

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**

2 **June 24, 2009**

3 **Providence City Office Building**

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

5
6 **Chairman: H Ames**

7 **Commissioners: G Busch, W Wimmer, S Flammer, D Briel**

8 **Excused:**

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 June 10, 2009.

13 **Motion to approve: G Busch, W Wimmer second**

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

15 **Nay: None**

16 **Abstain: None**

17 **Excused: None**

18
19 **STUDY ITEM:**

20 **Item No. 1.** The Providence City Planning Commission will discuss zoning regulations in regards to Title 10 Zoning, Chapters 1, 4, 6 and 8. This will include discussions on mixed use areas.

21 S Bankhead told the Commission that she took the use chart and condensed the titles. She tried to figure out what to make conditional and what to make permitted. She tried to determine what a home occupation is and what a home business is. There are definitions listed in chapter 1. She went over the changes that she made in the use chart.

22 H Ames said that the staff is actually the people who see these businesses. He feels that the staff is the ones that need to be comfortable with these definitions.

23 S Bankhead went through and explained the definitions that she added.

24 H Ames suggested that they shorten some of the definitions to make them less cumbersome.

25 The Commission discussed different businesses and what they would like to allow and not allow. They don't think they should get to specific.

26 S Bankhead said that businesses have to harmonize with the neighborhood. The City uses the business licensing to control the way the business is run. Contracting with the Sheriff's Department as helped with enforcement.

27 G Busch asked the Commission if they are interested in 2 or 3 family dwellings. He would like for those to be conditional.

28 D Briel doesn't feel like these should be allowed in every zone.

29 W Wimmer would like for them to be allowed as a conditional use in all zones.

30 S Bankhead feels like there will be more requests for accessory dwellings due to the economy.

31 H Ames feels like a single family structure needs to stay a single family structure. He is ok with them renting out their basement.

32 S Bankhead said that by law you can't discriminate between homeowners and renters.

33 The Commission discussed multi-family zones in single family neighborhoods.

34 H Ames would like the word dwellings to be changed to units. Which zones would require the units to look like single family homes? There needs to be quite a bit of work done in this area.

35 S Bankhead said we currently do not allow basement rentals in homes unless it is family.

36 R Wright asked if the Commission is allowing duplexes or a house with a basement apartment.

37 The Commission discussed what is required to own/rent duplexes, etc.

38 H Ames read the definitions concerning dwelling units. He feels like these definitions need to be changed.

39 S Bankhead said you don't change the definitions, you just don't allow them even with conditions. One of the conditions would be they have to be condominiums. Would the Commission like to bring back the accessory dwelling units?

40 D Briel asked why we are mixing zones.

41 S Bankhead said development is changing. They want to build clusters. The commercial market wants mixed uses.

42 There are a lot of people who are upset with the City that they can't do what they would like with their homes.

43 You have to worry about the impact not ownership.

44 G Busch said he doesn't feel a lot of support for this. Maybe a new zone should be implemented for this type of

45 housing. He would like to increase density so it doesn't have to spread out. From an environmental aspect this is the way to go.

46 W Wimmer asked how the impact fees would apply.

1 S Bankhead said they each pay their impact fees.
2 H Ames said as you increase density for low income housing you start running into problems. We need to figure out
3 how to deal with this. This needs to go to a public hearing soon. He doesn't feel like the public will be interested in this.
4 S Bankhead said there haven't been a lot of changes. No new uses have been created. We will advertise it in the
5 newspaper.
6 H Ames requested a public hearing for permitted and conditional uses, zoning regulations and Rod Thompson rezone on
7 July 8th.
8

9 **Item No. 2.** The Providence City Planning Commission will discuss Use Regulations in regards to Title 10-6-1 and
10 10-6-2. This will include discussions on permitted and conditional uses.
11 This was discussed with Item No. 1.
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13 **STAFF REPORTS:**

14 S Bankhead said the 100 South sewer project is moving along. The Council approved the final budget for the year. DRC
15 is looking at a 3 lot subdivision and the Sky Properties commercial subdivision final plat. The Providence Canyon trail
16 has a migratory bird that might be impacted. We probably won't see any work until August. The Forest Service closed
17 some areas that have been used for camping and ATV riding. This has some people really concerned.
18

19 **COMMISSION REPORTS:**

20 None
21

22 **Motion to adjourn: D Briel, S Flammer second**

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

24 **Nay: None**

25 **Abstain: None**

26 **Excused: None**
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28 Meeting adjourned at 8:05 pm

29 Minutes taken and prepared by Terri Lewis
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Harry Ames, Chairman

Terri Lewis, Secretary