

1 **Providence City Planning Commission Minutes**  
2 **Providence City Office Building**  
3 **15 South Main, Providence UT 84332**  
4 **November 12, 2014 6:00 pm**

5  
6 Attendance: Larry Raymond, Chairman  
7 Commissioners: Kirk Allen, Larry Hogge, Gary Millburn, Sherman Sanders  
8 Excused: Robert James, Wendy Simmons (Alternates)  
9

10 **Approval of the Minutes:**

11 **Item No. 1.** The Providence City Planning Commission will consider for approval the minutes of October  
12 22, 2014.

13 **Motion to approve the minutes of October 22, 2014: L Hogge, second – S Sanders**

14 **Vote: Yea: K Allen, L Hogge, G Millburn, L Raymond, S Sanders**  
15 **Nay: None**  
16 **Abstained: None**  
17 **Excused: R James, W Simmons**  
18

19 **Study Item:**

20 **Item No. 1. Proposed Rezone.** The Providence City Planning Commission will review a rezone request  
21 by Carol Fae Jensen Wilde to rezone a 2.03 acre parcel located at 196 West 100 North from Single-  
22 Family Traditional to Commercial.

- 23 • K Allen and S Sanders feel like it is a little out of place since it is outside the commercial zone. K  
24 Allen asked what the purpose was of making this a commercial business zone.
- 25 • L Raymond and G Millburn said they didn't want to rezone the area just so it could be sold for  
26 more money.
- 27 • S Bankhead said DRC has recommended the area stay residential.
- 28 • L Raymond suggested having the public hearing at next meeting, which will be December 10,  
29 2014.

30 **Motion to hold public hearing on December 10, 2014: G Millburn, second – S Sanders**

31 **Vote: Yea: K Allen, L Hogge, G Millburn, L Raymond, S Sanders**  
32 **Nay: None**  
33 **Abstained: None**  
34 **Excused: R James, W Simmons**

- 35 • L Hogge suggested letting audience members have a few minutes to express their concerns at this  
36 time, but still have the public hearing on December 10, 2014.
- 37 • L Raymond granted 10 minutes for public comment.
- 38 • K Allen commented that the Commission should not deny this rezone just because the owners  
39 may want to make a profit from the resale. People have a right to profit from their property.  
40 However, other factors should also be considered.
- 41 • Jared Fitzgerald feels like this would directly affect his property value in negative way.
- 42 • Brian Carlson feels his property value would also be affected but also feels it would deter the  
43 deer, pheasants and other wildlife he enjoys in that area.
- 44 • Boyd Hansen feels this property offers a buffer between commercial and residential areas. He is  
45 not in favor of rezoning this property. Has traffic concerns
- 46 • Gary Hansen is not in favor of this rezone.
- 47 • K Allen commented that there are a lot of children in this area. He feels the auto and foot traffic  
48 would need to be considered.
- 49 • G Millburn commented that rezoning this would open the door for others asking for rezone. He  
50 has concerns about this rezone.

- 1 • Heather Hansen lives across the street from the property and was negatively impacted by the Baer
- 2 Welding rezone 10 years ago. She is not in favor of this rezone.
- 3 • Roueida Ghadban lives in this area and has two concerns; first, it is a historic district in
- 4 Providence. Her second concern is the quality of life for the families in that area.
- 5 • Dave McElroy has two children has a concern about a rezone for profit. He feels the land is
- 6 already valuable and does not need a rezone. It would challenge the value of his home.
- 7 • Ashton Young asked what was happening to the land that would require a rezone. He has
- 8 concerns about types of traffic and environmental impact.
- 9 • Harly Christensen does not want this rezoned as commercial regardless of what type of business
- 10 goes in.
- 11 • Alyse Crockett lives next to the property in question. She is not in favor of the rezone.
- 12 • L Raymond closed public comments.
- 13 • S Bankhead discussed the nuisance ordinance. Mayor Calderwood has asked the Planning
- 14 Commission to look at the nuisance ordinance. Skarlet invited audience members to look up the
- 15 nuisance ordinance and offer their input, considering the enforcement and practicality issues of a
- 16 nuisance ordinance. She encouraged audience members to check the city's Facebook page so they
- 17 will be informed of events and issues going on in the city.
- 18
- 19 • Rowan Cecil commented on semi-truck parking in residential areas. There is a truck that parks on
- 20 300 South between 375 West and 425 West. He feels is it a danger to the public and a nuisance,
- 21 the truck is always parked there. He would like the semi-truck parking ordinance changed from
- 22 66' to 72'. According to R Cecil, the driver parks the truck on the street over the weekend, which
- 23 is breaking the law.
- 24 • S Bankhead said that to date, despite her efforts, she has not been able to get the drivers name.
- 25

26 **Item No. 2. Proposed general plan amendment.** The Providence City Planning Commission will review

27 proposed amendments to the transportation element of the Providence City general plan.

- 28 • K Allen suggested tabling this discussion for another meeting. S Bankhead will get an updated
- 29 map.
- 30 • L Raymond asked for a clarification on W Simmons' comment last meeting about having Main
- 31 Street go all the way through.
- 32 • S Bankhead clarified that she thought W Simmons meant Main Street continuing south into
- 33 Millville.
- 34 • Dave Mathews had a concern about the Sunrise Acres boundary dispute.
- 35 • S Bankhead said the issue has not been fully resolved.
- 36

37 **Item No. 3. Proposed Code Amendment.** The Providence City Planning Commission will review

38 proposed amendments to Providence City Code 10-8-5: Commercial Zoned Districts; Site Development

39 and 10-8-6: Parking Regulations.

- 40 • L Raymond asked the purpose of this review.
- 41 • S Bankhead said the City has an ordinance that deals with commercial site plans. The
- 42 Administrative Land Use Authority (ALUA) feels some things are lacking in this ordinance; such
- 43 as lighting requirements, landscaping requirements, etc. The ALUA would like Planning
- 44 Commission to review this ordinance to help resolve some of the concerns the ALUA has,
- 45 especially since there is increasing interest in commercial development. One concern of the
- 46 ALUA is the 10' landscape requirement around commercial buildings. The ordinance needs some
- 47 clarification. Also, different businesses need different requirements.
- 48 • K Allen felt it is in the best interest of the commercial businesses to make their property look
- 49 attractive in order to attract customers.

50 K Allen left meeting at 7:00 pm.

- S Sanders asked if Tractor Supply was abiding by the wetlands requirements. S Bankhead said they are.
- S Bankhead said the parking ordinance also needs some work. The Use Chart also needs to be looked at as part of the general plan revisions.

**Item No. 4. Discussion.** The Providence City Planning Commission will discuss nuisances on property in regards to back yards.

- S Bankhead discussed some possible pros and cons to regulating back yard properties, sheltered vs. unsheltered requirements, front yard vs. back yard shelters, etc.
- S Sanders agrees that the city needs to be careful about trying to regulate back yard properties.
- L Raymond expressed concern about passing or changing an ordinance because just one person is breaking the law. It can be addressed through other means.

**Staff Reports:** Any items presented by Providence City Staff will be presented as informational only.

**Commission Reports:** Items presented by the Commission Members will be presented as informational only; no formal action will be taken.

**Motion to adjourn: S Sanders, second – L Hogge**

**Vote: Yea: K Allen, L Hogge, G Millburn, L Raymond, S Sanders**  
**Nay: None**  
**Abstained: None**  
**Excused: R James, W Simmons**

Meeting adjourned at 7:30 pm.

Minutes recorded by S Bankhead and prepared by C Craven.

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Larry Raymond, Chairman

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Caroline Craven, Secretary