

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**

2 **September 22, 2010, 6:00 p.m.**

3 **Providence City Office Building**

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

5
6 **Chairman: G Busch**

7 **Commissioners: D Briel, S Flammer, R Sneddon, R Gustaveson**

8 **Excused:**

9 **Alternates: C Kirk, L Frank**

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11 **APPROVAL OF THE MINUTES:**

12 The Providence City Planning Commission will consider for approval the minutes of September 8, 2010.

13 **Motion to approve the minutes: S Flammer, R Sneddon second**

14 **Vote: Yea: G Busch, D Briel, S Flammer, R Sneddon, R Gustaveson**

15 **Nay: None**

16 **Abstain: None**

17 **Excused: None**

18
19 **DISCUSSION:** The Providence City Planning Commission will discuss the General Plan Amendment Process.

20 S Bankhead gave the Commission a copy of the State Code. There is no notice of intent required for our County size.

21 When the Commission is ready to send it to the Council it is required that they hold a public hearing. You can hold open
22 houses and try to get the public as involved as possible. There was a small modification to the general plan when the
23 mixed use was added. In the past it has been advertised in more than the newspaper. The sad thing is this is when the
24 citizens need to voice their opinion instead of later one when projects come into the City. There is an opportunity to
25 advertise at the Sauerkraut Dinner at the end of October to let the people know about the open houses.

26 S Flammer suggested making it a 1st of the year project.

27 R Sneddon asked when the public input would be required.

28 S Bankhead said the only public hearing that is required is when the plan is ready to present to the City Council. You
29 can work on it for a little while and then ask citizens to come with their questions and suggestions.

30 G Busch said the Commission already knows they want to talk about mixed use. We should ask the public what else
31 they would like to address.

32 S Bankhead said Historic Preservation would like for the Commission to look at a condensed area for the Historic
33 District. Staff also has a transportation plan ready to go. You might want to discuss among yourselves before the public
34 is invited.

35 R Sneddon wonders if the first step should be an aerial photo with an overlay added.

36 S Bankhead said she can talk to Max Pierce about an aerial view and put it on paper. She will check with the County
37 also.

38 G Busch would like the general plan as a study item at the next meeting. Then some dates for open houses can be set.

39 S Bankhead suggested doing the open houses by neighborhoods.

40
41 **STUDY ITEM:**

42 **Item No. 1.** The Providence City Planning Commission will discuss the Land Use Authority and Conditions/Design
43 Standards for Chapter 10-4-4 Mixed Use District, Commercial Highway District and Commercial General District.

44 S Bankhead said the Commission has a lot of great information. Maybe this discussion needs to be put on hold until the
45 Commission works on the general plan. Neither she nor Max Pierce has a good feeling about this.

46 D Briel said he feels the same way. He believes that the City needs two mixed use zones. He thinks the City should have
47 a mixed use vertical zone and a mixed use horizontal zone. He handed out his idea to the Commission and they took a
48 few minutes to read it.

49 S Bankhead asked if they wanted to encourage old time streetscape or more of an internal circulation.

50 D Briel felt like that could still be debated. He intentionally didn't mention the street parking but residential and
51 professional parking could be behind the buildings.

52 G Busch said in the last meeting they decided that 100 East would remain a main thoroughfare. Further east could be a
53 nice walk able area.

54 D Briel feels like there are things that can be done to make this area safe for bikers and walkers.

55 R Sneddon said he doesn't see how this includes anything that the Commission has been talking about.

56 D Briel said this leaves the area wide open for any of it. He doesn't want to force it to be residential.

57 R Sneddon said this could leave it to nothing but a strip mall.

58 C Kirk said the more they discuss mixed use the more against it she is.

1 D Briel said on the west side it could be commercial but on the east side it could be horizontal use. Wouldn't it be better
2 to have retail there?
3 R Sneddon said to leave the zone behind Maceys and let developers propose the zone change. He thinks that a mixed
4 use zone needs to be proposed but let developers chose. He told the Commission that they needed to look farther down
5 the road.
6 G Busch said that he doesn't think that developers will want residential in mixed use in the next five years.
7 R Sneddon said he isn't looking at a specific area. He feels like the horizontal or vertical should be the developer's idea.
8 D Briel said if the rules aren't spelled out the City can't stop them from doing whatever they want.
9 C Kirk said the Commission is coming up with the guidelines.
10 R Sneddon said if we make the area behind Maceys a vertical zone then if a developer comes in and has a different idea
11 we can't let him do it. Is this going to be designated a vertical mixed use zone?
12 D Briel said the developer will ask for the zoning they want.
13 D Calderwood asked K.C.Bills how many feet is behind Maceys going due east.
14 K Bills said only a few hundred feet.
15 D Calderwood asked whose property the road will eventually be developed on.
16 K Bills said he isn't sure.
17 D Calderwood said there isn't a lot of room behind Maceys for Amsource to do anything with.
18 G Busch asked if the vertical and horizontal uses could both be in the mixed use zone.
19 D Briel said he couldn't figure out a good way to do that.
20 G Busch asked if residential could be required.
21 D Briel said he thinks that would be a deal breaker.
22 R Sneddon believes without residential it isn't mixed use.
23 G Busch asked K Bills if mixed use is a viable zone.
24 K Bills said he likes mixed use and where it works it works well, it just doesn't work very often. He believes it doesn't
25 work well in cold weather climates.
26 C Kirk said she spoke to a man who has done commercial for 40 years and he doesn't feel like it will work behind
27 Maceys.
28 K Bills said if they felt like retail would work behind Maceys they would do it.
29 R Sneddon said let the developers apply for the zone they want. He does believe there needs to be mixed use
30 somewhere in the City just maybe not behind Maceys. The mixed use does need to require residential.
31 G Busch feels like the percentages need to be decided.
32 D Briel said he feels the smaller the piece the less residential percentage, the larger the piece the bigger the residential
33 percentage.
34 G Busch feels like residential should be at least 30%.
35 D Briel said if we force residential we will never use the zone.
36 R Sneddon said the commercial zone right now doesn't require retail.
37 G Busch said with the mixed use zone 100% retail is required on the first floor.
38 The Commission discussed what percentages they felt would work.
39 G Busch would like to use the two options of vertical and horizontal for mixed use.
40 R Sneddon said he has a problem with leaving residential out of the mixed use zone.
41 D Briel said he wants to leave the residential open for the developer to decide.
42 R Sneddon suggested using the width to determine vertical or horizontal.
43 G Busch wants to continue this to the next meeting.
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45 **Item No. 2.** The Providence City Planning Commission will discuss the plat size requirements for Section 11-3, Plat
46 Procedures and Requirements.

47 S Bankhead explained to the Commission that staff would like to add a maximum size of 24x36 to the plat size
48 requirements. She will bring this back to Planning Commission for the next meeting.
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50 **Item No. 3.** The Providence City Planning Commission will discuss amending a preliminary plat for the Gateway
51 Business Park, Lot 3, Office Condominiums, located generally at 540 West Golf Course Road.
52 T Lewis explained to the Commission that there are no footprint changes to the building and the Fire Marshall and
53 Building Inspector has inspected the building. DRC is requesting that the Commission approve this so the owners can
54 move forward with their final plat.
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1 **ACTION ITEM:**
2 **Item No. 1.** The Providence City Planning Commission will consider for recommendation to the City Council a request
3 to amend a preliminary plat for the Gateway Business Park, Lot 3, Office Condominiums, located generally at 540 West
4 Golf Course Road.
5 **Motion to approve: R Sneddon, S Flammer second**
6 **Vote: Yea: G Busch, S Flammer, D Briel, R Sneddon, R Gustaveson**
7 **Nay: None**
8 **Abstain: None**
9 **Excused: None**

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11 **STAFF REPORTS:**

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13 **COMMISSION REPORT:**

14 G Busch was at the Historic Preservation meeting and they are discussing what restrictions and regulations they will
15 impose on the homeowners in the Historic District. They will send their recommendations to the Planning Commission.
16 D Calderwood said the Commission needs to be very careful when they start stepping on people's property rights.
17 G Busch reminded the Commission of the field trip that the County is doing on October 4th.
18 C Kirk told the Commission about the City Council meeting.
19 G Busch would like the general plan as a study item at the next meeting.
20 S Flammer will attend the next City Council meeting.

21
22 **Motion to adjourn: C Kirk, S Flammer second**
23 **Vote: Yea: G Busch, D Briel, S Flammer, R Sneddon, R Gustaveson**
24 **Nay: None**
25 **Abstain: None**
26 **Excused: None**

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28 Meeting adjourned at 7:20 p.m.

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30 Minutes taken and prepared by Terri Lewis

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34 _____
Glen Busch, Chairman

Terri Lewis