

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**

2 **January 27, 2010, 6:00 p.m.**

3 **Providence City Office Building**

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

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6 **Chairman: W Wimmer**

7 **Commissioners: D Briel, G Busch, R Gustaveson, S Flammer**

8 **Excused:**

9 **Alternates: R Sneddon, C Kirk**

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11 **CONFLICT OF INTEREST:**

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13 **ACTION ITEM:**

14 **Item No. 1.** The Providence City Planning Commission will consider for approval the minutes of January 13, 2010.

15 **Motion to approve the minutes with corrections: D Briel, G Busch second**

16 Page 1 – line 53 – temporary in regards to

17 Page 1 – line 24 – strengthen it a little/variance

18 **Vote: Yea: W Wimmer, G Busch, R Gustaveson, S Flammer, D Briel**

19 **Nay: None**

20 **Abstain: None**

21 **Excused: None**

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23 **STUDY ITEM:**

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

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26 Allan Vail asked to withdraw his request. It will be brought back at a later time.

27 G Busch asked what the Development Agreement contains that the City Council approves.

28 S Bankhead explained.

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30 **ACTION ITEM CONT:**

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

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33 Allan Vail asked to withdraw his request. It will be brought back at a later time.

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35 **STUDY ITEM CONT:**

36 **Item No. 2.** The Providence City Planning Commission will discuss amending Providence City Code Title 10 Chapter 6, adding ^Use is allowed as a permitted or conditional use only if it is a home business, child care business or nonconforming business that complies with Title 3, Chapter 4 of this Code, Conditional Businesses.

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38 S Bankhead explained that because of so many changes to the use chart, the ^ was left off. Staff is asking for two things.

39 If someone comes in and wants to build an office building in SFT we will have to let them. Craig Carlston improved the wording: ^Use is allowed as a permitted or conditional use only if it is a home business, child care business or nonconforming business that complies with Title 3, Chapter 4 of this Code, Conditional Businesses. This needs to be recognized as a pending ordinance.

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41 S Bankhead said that home business offices have been changed to a conditional use. These businesses really don't need to be mitigated. She would like for the Planning Commission to consider making these permitted uses.

42 D Briel asked why home offices that have no impact to the neighborhood need to be inspected.

43 S Bankhead said she doesn't know.

44 D Briel suggested this be looked at during this change.

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46 S Bankhead said this can be changed. A definition would need to be added. She will have some wording for the public hearing.

47 R Sneddon asked what the difference is between the different business offices.

48 S Bankhead said when Craig Call changed the use chart he used the old chart so that was the one that was approved.

49 Staff didn't want to delay the process of adding the ^ and then cleaning up the rest of it.

50 W Wimmer asked how to determine between a business office that needs an inspection and one that doesn't.

51 S Bankhead said it is determined by the amount of foot traffic, vehicle traffic and deliveries.

52 W Wimmer said this is a pending ordinance and it will be studied again on February 10<sup>th</sup>.

1 **Item No. 3.** The Providence City Planning Commission will discuss the Land Use Authority and Conditions/Design  
2 Standards for the Mixed Use District, Commercial Highway District and Commercial General District.  
3 Craig Carlston explained that this needs to be narrowed down some more. Planning Commission is the Land Use  
4 Authority for the Mixed Use District. They are an administrative body. He explained what the difference is between  
5 administrative and legislative. There is a need for standards. An applicant is entitled to his application being accepted if  
6 they meet the City Ordinances. We are trying to avoid flimsy laws. He feels like a percentage should be added. You  
7 need an ordinance that is flexible enough to meet the different developments.  
8 D Briel asked about tiering uses.  
9 C Carlston said he doesn't know if you would want to do that.  
10 He talked about the amount of open space and he feels like this should also have a percentage or something like that.  
11 S Bankhead said the percentages wouldn't have to be in front of the building. You could mush the percentages around  
12 the buildings. In the ordinance it has to do with landscaping more than public safety.  
13 W Wimmer feels like this would be easy to add percentages to.  
14 C Carlston would really like the Commission to go through the ordinance and decide where there might be issues when  
15 a developer comes in.  
16 W Wimmer asked if S Bankhead felt like 30% was adequate.  
17 S Bankhead said she felt 30% is kind of high.  
18 G Busch said he felt more like 10%. He would like to be able to look at this more closely.  
19 S Bankhead said DRC felt like it would be hard to do prep work for the Commission with the ordinance like it is. She  
20 would like for the Commission to listen to Craig and then take it home and think about it for the next meeting.  
21 R Sneddon asked what would be more valuable. The quality has to be considered.  
22 C Carlston said he needs to be able to defend the ordinance.  
23 R Sneddon asked if percentage could be evaluated.  
24 C Carlston said maybe we could be more comprehensive about open space.  
25 R Sneddon said someone has to put a value on it. The evaluation could have a number that could meet the criteria.  
26 C Carlston said he likes the concrete things that you can check off. The Developers all need to be treated the same.  
27 C Carlston asked if there were any questions about what they need to do. This ordinance needs to be defensible.  
28 S Bankhead said that if you want to encourage people to park in a court yard will people walk around to the front of the  
29 building. Maybe you need to look at the appearance of the building from the front. Retailers don't want 2 public  
30 entrances. Maybe your buildings that front the street need certain design standards. No matter where you look at the  
31 building it doesn't look like the backside. We want this inviting to the public.  
32 C Carlston will contact Jodi Hoffman for Park City Ordinances. As you look at this try to come up with something more  
33 defensible.  
34 This will be a study item for next meeting.  
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36 **STAFF REPORTS:**

37 S Bankhead talked about the CMPO road. The advertising for the bid should be sometime next month.  
38 S Flammer asked how long it will take.  
39 S Bankhead said it should be about 6 months.  
40 S Bankhead told the Commission that Bill Bagley is the new City Councilmember. He will serve for 2 years and then be  
41 up for re-election.  
42 G Busch asked if there will be a traffic light when the CMPO road meets 100 North.  
43 S Bankhead said that the City will put in the conduit, so when we get the traffic numbers we can put in a light. The road  
44 will match up to go further south. When development comes they will finish the road.  
45 G Busch asked if the Cache Conservation Corp. came to Council meeting.  
46 S Bankhead said that the City is trying to get the Sweco machine so the trail will be the same all along the way. They  
47 needed more time to put their proposal together.  
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49 **COMMISSION REPORTS:**

50 None

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52 **Motion to adjourn: G Busch, D Briel second**

53 **Vote: Yea: W Wimmer, G Busch, D Briel, S Flammer, R Gustavson**

54 **Nay: None**

55 **Abstain: None**

56 **Excused: None**

1 Meeting adjourned at 7:05 p.m.  
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3 Minutes taken and prepared by Terri Lewis  
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Wendy Wimmer, Chairman

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Terri Lewis, Secretary