

1 **PROVIDENCE CITY**
2 **PLANNING COMMISSION MEETING AND PUBLIC HEARING**
3 **Tuesday, June 20, 2006 5:30 p.m.**
4 **Providence City Office Building**
5 **15 South Main, Providence UT**

6 **Attendance:** Chair: Blaine Sorensen
7 Members: B Bagley, James Beazer, Lance Campbell, Jon Mock
8 Excused: Kristina Eborn

9 **The Providence City Planning Commission will hold a public hearing/meeting on June 20, 2006**
10 **at 5:30 p.m. in the Council Chambers of the Providence City offices, located at 15 South Main**
11 **Street, Providence, Utah. The item(s) listed below will be discussed, and anyone interested is**
12 **invited to attend. No public comment will be heard and no action will be taken on the study**
13 **items.**

14 Blaine Sorensen called the meeting to order

15 **Study Items:**

- 16 • There are no study items on tonight's agenda.

17 **Action Items:**

18 **Minutes.**

19 J Mock asked for clarification on the ordinance modification numbers on page 1 lines 33 and 35. B
20 Sorensen and J Beazer explained the numbers.

21 Motion to approve the minutes of June 6, 2006 – J Beazer, second – L Campbell,

22 Vote: Yea: B Bagley, J Beazer, L Campbell, J Mock

23 Nay: None

24 Abstained: None

25 Excused: K Eborn

26 **Disclosure of any conflict of interest on any of the agenda items.**

- 27 • None

28 **Disclosure of any ex parte communication on any of the agenda items.**

- 29 • J Beazer spoke with Martha Hammond on the phone. She expressed opposition to innerblock
30 development.

31 **Meeting date for first meeting in July. Because the first Tuesday in July is the fourth, the**
32 **Planning Commission will decide when to hold their first meeting in July.**

- 33 • The Planning Commission felt the meeting should be held Wednesday, July 5 at 5:30 p.m.

34 **Public Hearings:**

35 **5:40 p.m. The Providence City Planning Commission will hold a public hearing to discuss**
36 **a request by Cameron Curtis for Concept Plan approval for 155 South Main Lot**
37 **Split located generally at 155 South Main.**

38 B Sorensen opened the public hearing.

- 39 • Jeanette Christensen, 151 South Main, gave the Commission a memo. She then reviewed
40 some of her concerns addressed in the memo. She stated the minimum frontage requirement
41 is 70 feet. She felt this allowed for emergency vehicles and guest parking; with a flag lot
42 there is no room for parking on the street. She also expressed concern with the grade of the
43 property. She felt this may lead to potential flooding of her property. Raising the grade will
44 also diminish her privacy. She also felt the preservation committee should be given the
45 opportunity to look at flag lots. She expressed concern that flag lots were not as safe as street

1 side lots; she felt that police officers, driving by homes on a street, provide safety for the
2 home and neighborhood because they can see the home; since a flag lot is not visible from the
3 street, it may promote crime in the area. She expressed concern about the installation of
4 water and sewer service lines. She felt there would be problems for safety, security, etc.
5 She purchased her home in downtown Providence to utilize the large yards; current
6 homeowners need some sense of privacy. She did not want another road to deal with. She
7 felt flag lots were unconnected with the streets and the homes appear out of character with the
8 neighborhood.

- 9 • Sharell Eames, 98 East 400 South, stated she and City Council Member Kathy Baker had
10 discussed flag lots at length. She reported she was speaking for City Council Member Kathy
11 Baker, who was unable to attend tonight's meeting, and they are both in complete agreement
12 with the concerns expressed by J Christensen.
- 13 • Harold Stack, 160 West 100 South, also agreed with J Christensen. He moved to Providence
14 for what it currently is. He did not want downtown Providence to turn into downtown Logan.
- 15 • Cameron Curtis gave the Commission a drawing of the proposed lot. He stated he is not a
16 developer; he is a redeveloper. He felt there were benefits to the community when properties
17 were improved – putting a home on the proposed lot is improving the lot. He felt that 79 feet
18 of frontage is plenty for the existing home. There is adequate room for the private driveway
19 leading back to the proposed lot. The community will gain a fire hydrant and the private
20 driveway will allow easy access for emergency vehicles to get to back yards in the area. He
21 felt that privacy was not an issue, because people can use and hold parties in their backyards
22 now – so privacy is already limited. If trees need to be removed, he will plant new ones. He
23 reported he will deal with the flooding issues as the home is built.

24 B Sorensen closed the public hearing and opened the discussion to the Commission.

25 **Items for Recommendation:**

26 **Item 1 The Providence City Planning Commission will consider a request by Cameron**
27 **Curtis for Concept Plan approval for a two lot subdivision, which includes innerblock**
28 **development, in the Lot Downsize Overlay zone for the 155 South Main Lot Split located**
29 **generally at 155 South Main.**

- 30 • J Beazer asked about the installation of the sewer. S Bankhead explained because this is
31 considered innerblock development, it is coming to the Planning Commission earlier than a
32 regular subdivision; therefore the staff has not looked at the service in depth at this point.
- 33 • B Sorensen read from Providence City Code 10-14-1. He explained the Commission is being
34 asked to look at the requirements listed. B Sorensen reported this is the first innerblock
35 development since the request by Dan Rosenberg. He felt that design review for the
36 downtown area needs to be pushed in the future. Personally, he is not necessarily in favor of
37 innerblock development; but doesn't want to step on anyone's toes if it is allowed by the
38 current City Code.
- 39 • Ron Liechty explained one concern he has is that the fire marshal changes the rules by
40 waiving certain requirements if development meets other requirements. He did not feel a fire
41 engine could get in and out of the proposed lot. He felt the rights of the neighboring citizens
42 needed to be considered.
- 43 • B Bagley also expressed concern about emergency vehicles. He felt the citizens should be
44 listened to. He felt the safety and privacy concerns were important and needed to be
45 addressed.

- 1 • C Curtis explained he understood that this may be rejected by the community for aesthetics; however, the fire marshal has approved the concept and C Curtis will meet the requirements in the current City Code.
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- 3
- 4 • R Liechty did not feel the fire marshal should set what is safe for Providence City because he changes the rules. He suggested a joint workshop with the City Council to discuss how to apply conditions.
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- 6
- 7 • J Beazer explained his concern is that this fits in the overlay zone. The moratorium on innerblock development came during the election, but was not acted upon. He felt the Historic Preservation Commission should be involved in the joint workshop.
- 8
- 9
- 10 • B Sorensen summarized that rather than establishing the conditions at this point, the City Council, Planning Commission, and Historic Preservation Commission have a joint meeting.
- 11
- 12 • J Beazer expressed concern that this may turn into a rental situation. C Curtis did not feel this home would be any more susceptible to rental than any other home.
- 13
- 14 • Kelly Stack, 60 West 100 South, was concerned that people moving in want to change Providence. She felt as a City the decision should be made and not thrown on the back burner.
- 15
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- 17 • S Eames explained K Baker's committee met and had wonderful input. She reported K Baker is working with a professional for a plan to bring to the Planning Commission. S Eames reported all but two attending the committee meeting did not want innerblock development.
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- 21 • C Curtis explained the fact is that Providence City has rules and regulations and he complies with them. He understood that most people attending the meeting would be against the proposal. He explained he is willing to work with the City to address concerns.
- 22
- 23
- 24 • B Sorensen felt more study needed to be done and that design review needs to be considered. B Sorensen felt this was something that should be done soon and not put off
- 25

26 Motion that no action be taken tonight and that the City Council, Planning Commission, and
 27 Historical Preservation Commission hold a joint workshop prior to the end of July – J Beazer, second
 28 – B Bagley,

29 Vote: Yea: B Bagley, J Beazer, L Campbell, J Mock

30 Nay: None

31 Abstained: None

32 Excused: K Eborn

33 **5:50 p.m. The Providence City Planning Commission will hold a public hearing to discuss**
 34 **a request by Bret Peterson for Preliminary Plat approval for Spring Creek**
 35 **Village Subdivision located generally at 517 West 100 North. WITHDRAWN BY**
 36 **THE PLANNING COMMISSION CHAIRMAN.**

37 Because this item had been withdrawn the public hearing was not held nor did the Commission
 38 discuss it.

39 **5:50 p.m. The Providence City Planning Commission will hold a public hearing to discuss**
 40 **a request by Melinda Petro/Ron Gines for a Conditional Use Permit for**
 41 **property located generally at 48 West Center Street. (amended 6/19/2006 11:15**
 42 **a.m.)**

- 43 • B Sorensen opened the public hearing.
- 44 • Brian Marble, 110 South Main, did not feel retail establishments belonged in a residential
- 45 setting.

- B Sorensen closed the public hearing and opened the discussion to the Commission.

Item 2 The Providence City Planning Commission will consider a request by Melinda Petro/Ron Gines for a Conditional Use Permit for garden and greenhouse sales for property located generally at 48 West Center Street. (amended 6/19/2006 11:15 a.m.)

- Melinda Petro explained she is an artist and a student. She felt art in the schools is diminishing due to funding. She would like to have an art studio in the greenhouse and incorporate nature into artistic projects. Plants will be grown and available for purchase; but the idea is for education, art, and to bring beautification into the student's lives.
- M Petro explained they intend to put a parking area by the greenhouse. The Commission expressed concern about the boat and the camper in the driveway; they felt R Gines had committed to removing the boat and the camper. M Petro stated they are willing to do what the City wants.
- M Petro explained there will be two students at a time. She will not be using the street for parking. At the current time they have a van, camper, boat, and truck; but she felt there was also room for parking.
- B Bagley asked if there were specifications for parking requirements.
- R Liechty explained the conditions for this use were established by ordinance. He reported this had been done by a recommendation from the Commission to the Council. R Liechty explained because the conditions have been established the do not need to be discussed again; this is the approval to proceed with the business under the conditions established by ordinance. R Liechty explained the only allowed parking is on the driveway; if she uses the street for business parking, she can lose the permit.
- J Beazer felt strongly that parking was an issue. R Liechty agreed; however he explained the Council established the conditions previously recommended by the Commission. B Bagley explained the conditional use stays with the property.
- M Petro explained the whole idea is the art and the education; the sales are secondary.

Motion to recommend to City Council approval of the request by Melinda Petro/Ron Gines for a garden and greenhouse sales conditional use, for property located generally at 48 West Center Street the Findings of Fact, Conclusions of Law, and Conditions listed in the staff report – B Bagley, second – J Beazer.

Vote: Yea: B Bagley, J Beazer, L Campbell, J Mock

 Nay: None

 Abstained: None

 Excused: K Eborn

Item 2 The Providence City Planning Commission will consider a request by Bret Peterson for Preliminary Plat approval for Spring Creek Village Subdivision, a commercial subdivision containing 7 lots, located generally at 517 West 100 North. WITHDRAWN BY THE DEVELOPMENT REVIEW COMMITTEE.

Because this item had been withdrawn the public hearing was not held nor did the Commission discuss it.

B Sorenson adjourned the meeting at approximately 6:30 p.m.

Minutes taken and prepared by S Bankhead.

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Blaine Sorensen, Chair

Skarlet Bankhead, City Recorder