

1 **Providence City Planning Commission**

2 Providence City Office Building

3 Providence City Council Chambers

4 15 South Main, Providence, UT

5 March 21, 2006

6 Present: Blaine Sorenson, Chair

7 Commission: Jim Beazer, Bill Bagley, Lance Campbell, Jon Mock, Kristina Eborn

8 Mayor: Randy Simmons

9 City Administrator: Skarlet Bankhead

10 Secretary: Rebecca Billings

11
12 Corrections for March 9, 2006 meeting:

13 p. 7 line 13 Jason Christensen said this

14 p. 7 line an audience member said this

15
16 Motion by K Eborn to approve the minutes of the March 9, 2006 Planning Commission meeting
17 with the corrections above. Second by Blaine Sorenson. All in favor.

18
19 Disclosure of any conflicts of interest: Skarlet Bankhead's property is part of the South Bench
20 Estates subdivision. (She is not a member of the Planning Commission, but she is the City
21 Administrator.)

22
23 Disclosure of ex parte communication: Jim Beazer had a minor conversation with Tom Singleton
24 concerning connecting to the sewer.

25
26 **ITEM ONE**

27 Shayne Mathews is requesting final plat approval for the South Bench Estates Subdivision
28 located generally at 400 East 1000 South.

29 **RECOMMENDATION:**

30 That the Planning Commission recommend to the City Council approval of Shayne Mathew's
31 request for final plat approval for South Bench Estates subdivision located generally at 400
32 East 1000 South with the findings of fact and conclusions of law stated in the staff report.

33 **FINDINGS OF FACT:**

- 34 1. Providence City Code 11-3-3 lists the requirements for final plat requests.
35 2. The property is designated as Single Family Traditional (SFT) in the Providence City
36 General Plan.
37 3. The property is located in the Single Family Traditional (SFT) zone.

38 **CONCLUSIONS OF LAW:**

- 39 1. The applicant's request complies with the Providence City General Plan.
40 2. The applicant will meet the requirements of Providence City Code 11-3-3 *Final Plat* with
41 the following conditions:

42 **CONDITIONS:**

- 43 1. The utility contact should be Randy Eck – not Dee Barnes. Please change on the plat.
44 2. Providence City Code 11-3-3:B.1.m. regarding improvements should be stated word for
45 word on the plat.
46 3. The boundary survey note should read Providence City - not Nibley City. Please change
47 on the plat.
48 4. Remove the sewer easement notes shown on lots 1, 2, and 3 and any sewer lines that are
49 no longer applicable.
50 5. Dedicate water shares, 1 share per acre, to the City, or pay fee in lieu of before the plat is
51 recorded.

- 1
- 2 • S Matthews said he is willing to comply with all of the conditions.
- 3 • B Bagley wondered who will make sure the conditions on staff reports are done.
- 4 • S Bankhead said that when Staff looks at the plat, they will check for these, and Brenda Nelson
- 5 will make sure the water shares have been purchased.
- 6 • J Mock was not sure why the sewer lines needed to be removed from the plat.
- 7 • S Matthews explained that, at one time, there was a possibility to have Skarlet Bankhead's (lot
- 8 3), Tara Bankhead's and Tom Singleton's houses come to the sewer on 1000 South; however,
- 9 because it would have to be a privately maintained sewer line with multiple users, the parties
- 10 didn't want to be involved with a sewer of that nature. They would rather pump.
- 11 • J Beazer wondered if all of them would have a sewer hook up.
- 12 • S Bankhead said that when the sewer is extended, the problems with the sewer for these houses
- 13 will be solved.
- 14 • MOTION by Jon Mock that the Planning Commission recommend to the City Council approval
- 15 of Shayne Mathew's request for final plat approval for South Bench Estates subdivision located
- 16 generally at 400 East 1000 South with the findings of fact and conclusions of law and conditions
- 17 stated in the staff report. SECOND by Jim Beazer. All in favor.
- 18 **ITEM 2**
- 19 The Providence City Council and Planning Commission are requesting Design Standards for
- 20 Commercial Districts.
- 21 • Mayor Simmons said the redline changes to the document were recommended today by the
- 22 Development Review Committee.
- 23 • The Planning Commission discussed the brightness of Discount Tire's sign (its recent upgrade
- 24 in brightness). They agree that something should be in the Design Review about the brightness of
- 25 signs. Mayor Simmons suggested the Planning Commission do some research about the
- 26 brightness of signs.
- 27 • K Eborn said that some franchises require bright signs.
- 28 • Mayor Simmons said that franchises have different varieties of signs so the individual
- 29 franchises can fit in to their respective areas/cities.
- 30 • Mayor Simmons said this document is proposing a set of standards so that when a plan comes
- 31 in for a building or a subdivision, the City is applying these standards to it.
- 32 • J Beazer said it's hard with advertising to control the brightness of signs because of the "one
- 33 upmanship" nature of advertising. Signs that are brighter stand out more.
- 34 • B Sorenson said that in Logan years ago, the Capital Theatre was extremely bright and stood
- 35 out. The City should be looking at some kind of uniformity.
- 36 • B Bagley wondered if the City should gather information from other cities, or a sign or
- 37 advertising expert.
- 38 • S Bankhead said Kathy Baker suggested talking to Randy Young of Young Electric Signs.
- 39 • Staff will see if Randy Young could be to the next Planning Commission meeting.
- 40 • Ken Sim said that, in addition to brightness, the type of sign and how it's lit could be
- 41 considered. He said many signs in Jackson and Aspen have indirect lighting (lights shining up on
- 42 to the sign, rather than electrically lit themselves). The City could tell the businesses how they
- 43 will light their signs.
- 44 • Lance Campbell pointed out that the Providence City sign (entering the City) is indirectly lit.
- 45 • J Beazer was worried that the document might become so ambiguous that it's meaningless. He
- 46 said that he felt that the document sounded too much like, "Well, if you want to . . ." and "We
- 47 recommend this . . ." He's not sure how sticky the City can or wants to be.
- 48 • B Bagley wondered if the Planning Commission could deny, say, a bright red building built in
- 49 the Macey's [Alder Square] subdivision.

- 1 • The back page of the document discusses this type of thing.
- 2 • K Eborn didn't feel it was good to get too nitty-gritty about colors.
- 3 • Cheryl Eames wondered who was meant by "Staff". S Bankhead explained it was those who
- 4 are paid (administrative).
- 5 • Mayor Simmons pointed out that this document is a set of design standards. Specifically, the
- 6 Development Review Committee (DRC) will apply the standards. The DRC consists of the City
- 7 engineer: Max Pierce; Fire Marshall, Liz Hunsaker; Skarlet, Randy Eck, Mayor Simmons, Kathy
- 8 Baker (City Council liaison), and Becky (minutes). Any time a plat comes in, they check it for
- 9 compliance with City ordinances and City policies, so rather than creating a separate Design
- 10 Committee, the Development Review Committee can be the Design Review Committee. They
- 11 apply all of the ordinances anyway. Staff recommends things to the Planning Commission. If a
- 12 developer doesn't like what DRC says, they appeal to the Planning Commission. The
- 13 Committee's purpose will be to make sure the standards are applied, then the staff reports will say
- 14 how these standards were applied. Staff reports will address concerns and responses to those
- 15 concerns.
- 16 • Mayor Simmons told the Planning Commission that Staff is recommending taking the
- 17 landscaping part out of the ordinance book and move it to the Commercial Design Standards
- 18 document. Staff would also like to move anything concerning parking and parking materials to
- 19 this document, as well.
- 20 • Mayor Simmons explained that these are standards, so they have flexibility. Ordinances do not
- 21 have flexibility. They must be changed if they are to be varied. Developers will get this list of
- 22 standards as part of a packet with a checklist for Commercial development. It will also be part of
- 23 the spec book.
- 24 • J Mock felt that taking landscaping and parking out of the ordinance would give developers
- 25 more latitude. The push will always be to get as much parking with as little landscaping as
- 26 possible.
- 27 • Mayor Simmons said that one of the design standards is that a commercial development not be
- 28 a sea of asphalt.
- 29 • S Bankhead clarified that not everything will come out of the code. She explained that just the
- 30 design elements would come out, and things like the required number of parking spaces would
- 31 remain in the code.
- 32 • J Mock wondered if the part about percentage of landscaping would stay in the code.
- 33 • Mayor Simmons said that the Planning Commission would want to talk about that. Staff is
- 34 unsure how to deal with it.
- 35 • J Beazer felt percentages for landscaping should not be taken out of the ordinance because it's
- 36 not a design issue. He felt the standards should discuss what the developers should do with their
- 37 percentage of landscaping. The ordinances should deal with things that are definite.
- 38 • Mayor Simmons reminded the Commission to make sure they make clear recommendations to
- 39 the City Council concerning what kinds of things should be left in the ordinances.
- 40 • Mayor Simmons said he Forest Grove Oregon as a model for producing the document. He
- 41 attempted to search for things that met the requirements found in the old draft of the design
- 42 review (55-page document). He encouraged the Planning Commission to go to their website and
- 43 compare the Commercial Design Standards document. He tried to create things that were based
- 44 on the discussions of Staff, Planning Commission and City Council.
- 45 • B Sorenson wanted to make sure the Staff, Planning Commission and City Council do their
- 46 homework on this document so the City doesn't end up having redevelopment like Logan
- 47 (buildings in the back of another building; buildings that don't match the surrounding buildings).
- 48 He wants things in Providence to be more aesthetically pleasing.
- 49 • K Eborn would like to have these standards in place as soon as possible and then modify them
- 50 later, if needed. A lot of commercial is right around the corner.

- 1 • Mayor Simmons suggested that the Planning Commission go around and find things that they
2 like and don't like and ask, "If we were applying these standards, would this work?"
- 3 • B Sorenson would like a photo gallery of examples for developers to show what the standards
4 should look like.
- 5 • Mayor Simmons drafted the document in a vague way so the City could interpret.
- 6 • S Bankhead wondered if the Planning Commission would agree to having a draft of the
7 proposed changes to ordinances in their next Planning Commission packet and hold a public
8 hearing with the draft of the standards.
- 9 • J Beazer would like to meet with Randy Young of Young Electric Signs.
- 10 • MOTION by K Eborn to approve the Design Standards for Commercial Districts and
11 recommend that each of the Planning Commissioners individually come to the City Council and
12 voice concerns as they come. SECOND by Bill Bagley. All in favor.
- 13 • MOTION by J Beazer that the percentage of parking and landscaping is left in the ordinance
14 and that only those aspects of the ordinance that deal with design be put in the Design Standards
15 for Commercial Districts. SECOND by Bill Bagley. All in favor.
- 16
- 17 STUDY MEETING re-convened
- 18
- 19 The Planning Commission discussed meeting on April 21-22 for the combined Planning
20 Commission/City Council workshop/retreat. They decided they would like to have April 21 as a
21 day for presentations from qualified individuals, and the next day for drafting ordinances.
22 Mayor would also like the City to be thinking of access management, open space (integration of
23 trails/open space), and the idea of clustering.