City. He presented new and current  
31 figures. It was a 6.31 ratio that has been cut down to a 5.31 ratio.
- 32 • B Sorensen asked if the service station will be closed on Sunday. Carl Pitt stated that  
33 this issue has not been addressed, but it is set up to operate 24 days, 7 days per week.  
34 Macey's plan is to issue a card, and when it is entered, discounts will be earned.
- 35 • J Mock stated his concern of major ground water in the area. Carl Pitt stated that new  
36 double lined fiberglass tanks will be placed 8 to 10 feet deep, and it is not unusual to  
37 have them embedded in ground water. Sensors on the tank are installed to keep the  
38 water safe. Everything is regulated to make sure the tanks are installed properly.
- 39 • B Bagley stated that once the foot is in the door, you get what you want. He asked if  
40 the City should watch for something else.
- 41 • Carl Pitt said Macey's was not planning to get into the gas business, but they have to  
42 compete in the market place. The industry in general is pleased with the numbers  
43 they are getting off gas just because they can give this service to consumers.
- 44 • B Sorensen stated that once Macey's gets up and running, it will be a nightmare to get  
45 into the current Maverick.

- 1 • L Campbell stated that he likes this plan because it is off the street and will be less  
2 likely to cause accidents.
- 3 • J Beazer stated that his main concern is the building's appearance. He does not want  
4 to see sheet metal. Carl Pitt said concrete and stucco the same colors as the Macey's  
5 building are planned.
- 6 • B Sorensen asked where the price sign will be located. Carl Pitt explained that the  
7 gas price sign will be part of the monument sign on the north end of Pad 110. Pad  
8 110 will have the monument sign closer to the building to the north. Since there is no  
9 reader board on a 32-foot electronic sign, something else will have to be decided to  
10 make it fit the ordinance.
- 11 • B Sorensen said this item will be presented for public input on October 17th or 18th,  
12 and then it can be voted upon. It would be in the interest of everyone if the items  
13 were discussed beforehand.
- 14 • B Bagley asked about the lighting. Carl Pitt stated that 12-foot to 15-foot electrical  
15 candles are planned so everyone can see to pump gas. Macey's itself will have a 5 or  
16 6 electrical candle level next to the building. The distance from the road will make  
17 the canopy shielded.
- 18 • J Beazer asked about trees in the parking lots. Carl Pitt explained that pipes will be  
19 placed in the ground before it is paved. The pavement will be cut where the pipes are  
20 to plant trees. To do it this way makes a cleaner paving job.
- 21 • B Bagley asked if the DRC should make hard copies of DRC meetings for public  
22 interest.
- 23 • J Beazer said it should be put in as a condition, or it should show up at the DRC as a  
24 condition. This should be discussed with Skarlet.
- 25 • B Sorensen said he does not like to see study items made formal.

26  
27 Item No. 3. The Providence City Planning Commission will discuss moving the  
28 Planning and Zoning Meetings from the first and third Tuesday to Wednesday  
29 evenings.

- 30 • B Sorensen stated that Mark Teuscher is unavailable on Tuesdays to help with  
31 ordinances. In order for him to attend the Planning Meeting, the meetings will need  
32 to be changed to the first and third Wednesdays or Thursdays. Otherwise, someone  
33 else will have to help. This could just be for as long as the City needs his help.
- 34 • B Bagley asked R Leichty if anything has been done. R Leichty stated that Mark  
35 Teuscher has been working on it, but he needs to attend the meetings.
- 36 • B Sorensen said this item cannot be decided on tonight, but can be put on the next  
37 agenda which meeting should be held on Tuesday, Oct 17, 2006, upon which time the  
38 recommendation can be voted upon.
- 39 • J Beazer asked if the recommendation should say change the meeting to Wednesday  
40 or to say changed to another night. J Mock suggested keeping the meetings on  
41 Wednesday to make it simple.

42  
43 Item No. 4. The Providence City Planning Commission will discuss prohibiting inner  
44 block development in certain areas of the city and define the areas prohibited.

- 45 • B Sorensen wondered if this item should be written.

- 1 • J Beazer stated to leave it on the overlay zone. He does not have a problem with the
- 2 downtown area, but a historical area can be discussed.
- 3 • B Bagley cannot see it being in a subdivision.
- 4 • The council discussed the grid of where the inner block development would be.
- 5 • The Council commented that changing the boundaries from 400 South to 500 South
- 6 will cover everything within the grid.
- 7 • B Sorensen commented that this subject will be on the next meeting agenda to discuss
- 8 and vote on.

9  
10 The Council commented on the rip your strip handout. K Baker noted that it was  
11 discussed in the City Council meeting whether to change the ordinance or to have the  
12 citizens of Providence conform to it. The information was given out for information  
13 only.

14  
15 **Public Hearings:**

16 No public hearings will be conducted.

17  
18 **Items for Recommendation:**

19 **Item No 1.** The Providence City Planning Commission will consider for  
20 recommendation a request by Dan Hogan for approval of a preliminary plat for The  
21 Cove; a residential subdivision containing 26 lots, located generally at 691 Grandview  
22 Drive.

- 23 • B Sorensen stated that a discussion was held at the last Planning Commission meeting
- 24 to determine whether or not the sixty days were on or off. A fax from Hancey Law
- 25 Offices state that Providence City held a meeting on May 25, 2006, which was the
- 26 last meeting this issue was presented to the Council. The Providence City Planning
- 27 Commission held a meeting on September 12, 2006, and the Commission failed to
- 28 make a recommendation. Lance made a motion for the recommendation and it died
- 29 due to a lack of a second. Hancey Law Office pointed out that Providence City's
- 30 ordinance 11-3-2 states that action shall be taken by the Planning and Zoning
- 31 Commission within sixty days after the submittal. Failure to take action within this
- 32 time will be deemed as approval. A 60-day deadline started on Monday, July 24,
- 33 2006. As such, it appears that the Commission is about jurisdiction in making further
- 34 recommendations on the plat. It is now properly before the Commission to deem
- 35 recommendation as required by applicable Providence City ordinances. The letter
- 36 was signed by Mark Hancey. B Sorensen commented that the first plat proposed was
- 37 submitted by Dan Hogan on May 25, 2006, before the Commission. He said it was
- 38 date submitted to the City.
- 39 • B Bagley stated that it was not submitted to the Planning Commission until August
- 40 15, 2006.
- 41 • Mark Hancey commented that the ordinance uses interesting terminology. Section
- 42 11-3 was recently amended. He stated that modification 0001-00 talks about
- 43 submitting plans to the Commission. When the application comes in, it states that it
- 44 is submitted to the Commission. There is a difference between submission and
- 45 presentation. It was not presented until later, but the ordinance does not talk about
- 46 when it was presented but when it was submitted. The application itself said it is

1 given to the Commission when it is delivered and paid for. He wanted to make it  
2 clear for the record. Terminology is being used for the deadline.

- 3 • B Sorensen said in his conversation with Dan Hogan, Dan felt the application was  
4 submitted in a 20-day time frame.
- 5 • Mark Hancey said Dan felt it was right to go to the City Council. He wondered why  
6 the Planning Commission has this on the agenda since submission in the ordinance  
7 stated the recommendation was to go to the Commission, not the staff. He assumed  
8 this was a City Council meeting instead of a Planning Commission meeting.
- 9 • R Henderson said the language of the ordinance states submission of the plat. He said  
10 submission changes with the changes filed on the plat. If it changes, then the sixty  
11 days start after the submission of changes. Ordinance 11-3-2-C specifically speaks  
12 about the Commission receiving copies of the plat at least 23 days before the meeting.  
13 Submission means when the information received is dated before the meeting.
- 14 • B Sorensen stated that the Commission is here to address the approval of the Cove  
15 Subdivision. He opened it to the Commission to make a recommendation.

16 The Providence City Planning Commission will make a motion to approve for  
17 recommendation a request by Dan Hogan for approval of a preliminary plat for The  
18 Cove; a residential subdivision containing 26 lots, located generally at 691 Grandview  
19 Drive with the findings of facts and conclusion of law and conditions as stated in the staff  
20 report - L Campbell, second – J Beazer

21 Vote: Yea: J Beazer, L Campbell, B Sorensen

22 Nay: B Bagley, J Mock

- 23 • B Bagley said that the transportation plan and infrastructure are not being looked at.  
24 He said let's not make more mistakes.
- 25 • B Sorensen said the Planning Commission is concerned with what goes on in the city  
26 of Providence. He said the Commission cannot deny the recommendations when the  
27 conditions have been met. He understands safety concerns that exist on Canyon Road  
28 and suggested that the City look with Dan Hogan at the safety issues and come up  
29 with a solution.

30  
31 Meeting adjourned at 7:00 p.m.

32 Minutes taken and prepared by B Turley.

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37 Blaine Sorensen, Chair

36 \_\_\_\_\_  
37 Becky Turley, Office Assistant