

1 **PROVIDENCE CITY COUNCIL AND PLANNING COMMISSION**

2 **JOINT WORKSHOP MINUTES**

3 **March 31, 2009**

4 **Providence City Office Building**

5 **15 South Main Providence, UT**

6

7 Call to order:

Mayor Simmons

8 Roll Call:

Mayor Simmons

9 Attendance:

D Astle, K Baker, J Russell, D Low, R Liechty

H Ames, W Wimmer, G Busch, D Briel, R Gustaveson

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Excused:

S Flammer, R Sneddon

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14 **STUDY ITEM: The Providence City Council and Planning Commission will hold a workshop to discuss changes to**  
15 **the zoning regulations in regard to Title 10 Zoning, Chapters 1, 4, 6 and 8.**

16 Jay Baker from the County Planners office was present to show the Council and Commission the options for mixed use.

17 Craig Call the City's legal council was also present.

18 The Mayor and H Ames told the Council and the public why they are having the joint workshop. They want to make sure that  
19 the Council and the Commission is on the same page before they take this any further.

20 H Ames explained about the mixed use zoning that they have talked about the past couple of weeks with Jay Baker.

21 C Call told the Council and Commission that Ogden is a prime example for this kind of mixed use.

22 J Baker told the Council and Commission that he is here to help the City with the mixed use. He put together a power point to  
23 show some of the ideas and goals that the Commission has been looking at. About a week ago the Steering Committee  
24 consisting of G Busch, K Baker, J Russell and S Bankhead met and talked about some of the areas that they would like to  
25 look at. They discussed the long term goal/vision, the focus area, the issues and what actions should be taken to reach these  
26 goals. Some of the Steering Committee's goals would be to better dictate the type of development, increase transportation  
27 capacity, provide multi-family housing in transition areas and establish a better transportation network. The issues are current  
28 ordinances and current development patterns could limit future transportation networks.

29 H Ames feels like this is going in the right direction.

30 D Astle asked if these goals were something that the developers would want to do.

31 J Baker said this is definitely possible. You make your ordinances palatable to developers.

32 S Bankhead introduced Brian Lyons from Alliance Engineering and Shawn Wolfley.

33 R Simmons asked them if people were ready to look at mixed use zoning.

34 W Wimmer said she thinks people don't want to be like North Logan.

35 R Liechty said if this is what you want Providence to look like then we need to set this up and do it.

36 B Lyons said the developers he works with wants the flexibility to do what they want. It depends on the developer.

37 S Wolfley said he feels like it depends on where you want to do this. There are so many variables to work with. The option  
38 would be nice.

39 S Wolfley gave the Council and Commission a design that he is working on in Logan.

40 D Briel said what started this idea was the lack of commercial area.

41 G Busch said he feels like this is a great idea. He feels that we need to bring someone in that does this kind of design.

42 J Baker said they need to decide if they want it pad sites or do they want it master planned. He showed the Council and  
43 Commission some slides of different ways to do this kind of zoning. He explained to them what an overlay zone (combing  
44 district) is. The first floor is primarily retail. Above that is dictated by the base zone.

45 K Baker asked if we would just allow it or require it.

46 H Ames said if we just allow it the developers will do whatever they want. He wants the City to be a beautiful place. He  
47 wants the City to have a master plan for this.

48 D Astle said he feels like you need a large piece of land to make this work.

49 H Ames said the City needs more than a zone. They need an enforced master plan.

50 J Russell feels like this is definitely something we need to look at but he doesn't know if we should make it mandatory.

51 H Ames said we need to have an identifiable commercial area.

52 D Astle said that every City needs retail sales tax. This pays the communities cost. Would something like this pay for itself?

53 H Ames asked if Deloy Hansen could come and talk to them about this kind of planning.

54 S Bankhead said if the Council and Commission don't decide what they want now they will not have any way to protect the  
55 commercial zone that is there now.

1 C Call said if you look at the other cities that have done this there are struggles. You have existing property owners that you  
2 are limiting their ability to sell their land. It isn't easy to get everyone to buy into this. There are no legal restraints. You need  
3 to make it predictable and clear enough that you don't have to fight battles constantly.  
4 R Simmons said that Paul Willie and Deloy Hansen could tell the City if they thought this would work in Cache Valley.  
5 R Liechty said he feels like the City needs to decide what they want their commercial to look like and then act.  
6 C Call said you have to rethink parking lots and landscaping if you look at a workable, walk able place.  
7 D Low asked if the City could at least tell developers what the buildings would look like. Bring someone in who can tell us  
8 what they think.  
9 J Baker said you need to set a clear path of where you want to go. There are a lot of levels of planning that you can utilize.  
10 You need to come up with a master plan for this area.  
11 H Ames said he would like for Providence Utah to be an anchor community. The first step is to pick an area and make this a  
12 core area for this kind of development.  
13 D Astle said he like the ideas he just feels like they need to look into it more.  
14 H Ames said that he would really like to have Deloy Hansen come in and talk to the Council and Commission about this idea.  
15 D Astle would like to talk to other cities and see what their thoughts are on this kind of development.  
16 H Ames feels like this is a good time to start looking at these different ideas. He would like to do something special with the  
17 City.  
18 J Baker said you put this overlay zone in where you want to protect the area. This would be part of the general plan updates.  
19 You would also look at your transportation master plan. He talked about some different grants that are available for these  
20 kinds of things.  
21 S Bankhead said you can look at other cities master plans.  
22 C Call talked about what he thought the Council and Commission liked and disliked about these ideas. He asked what the  
23 characteristics are that they are looking at.  
24 R Simmons said something that says this is Providence.  
25 D Briel said he feels that it needs to blend well with residential. He would rather it be vertical than dimensional.  
26 R Liechty said we need to get something going on this. The building permits are down and we need to get the retail in here.  
27 R Simmons asked what you mean when you say it has to be retail.  
28 B Lyons said in order to get retail you need residential to support it. Give the developer an opportunity to work with this.  
29 D Briel said you specify a percentage zone for each floor.  
30 J Baker asked if they would like for him to bring some examples from other communities back to the Commission and  
31 Council. There are other ways to promote this kind of development. PUD's and trade offs to developers are a couple of ways.  
32 C Call said now is the time to start looking at this.  
33 S Bankhead asked when we could hold developers to this new idea.  
34 C Call said as soon as you have a pending ordinance.  
35 Jay Baker said right now you have a pending ordinance. You do have ordinance language.  
36 C Call said you have to formally consider the ordinance. You put a document on the agenda. It is optional. It is up to the  
37 Council.

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39 Meeting adjourned at 7:30 p.m.  
40 Minutes taken and prepared by Terri Lewis

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Randy Simmons, Mayor

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Skarlet Bankhead, City Recorder