

Providence City Planning Commission
Providence City Office Building
15 South Main, Providence, UT
September 21, 2004

Present: Chair: Blaine Sorensen
Commission: Hank Howell, Jim Beazer, Kristina Lamborn, Nick Bouwes
Secretary: Brenda Nelson
City Manager: Vern Keeslar

Workshop

- Members expressed a concern about the design of the commercial buildings being reviewed. They would like to have a design review ordinance to regulate these commercial buildings.
- The past Commission put together a design review, but it was not an ordinance. It would be best to have a trained professional write a design review ordinance.
- The entire General Plan needs to be re-written. In the mean time, the Commission can only deal with the parts of design review that are in the ordinance, such as parking, landscaping, etc.

PARKING STRIPS

Keeslar had slides of fifteen different parking strips. They range from 2 ½' to 13' in width.

- There are a variety of fillers used in the park strip, i.e. rocks, trees, grass, decorative rock, bark etc.
- It is the responsibility of the home owner to care for the park strip.
- The Commission reviewed the different park strips. They were asked to continue looking at various park strips for ideas on what would be preferable to recommend for homeowners. Let Keeslar know if they find one that should be photographed for the Commission to review. The City Council would like to adopt standards for the park strips.

Agenda Items:

B. Sorensen called the meeting to order and asked audience members to sign the register.

Approval of Minutes:

Discussed minutes of August 17 meeting. What about the previous minutes that have not been approved. Mark Malmstrom was not present, so there was still no quorum to approve them.

MOTION by Beazer to approve the minutes of August 17. **SECOND** – Lamborn. All in favor. Sorensen abstained because he didn't attend the meeting.

Disclosure of any conflict of interest on any of the agenda items:

Beazer noted that Sorensen & Gnehm are clients of his. Howell's employer is the father-in-law of the dentist whose office building is being considered. Keeslar noted that neither are conflict of interest.

Disclosure of any exparte communication: None

ITEM ONE: Warren Lloyd, agent for Chris Dunker, is requesting a conditional use for an accessory dwelling unit located generally at 959 S. Grand View Drive.

- Keeslar stated that this is for a vacant lot with plans for a house in the future. Layout of the apartment shows it is separate from the house.

The following FINDINGS OF FACT were presented:

- Providence City Code 10-12 Accessory Dwelling Units lists the requirements for accessory dwellings.
- The following CONCLUSIONS OF LAW were presented:
 - The applicant does not meet the requirements for Providence City Code 10-12-2-A because the accessory dwelling unit is not isolated within the original dwelling unit.
 - The applicant does not meet the requirements of Providence City Code 10-12-2-D-1 because the accessory dwelling unit is not designed so that the appearance of the residence remains that of a single family dwelling unit.
- The following RECOMMENDATION was given: That the Planning Commission recommend to the City Council denial of Warren Lloyd's request for a conditional use for an accessory dwelling unit located generally at 959 South Grand View Drive.
 - Mr. Dunker explained that although it may appear to be two separate entities, there is a free flow of traffic between ADU and the home.
 - There have been adjustments made from the original design. The gallery area has been shortened and length of the house has been lengthened. The structure has been altered 10 additional feet so there isn't as large a gap between the two buildings.
 - This will not be a rental unit. It is planned for a mother-in-law. Because there is no door separating the two, they consider it to be contained within the original unit. They will hang their art in the gallery area.
 - They would have separate furnace etc.

The Commission would like time to review the new drawings that show the changes.

MOTION: by Lamborn that we table it till we have time to study the new renderings.

SECOND by Beazer. All in favor

ITEM TWO was withdrawn.

ITEM THREE : Dan Cox, agent for Sunrise Acres LLC, is requesting preliminary plat approval for Sunrise Acres Subdivision located generally at 350 West 500 South.

- Keeslar reported that this subdivision consists of 37 lots on 14 acres.
- The area will be rezoned along with the final plat process.
- The following FINDINGS OF FACT were presented:
 - Providence City Code 11-3-2 Preliminary Plat lists the requirements for preliminary plat.
- The following CONCLUSIONS OF LAW were presented:
 - 1. The applicant's request complies with the Providence City General Plan.
 - 2. The applicant will meet the requirements of Providence City Code 11-3-2 Preliminary Plat, with the conditions noted.
- The following CONDITIONS were presented:
 - Move fire hydrant on Garden Drive to other side of street

Planning Commission Meeting

- Show sidewalk on 500 South. Transition sidewalk to meet with existing sidewalk on 500 South
- Show handicap ramps at intersections
- Show lots 1, 6, 11, and 37 accessing from the side streets, not 500 South
- Addressing is incorrect throughout the plat.
- Street names need to be changed (at least Pierce and Barnes roads)
- Need detail to show canal crossing – show ADA requirements
- Double check the 30’ canal easement. Is it really 30’?
- Contour lines are not labeled.
- Need to show roadway width on the cul-de-sac.
- Need an arrow showing the direction drainage is going.
- The Staff Review Committee recommends approval based on the conditions stated in report.
- There is a concern about the turnarounds at the end of dead end streets. Building permits cannot be issued till easements are obtained.
- **MOTION** by Howell that the Planning Commission recommend approval of preliminary plat with findings of fact, conclusions of law and the conditions stated in the staff report. **SECOND** by Beazer. All in favor.

ITEM FOUR: Rod Blossom, agent for South Cache Land Company, is requesting final plat approval for South Cache Commercial Subdivision located generally at 451 North Gateway Drive.

- Keeslar stated that this commercial subdivision has 8 lots on 7 ½ acres.
- The Staff Review Committee recommends that the Planning Commission recommend to the City Council approval of Rod Blossom’s request for final plat approval based on findings of fact, conclusions of law and the conditions noted in the staff report.
- The following FINDINGS OF FACT were presented:
 - Providence City Code 11-3-3 Final Plat, lists the requirements for Final Plat.
- The following CONCLUSIONS OF LAW were presented:
 - The applicant’s request complies with the Providence City General Plan.
 - The applicant will meet the requirements of Providence City Code 11-3-3 Final Plat with the conditions noted in the staff report.
- The following CONDITIONS were presented:
 - Change the title from preliminary to final plat
 - Access to lots one and seven need to come off the new road and not Gateway Drive.
 - Access to lot 8 needs to line up with the access to Cobblestone.
 - Remove the wording “800 South to be vacated” from the plat.
 - A 50-foot road profile is shown on the plat. This needs to be a 60 foot profile.
 - Submit construction drawings.
 - Add to the notes 11-3-3B-1.M from the Providence City Code.
- Blossom had a revised plat with all the conditions from the Staff Report completed except for submitting the construction drawings.

MOTION by Lamborn that the Planning Commission recommend to the City Council approval of Rod Blossom’s request with the following conditions: (1) Submit construction drawings, and (2) Continue to meet the requirements of Providence City Code for Final Plat and(3) Add to the notes 11-3-3-B-1.M from the Providence City Code. **SECOND** by Bouwes. All in favor.

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ITEM FIVE: Val Sorensen and Randy Gnehm are requesting site plan approval for Mount Logan Chiropractic located generally at 267 North Spring Creek Parkway.

- The Staff Review Committee recommends that the Planning Commission approve the site plan for Mount Logan Chiropractic based on findings of fact, conclusions of law and conditions noted in the staff report.
- The following FINDINGS OF FACT were presented:
 - Providence City Code 10-8-5 Commercial Zoned Districts; Site Development and Providence City Code 10-8-6 Parking Regulations lists the requirements for site plan.
- The following CONCLUSIONS OF LAW were presented:
 - The applicant's request complies with the Providence City General Plan.
 - The applicant will comply with Providence City Code 10-8-5 Commercial Zoned Districts; Site Development and Providence City Code 10-8-6 Parking Regulations with the conditions noted in the staff report.
- The following CONDITIONS were presented:
 - Continue to comply with Providence City Code 10-8-5 Commercial Zoned Districts; Site Development and Providence City Code 10-8-6 Parking Regulations
 - Submit drainage calculations for detention pond with construction plan.
 - Submit site improvement cost estimates and bond for the site improvement cost estimates.
- The Commission discussed the placement of the future CMPO road. There will be no additional access to Spring Creek Parkway. The CMPO is just now doing the EIS study for the road.

MOTION: by Bouwes to recommend site plan approval for Mount Logan Chiropractic based on findings of fact, conclusions of law and the conditions noted in the staff report.

SECOND by Lamborn. All in favor. Howell left the meeting before this item.

ITEM SIX: Bryce Sorensen, of Architectural Nexus, is requesting site plan approval for Watertree Dental Clinic located generally at 540 West Golf Course Road.

- The Staff Review Committee recommends approval of Bryce Sorensen's request for site plan for Watertree Dental Clinic.
- The following FINDINGS OF FACT were presented:
 - Providence City Code 10-8-5 Commercial Zoned Districts; Site Development and Providence City Code 10-8-6 Parking Regulations lists the requirements for site plan.
- The following CONCLUSIONS OF LAW were presented:
 - The applicant's request complies with the Providence City General Plan.
 - The applicant will comply with Providence City Code 10-8-5 Commercial Zoned Districts; Site Development and Providence City Code 10-8-6 Parking Regulations with the conditions noted in the staff report.
- The following CONDITIONS were presented:
 - Continue to comply with Providence City Code 10-8-5 Commercial Zoned Districts; Site Development and Providence City Code 10-8-6- Parking Regulations.

- Submit site improvement cost estimates and bond for the site improvement cost estimates.
- Submit construction plans.
- There is a concern about the design of this building. Commission members asked about adding a pitch to the roof. The designer explained that these flat drawings do not show the recessed areas that give the building character. They chose this design to resemble the buildings at the Utah State University Research Park.
- They assured the Commission that with planter boxes, canopies, and the extensive landscaping, the building would look very nice.

MOTION: by Beazer to recommend approval of the site plan according to findings of fact, conclusions of law and conditions as stated in the staff report. **SECOND:** by Bouwes. All in favor

ITEM SEVEN: Craig Wyatt, of Architectural Nexus, is requesting site plan approval for Jacobsen Commercial located generally at 575 West 100 North.

- The following FINDINGS OF FACT were presented:
 - Providence City Code 10-8-5 Commercial Zoned Districts; Site Development and Providence City Code 10-8-6 Parking Regulations lists the requirements for site plan.
- The following CONCLUSIONS OF LAW were presented:
 - The applicant’s request complies with the Providence City General Plan.
 - The applicant will comply with Providence City Code 10-8-5 Commercial Zoned Districts; Site Development and Providence City Code 10-8-6 Parking Regulations with the conditions listed in the staff report.
- The following CONDITIONS were presented:
 - Continue to comply with Providence City Code 10-8-5 Commercial Zoned Districts; Site Development and Providence City Code 10-8-6 Parking Regulations.
 - Submit site improvement cost estimates and bond for the site improvement cost estimates.
 - Submit construction plans.
- The only remaining conditions are (1) submit construction plans and (2) continue to comply with the Providence City Code

MOTION by Lamborn to recommend to the City Council approval of Craig Wyatt’s request for site plan approval based on findings of fact, conclusions of law and conditions stated in the staff report. **SECOND** by Beazer. All in favor.
Meeting adjourned at 7:30 p.m.

Meeting Minutes Approved

Blaine Sorenson _____ Date _____
Chairman

Brenda Nelson _____ Date _____
Secretary