

1 **Providence City Planning Commission**
2 **Providence City Office Building**
3 **15 South Main, Providence UT**

4 **Tuesday, July 19, 2005 5:30 p.m.**

5 **Attendance:** Chair: Blaine Sorensen
6 Commission: Hank Howell, Jim Beazer, Nick Bouwes
7 City Recorder: Skarlet Bankhead

8 **The Providence City Planning Commission will hold a study meeting at 5:30 p.m. in the Council**
9 **Chambers of the Providence City offices, located at 15 South Main Street, Providence. This is a**
10 **public meeting; however, no public comment will be heard and no action will be taken on the**
11 **agenda item(s).**

- 12 • The Commission discussed the objectives of the zoning title vs. the innerblock development.
13 The Commission members expressed concern about allowing residential development in block
14 interiors. They felt innerblock development took away from the “rural flavor” of “old town
15 Providence.”

16 **The Providence City Planning Commission will hold a public hearing/meeting on July 19, 2005**
17 **at 6:00 p.m. in the Council Chambers of the Providence City offices, located at 15 South Main**
18 **Street, Providence, Utah. The item(s) listed below will be discussed, and anyone interested is**
19 **invited to attend.**

20 Blaine Sorensen welcomed the audience.

21 **Minutes:**

22 Motion to table approval of the minutes – J Beazer, second – B Sorensen,

23 Vote: Yea: J Beazer, N Bouwes, B Sorensen

24 Nay: None

25 Abstained: None

26 Excused: H Howell

27 **Disclosure of any conflict of interest on any of the agenda items:**

- 28 • No conflict of interest.

29 **Disclosure of any ex parte communication on any of the agenda items:**

- 30 • B Sorensen reported he had a phone call from Linda Goetze expressing her concerns about
31 Providence Orchard Subdivision. B Sorensen reported the Commission has received two
32 letters objecting to the Providence Orchard Subdivision.
- 33 • J Beazer reported he also had several phone calls concerning the Providence Orchard
34 Subdivision.

35 **ITEM 1 Intermountain Health Care is requesting site plan approval for IHC South Valley**
36 **Clinic located generally at 300 South Highway 165.**

37 Bryon Smith represented the development.

- 38 • B Smith explained the plan is for IHC to purchase the northern most 3.2 acres and build a 9400
39 square foot office building. IHC currently occupies an annex on the Edwards building. This
40 will replace the annex.
- 41 • James Allen, 575 West 300 South, requested a copy of the site plan. A copy was provided. G
42 Blazard explained the east boundary is adjacent to the J. Allen property.
- 43 • R Liechty asked if Condition No. 4. Gary Blazard reported he spoke with Liz Hunsaker and
44 has addressed her concerns.
- 45 • J Beazer asked if the parking lot was designed to access to the north. G Blazard explained it is
46 designed so curb and gutter can be removed for access to a future lot.

1 Motion to recommend to the City Council approval IHC’s request for a site plan for the South Valley
2 Clinic located generally at 300 South Highway 165 with the findings of fact, conclusions of law, and
3 conditions as stated in the staff report – J Beazer, second – N Bouwes,

4 Vote: Yea: J Beazer, N Bouwes, B Sorensen

5 Nay: None

6 Abstained: None

7 Excused: H Howell

8 **ITEM 2 MaryAnn Berry is requesting final plat approval for Berry Subdivision, a**
9 **residential subdivision containing two lots, located generally at 105 East 200**
10 **North.**

- 11 • Kathy Baker, 333 South 100 East, asked why a lot split was coming to Planning Commission. The Commission explained dividing one property into two lots is a subdivision. The developer is using the Lot Downsize Overlay.
- 12 • Ted Davidson, 41 East 200 South, asked about the lot size and dimensions. The Commission explained Lot Downsize Overlay allows for a 10,000 square foot lot with a minimum of 70 feet of frontage.
- 13 • Ron Liechty reviewed Condition No. 4. He explained the Development Review Committee would like “or the buyer” deleted. The Development Review Committee also requested the statement in Providence City Code 11-3-3:m be added to the plat.

14 Motion to recommend to the City Council approval of MaryAnn Berry’s request for final plat for
15 Berry Subdivision located generally at 105 East 200 North with the following findings of fact,
16 conclusions of law, and conditions as stated in the staff report, including the addition to Condition No
17 1 11-3-3:m and deleting “or the buyer” from Condition No 4 – J Beazer, second – N Bouwes,

18 Vote: Yea: J Beazer, N Bouwes, B Sorensen

19 Nay: None

20 Abstained: None

21 Excused: H Howell

22 **ITEM 3 The Providence City Development Review Committee is requesting an innerblock**
23 **development review for Providence Orchard Subdivision, a residential subdivision**
24 **containing four lots, located generally at 50 East 100 South and owned by Dan**
25 **Rosenberg and Jennifer Gervais.**

26 B Sorensen explained the commission is interested in receiving input and comments from the
27 audience. He reported he drove to the back of the lot, and spoke with a couple of neighbors. B
28 Sorensen explained this does involve an innerblock development.

- 29 • J Beazer explained this discussion was requested by the Development Review Committee. This is a concept plan.
- 30 • Sheryl Eames asked who served on the Development Review Committee. S Bankhead reported the Committee members are Mayor Leonhardt, Ron Liechty, Liz Hunsaker, Max Pierce, Dee Barnes, Amy Christensen, and S Bankhead.
- 31 • Janie MacFarlane, 50 West Center, asked if there were guidelines for innerblock development. B Sorensen explained this is the first request this Commission has received. He explained Providence City 10-14-1 addresses innerblock development. He explained this is not a public vote; this is a step in the process. The DRC and the City Council will act on the Planning Commissions recommendations.
- 32 • Linda Goetze, 157 South 100 East, reported she is very familiar with the proposed plan. She disagrees with the plan. She explained her ultimate goal is to request a change in the code to

1 prevent this type of development in the future. She would also like to have “flag lots”
2 removed. She explained this is adjacent to her property. She felt when people purchase
3 property, they think they know what the neighborhood is like; this would change the
4 neighborhood. She felt this would increase noise, traffic, and reduce the safety of the area.

- 5 • B Sorensen explained the concept does not fit with the standard frontage footage. He
6 explained if the home fronts the private lane, it does not meet the setback requirements. He
7 explained there are general criteria and conditions. He did not feel the proposal was
8 compatible with the surrounding land uses.
- 9 • L Goetze asked if three homes would meet the character. J Beazer did not feel this met the
10 general plan.
- 11 • N Bouwes explained the parameters of the innerblock ordinance are vague. He felt they
12 needed to be defined.
- 13 • Jeanette Christensen, 150 South 100 East, asked if this could go to a variance committee. She
14 explained she purchased her parents property because of land size.
- 15 • J Beazer felt the more vague things are the more open the Commission is to interpret the
16 code. J Beazer explained the code change may not affect this, but would help for future
17 requests. He explained old town Providence “200 – 300 North to about 600 South” represents
18 the flavor of the town.
- 19 • Shaun Barker, 130 West Center, reported this happened in his back yard. He did not like a
20 new home that was recently build next to his.
- 21 • Boyd Hansen, 51 West 200 South, stated he agreed with the concerns that had been voiced.
- 22 • B Sorensen explained he is sympathetic with the audience concerns. However, he does not
23 want large lots to turn into areas that accumulate junk, weeds, and old cars.
- 24 • R Liechty reported the staff is concerned that innerblock development may turn to multi-
25 family.
- 26 • Jennifer Anderson, 260 West 100 South, felt the only green space in downtown is in the
27 innerblock.
- 28 • Gladys Olson, 49 South 100 West, reported they purchased an 1890 home and want to keep
29 the rural character of the City.
- 30 • L Goetze did not feel the neighborhood would disagree with a lot split. She asked for
31 guidance on the code change procedure.
- 32 • Lloyd Nyman, 154 South Main, explained he still grows a garden and irrigates his back lawn.
33 He hates to see innerblock buildings. He felt it would open a “can of worms.”
- 34 • Martha Hammond, 85 East 300 South, asked why Providence doesn’t have a master plan that
35 shows what can and can’t be done. She felt property owners would be able to sell the lot as it
36 currently is for as much as they can get by developing it.
- 37 • B Sorensen explained the master plan is reviewed and adjusted based on the factors occurring.
- 38 • J Beazer explained the information is available to get from the City.
- 39 • Brian Marble, 110 South Main, he explained there are some flag lots existing in Providence.
40 He did not feel they would be desirable lots.
- 41 • T Davidson stated he has land that borders the lots in question. He explained the reason he
42 was here is because every so many years things to be reviewed. He felt the current plat was
43 poor judgment. He felt snow removal and waterlines would be a problem. B Sorensen
44 reported T Davidson was one of the people he spoke with when he toured the property.

- 1 • Mimi Rector wanted the traffic plan addressed for exterior development using downtown
- 2 streets.
- 3 • George Wooton, 210 S. Main, stated he was intrigued and impressed that the Commission
- 4 was addressing the ambiance of old town Providence.
- 5 • Brian Olson, 115 South 100 East, expressed concern about a possible boundary dispute. He
- 6 felt this should be resolved.
- 7 • George Olson, 41 South 100 West, felt as courtesy the neighbors should be notified of
- 8 development in their area. He felt the private lanes should be maintained by the City. He
- 9 expressed concern about fire protection. J Beazer explained the fire department has said okay
- 10 to this plan.
- 11 • Steve Hobbs, 180 West 100 South, explained CVTD bus route was 100 South. He got the
- 12 route changed because the road was too narrow.
- 13 • Howard Christensen felt the minimum lot size needed to be increased. He would like to see
- 14 lots larger than 12,000 square feet.
- 15 • Doran Baker, 333 South 100 East, suggested a moratorium to allow time for the ordinance
- 16 change.
- 17 • Brenda Demlar, 145 South 100 West, asked if it would help to have residents put their
- 18 opposition in writing. The Commission stated citizen comments are helpful.
- 19 • L Goetze reported she has repeatedly asked the City Council to review the transportation plan.
- 20 She was very concerned about the traffic coming from outlying development. She stated a
- 21 Cache County Sheriff's Deputy told her he does not ticket cars on 100 East unless they are
- 22 going over 40 mph, with the reason he would be ticketing so many. She stated the officer
- 23 recommended more officers and a 4-way stop sign.
- 24 • L Goetze asked if the Planning Commission would hear this item again. J Beazer and B
- 25 Sorensen stated yes.
- 26 • Sheryl Eames, 98 East 400 South, expressed her thanks that the Commission listened to the
- 27 concerns expressed by audience members.
- 28 • S Hobbs asked that the Commission listen to the public. He stated that the City Council does
- 29 not listen.

30 Motion that the Planning Commission recommend approval of the Development Review Committee's
 31 request for special review of the concept plan for Providence Orchard Subdivision, applied for by Dan
 32 Rosenberg, located generally at 50 East 100 South with the findings of fact, conclusions of law, and
 33 conditions as stated in the staff report and that this development maintain the current setbacks – N
 34 Bouwes, second – J Beazer,

35 Vote: Yea: None
 36 Nay: J Beazer, N Bouwes, B Sorensen
 37 Abstained: None
 38 Excused: H Howell

- 39 • J Beazer explained concerns need to be weighted against individual property rights. He
- 40 explained everyone wants to be the last one that moved into town. However he would like to
- 41 see things “kept” and people protected all the way around. B Sorensen explained the
- 42 Commission may not always agree with the comments, but they always listen.

43 B Sorensen closed the meeting at 7:40

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 45 Minutes taken and prepared by S Bankhead.

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Blaine Sorensen, Commission Chair

Skarlet Bankhead, City Recorder