

1 S Bankhead said this is part of what you are going to incorporate. We haven't ever sat down and drawn up a goal
2 development.

3 D Briel said that is called zoning and we can do that.

4 J Runhaar said the City can go to any lengths it wants. You can say these are the building types we want. These are the
5 building masses we want. The staff will have to work with the developers for what you want. Logan City has an ensign
6 plan on line. They have a vision for downtown that goes for 40 years.

7 H Ames said the small cities might be the ones to take the hard step to do goal zoning.

8 W Wimmer asked if County Planners can go to cities and help them plan their commercial areas.

9 J Runhaar said when you build a road you go from city to county to city again. Who is going to take care of these roads?
10 Hyrum and Paradise are growing. All of these cities use this corridor.

11 R Sneddon asked if there is a way to require a 50 year or 75 year investment by the City to do that.

12 J Runhaar asked why downtown Logan has survived. The main structure is there. It functions because there is a
13 framework there that works. The buildings are just what they are. People actually invest in the building. Going back to
14 mixed use is what seems to be working. The Gateway in Salt Lake is a prime example.

15 H Ames asked if they could provide the City with some guidance.

16 S Bankhead asked how interested the Commission is at looking at vertical development. If you are interested we can
17 work with Josh and Jay to make this happen.

18 H Ames said he likes the idea, but in Logan he believes that a lot of those residents are the poorer citizens. Could we
19 look at more like senior living?

20 J Runhaar said that Nibley is looking at PUD's. You would set up a certain number of things that the city agrees with.
21 You are looking at commercial zoning that will add residential in. A lot of times residential are looked at as an
22 afterthought.

23 H Ames asked if there were some examples of where this is working nicely.

24 J Runhaar said look at the master plan communities. They base them on a village concept. They keep them small and
25 compact. You take those concepts and shrink them down.

26 H Ames said that he wouldn't want to dismiss this out of hand. If we had retail frontage there would be an entry way
27 that would allow you access to the things behind them.

28 J Runhaar said you have access that takes you behind.

29 R Gustaveson said you have businesses behind and above.

30 J Runhaar said that you could plan the community and tell them what you want it to look like.

31 D Briel said the developers would come to us we just need to put it in the ordinances that this is what we want it to look
32 like.

33 H Ames said we would need to get into that mode of planning.

34 H Ames asked K Baker if this is something that she thought the Council would be interested in.

35 K Baker said she very much likes the mixed use even with the residential.

36 H Ames said that he doesn't believe that anyone here in the valley is doing this.

37 J Runhaar said that Logan is starting. Also, North Logan is looking at it. Behind Edward's Furniture and Discount Tire
38 there is nothing. Plan out those developments and you can have a full two blocks of commercial.

39 H Ames said you are only allowed a certain amount of accesses.

40 J Runhaar said when you look at the retail side of it with one access you have to drive past all of the development.

41 D Briel said this would work for the west side of Hwy 165.

42 J Runhaar said you have to look in different directions.

43 W Wimmer asked what kind of services there are available to Cities. Would you sit down with the staff and work with
44 them on something like this.

45 J Baker said he can certainly give input on drafts and master planning. They do have GIS capabilities.

46 J Runhaar said they are working with Nibley right now. They have taken them some plans and they are working with
47 their engineering staff. Jay Baker is working with the cities part of his time.

48 H Ames asked how they could figure out some zoning rules right away to protect the City while they are looking at
49 mixed use. In your mind does going to these commercial zones help?

50 J Runhaar said you build piece by piece what you want. What are your real goals that you want? The best way to write
51 an ordinance is to figure out with diagrams what you want and put it to words. Nibley is trying to mix residential with
52 their commercial. Your trying to mix commercial with residential. There are a lot of tools you just need to figure out
53 where you want to go.

54 H Ames asked if they needed a motion to do something specifically. Nobody has expressed disinterest in this plan.
55 Between the City and the County resources he would like to see what can be done.

56 W Wimmer suggested that next meeting J Baker and Josh Runhaar could come back and the Commission could give
57 them some ideas on what they want.

58 J Runhaar said that they could come back with some information on areas that have been done.

1 R Sneddon said China has been doing this for along time. We can come up with a great plan but unless someone wants
2 to come up with the money to do it, it won't be done.

3 J Runhaar said no matter what plan you make you can't make a scheme that a developer won't do. When you say you
4 want multi-zone development if you don't have a good plan it won't work.

5 H Ames asked if a small town could do something like this.

6 J Runhaar said absolutely.

7 S Bankhead said there are quite a few developers that would come and talk to you and would work with the staff to
8 create a draft that the staff could bring back to the Commission.

9 H Ames said that in March we would like to have Jay and Josh come back and work with the Commission to come up
10 with a plan to start with.

11 G Busch said that looking at one City is short sighted.

12 J Runhaar said that there is Envision Utah a project for the entire valley. They will be doing meetings for
13 Commissioners in February. The goal there is to look at what each City wants to do. They have slightly different ideas.
14 There needs to be communication. You need to know what direction each City is heading. We need to look at the 89-91
15 corridor heading into the valley. It would be corridor planning.

16 S Bankhead asked if Envision Utah could plan a meeting closer to the center of the valley.

17 J Runhaar said that they try to hit as many communities as they can.

18 S Bankhead said Logan's meeting is March 5th and Hyrum is March 4th.

19 H Ames said he would like them to come back on March 11th.

20 J Runhaar said there will be a meeting on February 11th.

21 M Malmstrom said about 4 years ago a developer came in and wanted to put mixed use in the Cobblestone area. It will
22 take a lot to get everyone on the same page.

23 H Ames thanked them for coming.

24

25 **Item No. 2. The Providence City Planning Commission will discuss changes to Title 11 Subdivisions, Chapter 3.**

26 S Bankhead said the thing the City is interested in is creating some deadlines. They don't want developers to come in
27 get to a certain point and then stop. We charge the developers for filing fees, attorney fees and engineering fees. Staff
28 puts a lot of time in and we don't want to wait years and years until a developer decides to finish.

29 W Wimmer asked what going on with the process means.

30 S Bankhead said the staff talked a lot about that. Developers and their agents have to proceed with reasonable diligence.
31 We also talked about expirations. In order to protect the Developers and the City we need these deadlines.

32 H Ames said he feels like an attorney needs to quantify this better.

33 S Bankhead said if you write it to restrictive or to open it doesn't work for the City.

34 H Ames said some criteria would help a lot. He questioned a one time extension to be one month, three months. It needs
35 to be quantified.

36 D Briel felt a year is a long time.

37 S Bankhead asked about a 90 day extension.

38 H Ames said that would work. The City doesn't have to accept it.

39 W Wimmer said you could add a fee.

40 R Sneddon asked about a completed final plat.

41 S Bankhead said once the final plat is completed and recorded the Developer has to put a bond up and they have two
42 years to complete the curb and gutter and sidewalks. The City has been diligent in completing that kind of work.

43 R Sneddon asked if the complete final plat application is part of this one year.

44 D Briel said that is after the final plat is completed.

45 R Sneddon asked if the due diligence is having the plat approved.

46 D Briel asked if it is 1 year after approval of the final plat.

47 S Bankhead said it takes a while to get these things approved. You don't want the time frame so short that you overlook
48 something.

49 R Sneddon asked about existing conditions. There are some hazards that aren't covered. You can have an unstable
50 slope that is not buildable.

51 H Ames said that slope conditions and geological hazards are on the plats. Is it covered anywhere in our ordinances?
52 That would need to be existing conditions.

53 R Sneddon asked when the City approves a building site there should not be any remedy because the City has approved
54 it. It should come through the builder.

55 H Ames said the City does have some responsibility.

56 R Sneddon asked if the City had enough expertise to do it.

57 S Bankhead said the City does not do it the developer has to get it from an engineering firm. The City does work with
58 an engineer.

1 H Ames asked if there is a requirement that the developers use licensed professional engineers.
2 S Bankhead said yes. You would think that it would be easy to see areas that are at risk. For the owner's rights and the
3 developer's rights we need to make sure that they use professional engineers.
4 R Sneddon asked if the City differentiates between the stamps.
5 S Bankhead said yes we look at that. We need to specifically write that in.
6 S Bankhead said they want to simplify the process for subdivisions being built in the downtown area. The requirements
7 to build roads and infrastructure are extremely burdensome where there are already roads in the downtown area. We
8 wanted to write something that we could work with the developer with 5 lots or less. If it makes sense to put in roads we
9 will but if not we have other options.
10 W Wimmer asked about a quantifier issue again.
11 H Ames said all ordinances in the future should have short examples of intent.
12 G Busch asked if the streets that need to be updated will be part of the transportation corridor.
13 S Bankhead said that the city engineer came and talked to the previous Commission about elevations and cross sections.
14 He is working on drawing that up for the Master Plan.
15 S Flammer asked about 2nd south between 1st and 2nd west. Will the City eventually put in sidewalk where there isn't
16 any?
17 S Bankhead said that staff has decided that sidewalks should be everywhere. In some areas there will be swells and
18 ditches instead of curb and gutter.
19 D Briel asked how you train the walkers to stay on the sidewalk and not down the middle of the road.
20 W Wimmer said to tell Max to look at the schools and the areas where the kids walk.
21 S Bankhead said that is not Max so much as budget. We only have so much money to do sidewalks every year.
22 H Ames said as far as he is concerned the staff is good with the Title 10 Use Chart.
23 S Bankhead said staff will bring it back next time. She asked if they were good with the use chart.
24 D Briel said he had a problem with the average lot size. We need to try and allow for minimum lot size averaging.
25 S Bankhead said that tries to allow for areas where the terrain isn't beneficial for housing.
26 D Briel said he doesn't disagree with the concept. What is the minimum average size?
27 S Bankhead said she agrees. If they can come up with a better way to write it that would be great.
28 D Briel said there has to be a minimum. A minimum for the zone and a minimum for the averaging.
29 S Bankhead said those are things that would be great to discuss. Could the Commission come back with ideas to correct
30 those problems? Also talk really specific about the uses.
31 H Ames said we need to come back with specifics on 10-4-1 and uses.
32 D Briel said you don't always have to go smaller.
33 S Bankhead said you need to remember the larger the lots the less parks and trail amenities that you have. Developers
34 know what they want to make on a project. If they can make that with half of the property they will gladly give the City
35 property for amenities.
36 H Ames asked why it is a problem to make the developer meet the minimum lot size.
37 W Wimmer said sometimes you end up with a weird sized lot, if you work with the developer they will give it to the
38 City for a park or something.
39 S Bankhead said it worked well with Sage Crest. If you start with the minimum they tend to fill it up with that. If you
40 start the other direction and let them go down you will end up with larger lots.
41 H Ames asked about the residential uses
42 S Bankhead said you would use a C and then develop a list of conditions that become part of the ordinance. Then it is
43 up to the developer to come up with the buildings.
44 D Briel said that the Commission needs to discuss the multi residential use.
45 H Ames said he doesn't feel like Bed and Breakfast and hotels are residential.
46 S Bankhead said if the chart is empty it means that it is not allowed.
47 H Ames felt like they didn't need to complicate the chart.
48 H Ames said that Item No. 2 discussion is complete. Staff will look at fixing some of the problems and they will discuss
49 it at the next meeting.
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51 **STAFF REPORTS:**
52 S Bankhead said at City Council the Council expressed a strong desire that the UDOT 165 corridor agreement be
53 opened up to reduce the road cuts from 500 feet to 350 feet. This is something that the Commission might want to look
54 at with the idea that you are looking at multi zones. The Council really wants the traffic slowed down. We need more
55 east/west traffic continuous during the day.
56 D Briel said he goes out of his way to use the traffic light on Providence Lane. That takes traffic away from 300 South.
57 H Ames asked how they let the Council know about their concern on this commercial area.
58 S Bankhead said she could schedule someone from the Commission to let the Council know what is going on.

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COMMISSION REPORTS

W Wimmer will not be in attendance on February 25th.

Motion to adjourn: W Wimmer, G Busch

Vote: Yea: H Ames, W Wimmer, G Busch, D Briel, S Flammer

Nay: None.

Abstained: None.

Excused: None

Meeting adjourned at 8:00 p.m.

Minutes taken and prepared by Terri Lewis

Harry Ames, Chairman

Terri Lewis, Secretary