

1 **Providence City Planning Commission**
2 **Providence City Office Building**
3 **15 South Main, Providence UT**
4 **Tuesday, August 17, 2004**

5 **Attendance:** Chair: Blaine Sorenson - Excused
6 Commission: Jim Beazer, Nick Bowess, (Hank Howell – excused),
7 Kristina Lamborn, Mark Malmstrom
8 Secretary: Barbara Mathews
9 City Manager: Vern Keeslar
10 City Engineer: Rod Blossom
11 City Council Representative: Vic Saunders

12 **The Providence City Planning Commission will hold a study meeting at 5:30 p.m. in**
13 **the Council Chambers of the Providence City Offices, located at 15 South Main**
14 **Street, Providence, Utah. This is a public meeting; however, no public comment will**
15 **be heard and no action will be taken on the agenda items.**

16 **Site Plans:**

- 17 • N Bowess asked who decides what businesses are allowed. The uses are listed in
18 the ordinances.
- 19 • M Malmstrom felt design review should be put in place. Then when applications
20 come in there are criteria to follow.
- 21 • V Keeslar explained the City Council would have to approve a design review
22 ordinance. The design review committee is usually a subcommittee. He also
23 explained the professional staff (Engineer, Planner, and Public Works Director)
24 reviews and approves the infrastructure.
- 25 • M Malmstrom expressed concern about future projects. He felt a good design
26 review plan was important.

27 **Agenda Items:**

- 28 • In B Sorenson’s absence, M Malmstrom acted as Chair for this meeting.

29 **Approval of Minutes:**

- 30 • Corrections- None

31 Motion to approve the minutes of July 20– J Beazer, second – K Lamborn

32 Vote: yea: J Beazer, N Bowess, K Lamborn, M Malmstrom

33 nay: None

34 abstained: None

35 excused: H Howell, Blaine Sorenson

36 Motion to continue the minutes of June 15– K Lamborn, second – N Bowess

37 Vote: yea: J Beazer, N Bowess, K Lamborn, M Malmstrom

38 nay: None

39 abstained: None

40 excused: H Howell, Blaine Sorenson

- 41 • B Mathews informed the Commission they have 4 months of minutes that have
42 not been approved.

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

- 44 • None

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

- 46 • None

1 **Item 1 Bret Peterson of P&D Development LLC is requesting approval for a site**
2 **plan for Spring Creek Village Phase 2 located generally at 517 West 100 North.**

- 3 • V Keeslar reported Bret Peterson is the applicant and agent for the development.
4 The development is located in an area listed as Commercial (CGD) on the
5 General Plan. The property is currently zoned Commercial General District and
6 contains approximately 3.77 acres.
- 7 • V Keeslar also reported the proposed site plan is approximately 11,000 feet of
8 retail commercial development and contains six commercial units.
- 9 • V Keeslar reported the Staff Review Committee has been working with the
10 applicant for several months and recommend the Planning Commission approve
11 the site plan.
- 12 • B Peterson reported they have a couple of leases signed. This will be a single
13 story building that will match the surrounding architecture.
- 14 • The following FINDINGS OF FACT were presented:
15 1. Providence City Code 10-8-5 lists the requirements for Commercial Zoned
16 Districts; Site Development and Providence City Code 10-8-6 lists the
17 requirements for Parking Regulations.
- 18 • The following CONCLUSIONS OF LAW were presented:
19 1. The applicant will comply with Providence City Code 10-8-5 Commercial
20 Zoned Districts; Site Development and Providence City Code 10-8-6 Parking
21 Regulations.
- 22 • The following CONDITIONS were presented:
23 1. Continue to comply with Providence City Code 10-8-5 Commercial Zoned
24 Districts; Site Development and Providence City Code 10-8-6 Parking
25 Regulations.
26 2. Submit two 24” x 36” construction plans for review by the City.
27 3. Submit site improvement cost estimates and bond for the site improvement
28 const estimates.
- 29 • V Keeslar reported the applicant has submitted two 24” x 36” construction plans
30 for review by the City.
- 31 • V Keeslar explained this item does not need City Council approval.
- 32 • V Keeslar explained anything outside the footprint requires a bond be posted to
33 insure completions of the improvements. Once the improvements are complete
34 the bond is released.

35 Motion to approve Bret Peterson’s request for a site plan for Spring Creek Village Phase
36 2 located generally at 517 West 100 North with the FINDINGS OF FACT,
37 CONCLUSIONS OF LAW, and CONDITIONS 1 and 3 – K Lamborn, second – N
38 Bowess

39 Vote: yea: J Beazer, N Bowess, K Lamborn, M Malmstrom
40 nay: None
41 abstained: None
42 excused: H Howell, Blaine Sorenson

43 **Item 2 Van Striland is requesting approval for final plat for Stirland Estates**
44 **Subdivision located generally at 620 South 200 West.**

- 45 • V Keeslar reported Van Striland is the applicant and agent for the Development.
46 The proposed subdivision contains 7 lots on 2.28 acres, a density of 3.07 dwelling

1 unit per acre. The development is located in an area listed as Residential (SFT)
2 on the General Plan. The property is currently zone Single Family Traditional
3 (SFT).

- 4 • V Keeslar reported the SRC has reviewed the plan and recommend approval.
- 5 • The following FINDINGS OF FACT were presented:
 - 6 1. Providence City Code Title 11-3-3 Final Plat, lists the requirements for
 - 7 Final Plat.
 - 8 • The following CONCLUSIONS OF LAW were presented:
 - 9 1. The applicant=s request is consistent with the Providence City General
 - 10 Plan.
 - 11 2. The applicant will meet the requirements of Providence City Code Title
 - 12 11-3-3 Final Plat, with the following conditions.
 - 13 • The following CONDITIONS were presented:
 - 14 1. Meet the requirements of Providence City Code Title 11-3-3 Final Plat.
 - 15 2. Identify corner set at southwest corner of the northeast quarter of section
 - 16 15. Verify bearing.
 - 17 3. Obtain right-of-way permit from UDOT.
 - 18 • V Keeslar explained UDOT approved the right-of-way. V Keeslar reported the
 - 19 right-of way permit had been obtained and granted on condition of local approval
 - 20 of the cross section.
 - 21 • Gary Knighton, Design Engineer, and Marty Stirland represented the
 - 22 development.
 - 23 • V Saunders reported Gary Stauffer has stated nothing with happen with his
 - 24 property until his father passes away. V Saunders did not feel Stauffer had any
 - 25 major obstacles. While he explained the City Council was not excited about the
 - 26 partial road, as long as there was sufficient asphalt width, they would consider the
 - 27 partial road.
 - 28 • V Saunders explained the Council is not concerned with two or three conditions;
 - 29 but they do become concerned when they see 10 to 15 conditions listed.

30 Motion to recommend to the City Council approval of Van Stirland=s request for final
31 plat for Stirland Estates Subdivision located generally at 620 South 200 West with the
32 FINDINGS OF FACT, CONCLUSIONS OF LAW, and CONDITIONS as stated in the
33 staff report - J Beazer, second – K Lamborn

34 Vote: yea: J Beazer, N Bowess, K Lamborn, M Malmstrom

35 nay: None

36 abstained: None

37 excused: H Howell, Blaine Sorenson

38 **Item 3 Val Sorensen is requesting approval for final plat for Creekside Business**
39 **Park Subdivision located generally at 271 North Spring Creek Parkway.**

- 40 • V Keeslar reported Val Sorensen is the applicant and agent for the development.
- 41 The proposed subdivision contains 3 lots on 2.38 acres. The development is
- 42 located in an area listed as Commercial (CGD) on the General Plan. The property
- 43 is currently zoned Commercial General District. This parcel is in a recorded
- 44 subdivision. The Developers are dividing one large lot into three lots.
- 45 • The following FINDINGS OF FACT were presented:

1. Providence City Code Title 11-3-3 Final Plat, lists the requirements for Final Plat.
- The following CONCLUSIONS OF LAW were presented:
 1. The applicant=s request is consistent with the Providence City General Plan.
 2. The applicant will comply with the requirements of Providence City Code Title 11-3-3 Final Plat, with the following conditions.
- The following CONDITIONS were presented:
 1. Continue to comply with the requirements of Providence City Code Title 11-3-3 Final Plat.
- V Keeslar reported the SRC is recommending approval.
- Rod Blossom represented the Development. He reported a chiropractic clinic is going to be built on one of the lots.
- V Saunders expressed concern that the developer be clear about the boundary of the CMPO road. V Keeslar reported the applicant and the owner of the adjacent lot are aware of the CMPO road. V Keeslar also invited the Commission to attend the EIS open house on Tuesday at the Justice Center in Logan.
- J Beazer expressed concern about access management. V Keeslar explained the subdivision has two accesses into a three lot subdivision. Two lots are sharing one access. There will not be access on the CMPO road.
- M Malmstrom asked about building near Spring Creek. R Blossom reported the appropriate setback lines are shown on the plat. He explained if there are wetlands, the wetlands cannot be disturbed. V Keeslar explained the storm water system was designed in the original subdivision.

Motion to recommend to the City Council approval of Val Sorensen=s request for final plat for Creekside Business Park Subdivision located generally at 271 North Spring Creek Parkway with the following findings of fact, conclusions of law, and conditions as stated in the staff report – K Lamborn, second – J Beazer,

Vote: yea: J Beazer, N Bowess, K Lamborn, M Malmstrom

nay: None

abstained: None

excused: H Howell, Blaine Sorenson

Minutes prepared by Skarlet Bankhead.

Mark Malmstrom, Acting Chair

Skarlet Bankhead, City Recorder