

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**

2 **May 27, 2009, 6:00 p.m.**

3 **Providence City Office Building**

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

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6 **Chairman: H Ames**  
7 **Commissioners: G Busch, S Flammer**  
8 **Excused: D Briel, W Wimmer**  
9 **Alternates: R Gustaveson, R Sneddon**

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11 **ACTION ITEM:**

12 **Item No. 1.** The Providence City Planning Commission will consider for approval the minutes of May 13, 2009.

13 **Motion to approve: G Busch, S Flammer second**

14 **Vote: Yea: H Ames, G Busch, S Flammer, R Gustaveson, R Sneddon**

15 **Nay: None**

16 **Abstain: None**

17 **Excused: D Briel, W Wimmer**

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19 **STUDY ITEM:**

20 **Item No. 1.** The Providence City Planning Commission will discuss a request from Brian Marble to vacate a Final Plat located at approximately 110 South Main.

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22 S Bankhead explained that when the Marble's bought the property they had to subdivide it. Now because of property taxes he would like to combine these two parcels. DRC looked at the State codes and agreed that this could be made into one subdivision.

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26 **ACTION ITEM CONT:**

27 **Item No. 2.** The Providence City Planning Commission will consider for approval a request from Brian Marble to vacate a Final Plat located at approximately 110 South Main.

28 This will move to City Council for a resolution.

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30 **Motion to approve: R Sneddon, R Gustaveson second**

31 **Vote: Yea: H Ames, G Busch, S Flammer, R Sneddon, R Gustaveson**

32 **Nay: None**

33 **Abstain: None**

34 **Excused: D Briel, W Wimmer**

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36 **STUDY ITEM CONT:**

37 **Item No. 2.** The Providence City Planning Commission will discuss a request from Rod Blossom for Final plat approval for the South Cache Commercial Subdivision Lot 2.

38 The Commission felt like this item had been discussed previously.

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41 **ACTION ITEM CONT:**

42 **Item No. 3.** The Providence City Planning Commission will consider for approval a request from Rod Blossom for Final Plat approval for the South Cache Commercial Subdivision Lot 2.

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44 **Motion to approve: G Busch, R Sneddon second**

45 **Vote: Yea: H Ames, S Flammer, G Busch, R Gustaveson, R Sneddon**

46 **Nay: None**

47 **Abstain: None**

48 **Excused: D Briel, W Wimmer**

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50 **STUDY ITEM CONT:**

51 **Item No. 3.** The Providence City Planning Commission will discuss a request from Rod Thompson for a rezone from Agriculture to Multi-Family High at approximately 400 West 100 South.

52 S Wolfley showed the Commission a large copy of the plat.

53 H Ames told the Commission that they had letters of agreement from the owner's of the property.

54 S Bankhead said the Commission recommends to the City Council whether they should approve this rezone.

55 R Thompson is the developer of this land. They would like to build some nice high end condominiums. They will work with the Commission on the concept, something that will enhance the City.

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58 S Bankhead said this zoning will allow 18 units per net acre.

1 G Busch explained that the zoning around this area is medium density and single family. There are churches on the  
2 north and the south. The master plan shows this piece of property as single family residential.  
3 R Gustaveson asked if there was a reason that they went to a medium density.  
4 S Bankhead said she thought the buyer at the time was considering medium fit into that area.  
5 H Ames asked about the access areas.  
6 R Thompson said there will be a road that will connect from Spring Creek Parkway.  
7 S Bankhead said the road will line up with 475 West. It will connect up with 100 South.  
8 H Ames said he doesn't see any issues with not rezoning it.  
9 R Gustaveson said he believes there are a couple of homeowners that still own to the middle of the road on 100 South.  
10 H Ames said the Commission needs to focus on the rezoning issue.  
11 R Thompson said they will work closely with the Commission to come up with a concept plan. He needs to know if it is  
12 a possibility to rezone. Then they will work on the concept plan. If they work with commercial in the front they would  
13 like for it to be multi-family high density.  
14 S Wolfley said he talked to some of the property owners around it and they were OK with the idea of MFH.  
15 H Ames said this piece of property is an odd piece. Condominiums would probably look good in this area.  
16 R Thompson said once they get permission to rezone they will look at the number of units. Then they will meet with the  
17 Commission and talk to them about the design.  
18 G Busch said that he is excited about this concept. This is something that we have wanted to look at for Providence.  
19 R Sneddon said he would like to see more of the concept before they agree to rezone this area.  
20 S Wolfley showed the Commission some of the ideas that they have come up with.  
21 R Thompson said he just wants to know if this is something that the Commission would agree to. He will be more than  
22 happy to come up with some ideas.  
23 R Sneddon asked what their ideas on parking would be.  
24 R Thompson said he would work with his architect on those kinds of things.  
25 H Ames said this will need to go to public hearing. He does feel like this is a possibility.  
26 G Busch said there are residents that are against MFH. The Commission will recommend to the Council but the Council  
27 has the final say in the matter.  
28 This will be a public hearing on June 24<sup>th</sup>.

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30 **Item No. 4.** The Providence City Planning Commission will discuss a request from Sky Properties for Preliminary Plat  
31 approval for the Providence Crossroads Subdivision located generally at the northwest corner of Gateway Drive and  
32 Golf Course Road.  
33 Steve Smoot told the Commission he appreciates the way the meeting has been handled so far. He introduced Danny  
34 McFarland, Wade Crandall, Paul Willey, Dave Wilkinson and Scott Kjar.  
35 H Ames said D McFarland and D Wilkinson took a lot of heat from the Commission last meeting.  
36 S Smoot said about 9 1/2 years ago they came in for plat approval. There was a lot going on between Logan City and  
37 Providence dealing with fire service and water issues. At the time they built a lot of roads and infrastructure to try to get  
38 businesses to look at the South end of the valley. They addressed the water and sewer issues. They tried to work with  
39 the master plan. They have Gold's Gym looking at coming into the area. They really drive traffic. With that a lot of  
40 retail tenants come with them. We are looking at changing this plat from 2 lots to 6 lots. We thought this would be a  
41 simple process. The Commission will have the opportunity to look at the individual lots when they are ready to build.  
42 H Ames asked if the Gold's Gym will actually happen.  
43 S Smoot said he is certain that they will come here.  
44 H Ames said he doesn't believe that they know what this development will look like. He wonders what the hurry is to  
45 get a Preliminary Plat. The City wants this development to succeed. Why not wait until you have an interested client?  
46 S Smoot said Gold's Gym is very interested in this property. If the property isn't subdivided it will be difficult to get  
47 financing. They are looking at the easements that they will need. They will also modify the canal.  
48 H Ames said the smaller lots would be fronting Gateway Drive. Gold's Gym would be looking at the backs of the  
49 buildings. We are trying to create something in Providence that is different.  
50 S Smoot said they don't know who the tenants will be. They could have buildings in the front and parking in the back.  
51 H Ames explained what he felt like the development should look like.  
52 S Smoot said they have pushed the anchor back as far as they can from the road. It is what we can sell the tenants. We  
53 want it to look nice. You will be able to talk to the tenants as each lot is developed.  
54 H Ames said that they would like to be more creative when it comes to the statutes. He explained to the developers that  
55 the Commission would like for them to be more imaginative.  
56 S Kjar said they want curb appeal for the whole development. Right now they don't know who the tenants will be. The  
57 subdivision is the thing that makes this whole thing work. We have to have the lots to make this work.  
58 S Smoot said we would like to have preliminary approval for this lot so they can start working on their financing.

1 R Sneddon said we have to be flexible in this day and time.  
2 S Smoot said he can't represent something when he doesn't know who will be coming into this lot. If he has no  
3 flexibility he can't go to a tenant and ask them to come here. We need to divide this up in smaller plots. We just want to  
4 modify this plat. This doesn't give them the right to build. The Commission still has control of the buildings.  
5 H Ames said as soon as we approve this you can put in a strip mall. We don't want that.  
6 S Bankhead said they are looking at a Planning Commission and a City Council that is willing to work with your  
7 development team to give them the flexibility to do something like River Woods.  
8 S Smoot said the City is the one that is in complete control. They would just like to put in a beautiful subdivision. This  
9 would give us the latitude to find appropriate tenants. They are trying to step up the south end of the valley.  
10 S Kjar said they want to do something tasteful. They just need some flexibility.  
11 H Ames said we want a walkable integrated area. We would love to work with you on this kind of area.  
12 G Busch said you have an opportunity to make something great here. Please take advantage of us. We will work with  
13 you.  
14 S Flammer said she would like to see something beautiful built here.  
15 This will be scheduled for public hearing on June 10<sup>th</sup>.

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17 **Item No. 5.** The Providence City Planning Commission will discuss Use Regulations in regards to Title 10-6-1 and  
18 10-6-2.

19 S Bankhead explained that she had changed all of the P's to C's. She explained what the difference is in Permitted use  
20 and Conditional use. She would rather have some of the permitted uses stay that way. If you make it to difficult for  
21 some of these businesses they won't tell the City. We would rather know about them. Some businesses have a pretty  
22 small impact on neighborhoods. Small offices should probably stay permitted. People complain about Daycares and  
23 Preschools. They complain about noise and additional traffic. They complain about equipment being parked on the road.  
24 These kinds of things we want to be conditional use. We want to be able to sit down with these business owners and talk  
25 to them about these kinds of things. Businesses that are inconspicuous we don't want to make it hard for them. We do  
26 want to know about the different businesses in the City. We have found out that State law requires that if you hold more  
27 than 3 yard sales a year you have to file for sales tax. We will have to change our ordinance on this.

28 R Sneddon said that putting everything conditional and then going back and changing them would be easier than the  
29 other way.

30 S Bankhead said the City wants to be more proactive in keeping the businesses in line.

31 G Busch would like to see Dwelling, two family conditional uses in SFL, SFT, SFR, SFM and SFH. He would also like  
32 to see accessory dwelling units allowed in those areas.

33 S Bankhead said they can put these in any zone you allow them in. You need to put conditions on them before you pass  
34 this so you can control the parking, architecture and the noise. You have to be very clear on the conditions.

35 The Commission went through and tried to decide what would be conditional and what would be permitted.  
36 This will be brought back on June 10<sup>th</sup>.

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38 **Item No. 6.** The Providence City Planning Commission will discuss Design Standards Title 11 Chapter 4.

39 S Bankhead asked to pull this item from the agenda.

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41 **STAFF REPORTS:**

42 None

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44 **COMMISSION REPORTS:**

45 None

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47 **Motion to adjourn: G Busch, R Sneddon second**

48 **Vote: Yea: H Ames, G Busch, S Flammer, R Gustavson, R Sneddon**

49 **Nay: None**

50 **Abstain: None**

51 **Excused: D Briel, W Wimmer**

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53 Meeting adjourned at 8:20pm

54 Minutes taken and prepared by Terri Lewis

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Harry Ames, Chairman

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