

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**

2 **January 13, 2010, 6:00 p.m.**

3 **Providence City Office Building**

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

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6 **Chairman:** W Wimmer  
7 **Commissioners:** D Briel, G Busch, R Gustaveson  
8 **Excused:** S Flammer  
9 **Alternates:** R Sneddon, C Kirk

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11 **CONFLICT OF INTEREST:**

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13 **ACTION ITEM:**

14 **Item No. 1.** The Providence City Planning Commission will consider for approval the minutes of December 9, 2009.

15 **Motion to approve the minutes: G Busch, R Gustaveson second**

16 **Vote: Yea: W Wimmer, G Busch, R Gustaveson, R Sneddon, D Briel**

17 **Nay: None**

18 **Abstain: None**

19 **Excused: S Flammer**

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21 **STUDY ITEM:**

22 **Item No. 1.** The Providence City Planning Commission will discuss a request from Carol Goodsell for final plat approval for the Clifford R. & Gladys B. Anderson two Lot Subdivision located generally at 150 South 100 East.

23 C Goodsell explained to the Planning Commission about the variance that was granted on November 17, 1992.

24 W Wimmer explained to C Kirk that she could participate in the discussion.

25 S Bankhead reminded the Commission that there was no zone change.

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28 **Item No. 2.** The Providence City Planning Commission will discuss amending Providence City Code Title 10 Chapter 12, allowing Accessory Dwelling Units in Providence City.

29 W Wimmer asked if the Commission would be willing to hear public comment.

30 The Commission agreed to 5 minute limit.

31 Linda Goetze talked about the variance that was given to the lot at 150 South 100 East. She believes that rentals are harmful to neighborhoods. She believes that this decreases property values. She believes that this causes more problems for the City. She believes that if you can't afford your home you need to downsize. She is strongly opposed to the Accessory Dwelling Units.

32 Mary Hubbard is against the Accessory Dwelling Units. She believes that the ones that are already here are a problem. She wants to live in a single family neighborhood. There is no added cost for the homeowner. It is all beneficial for them.

33 John Mock gave a letter to the Planning Commission stating that he is against Accessory Dwellings.

34 W Wimmer read John Mocks letter into the minutes.

35 D Briel feels like this is a back door attempt to put duplexes in SFT zones.

36 R Sneddon asked at what point it is not considered family.

37 S Bankhead read the definition of family.

38 W Wimmer said her concerns are traffic issues and the impact on neighborhoods.

39 G Busch said he is not opposed to Accessory Dwellings. When the City allowed them before there were only 17 households that took advantage of them.

40 D Briel feels like if you build in a SFT zone you should not be allowed to put in duplexes. How do you stop them from coming in?

41 R Gustaveson said there has to be some kind of stipulation.

42 G Busch said that you would have criteria that they would have to meet.

43 S Bankhead said you would also have to meet the building codes. Certain homes would be limited due to the cost to convert.

44 S Bankhead said once a condition was granted ownership could be one of the conditions. If your house was converted to an Accessory Dwelling Unit and you sold it the Accessory Dwelling permit didn't sell with it. State law stopped this.

45 G Busch asked if they were recommending to the City Council.

46 S Bankhead said they can recommend that the code go forward like it is, or they can change the code. You can't get rid of the Accessory Dwelling code. You can make recommendations to the City Council.

1 R Sneddon said he believed that this was asked for by a family that needed this because of finances. He wondered if a  
2 time limit could be put on it.  
3 W Wimmer said she didn't think so.  
4 W Wimmer asked if 10-12-1 is the current code. She asked the Commission to look at it.  
5 R Sneddon asked about 10-12-3A.  
6 W Wimmer suggested taking out temporary for all of the code.  
7 S Bankhead said once someone meets the code it is kept. If someone abandons the use for 1 year or longer the use is  
8 considered abandoned.  
9 D Briel doesn't see why you can't apply for an Accessory Dwelling today.  
10 S Bankhead said one of the recommendations should be, take out the temporary and no new units can be approved.  
11 Therefore the ability to grant temporary use permits will be appealed.  
12 W Wimmer asked how many are still operating in the City.  
13 S Bankhead said more than 17 residences have applied for this. On a lot of them when the house was sold the Accessory  
14 Dwelling wasn't used again.  
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16 **ACTION ITEMS CONT:**

17 **Item No. 2.** The Providence City Planning Commission will consider a request from Carol Goodsell for final plat  
18 approval for the Clifford R. & Gladys B. Anderson Two Lot Subdivision located generally at 150 South 100 East.

19 **Motion to approve: G Busch, R Sneddon second**

20 **Vote: Yea: W Wimmer, G Busch, D Briel, R Gustaveson, R Sneddon**

21 **Nay: None**

22 **Abstain: None**

23 **Excused: S Flammer**  
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25 **Item No. 3.** The Providence City Planning commission will recommend the Providence City Council amend Providence  
26 City Code Title 10 Chapter 12 to allow Accessory Dwelling Units in Providence City.

27 **Motion to recommend to the City Council that the Accessory Dwelling Unit ordinance be amended to further  
28 strengthen the SFT Zone by not allowing any new conditional use permits for Accessory Dwelling Units:**

29 **D Briel, R Sneddon second.**

30 **Vote: Yea: W Wimmer, D Briel, R Gustaveson, R Sneddon**

31 **Nay: G Busch**

32 **Abstain: None**

33 **Excused: S Flammer**  
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35 **JOINT WORKSHOP:**

36 David Bell will hold a joint workshop with the Providence City Council and the Providence City Planning Commission  
37 to discuss a charrette for the proposed mixed use zone.

38 David Bell explained to the Council and the Planning Commission what they are looking at and asked them to let him  
39 and his students know what they would like.

40 He would like to review the list of issues and questions, the Envision Cache Valley document and get some input. He  
41 made a list of things that he thought was important. He explained what Envision Cache Valley thinks is mixed use. He  
42 talked about community centers and neighborhood centers.

43 Envision Cache Valley created 4 scenarios: 1. Baseline (continue as status quo). 2. Focus development on eastside and  
44 Westside benches. 3. Focus on town centers and clustering. 4. Urban centers and rural edges – (protects rural  
45 environment by increasing density in the cities and saving open space in the outer areas) this is the best in conserving  
46 miles. This is assuming the population increases over the next 20 years.

47 Envision Cache Valley did a number of workshops. They asked people what they thought Cache Valley should look  
48 like. This let people see the trade offs of travel, time and cost. David's group had copies of all of those maps. He  
49 showed the map of the consensus of Cache Valley. It concentrates the growth and gives more open space. His students  
50 will investigate what that might be if they implemented some of those ideas.

51 S Bankhead asked what higher density is.

52 D Bell said he believes it is way lower than what they are thinking. It is probably single family except around the center.  
53 They also will look at transportation and infrastructure. He talked about natural resources and open space. He showed  
54 some of the work of the students from last semester. He explained how the different teams will work. The 4 general  
55 themes are housing, open space trails and parks, commercial employment areas. This really adds to the order of things.  
56 What they need to do is get input from the Council and Commission.

57 D Low suggested that the teams help us see Providence in 20 years. Show us some dreams.

58 S Bankhead is more concerned about the vision and the scope.

1 D Astle would like to make Providence visible. What is the best use of zoning, etc? What do the citizens want? Our Tax  
2 base and revenues are very important.  
3 W Wimmer would like to see a gateway challenge or center driven. She would like to see a technology base.  
4 D Bell said there are a character and a feel that needs to be capitalized on.  
5 W Wimmer would like the teams to do a slogan.  
6 W Wimmer would like Providence to be a sustainable city.  
7 D Astle would like to look at how public safety will be handled in the future.  
8 R Sneddon wants the students to look at the constraints of the sociology and the money.  
9 S Bankhead said when all is said and done you want a product that you can use.  
10 D Bell explained what the students will do and how they will present it to the City. He would like to open it to the  
11 public.  
12 W Wimmer suggested that it be moved to the school.  
13 D Astle suggested that it be done the 1<sup>st</sup> week in March. March 3<sup>rd</sup> would be a good day.  
14 D Bell agreed on March 3<sup>rd</sup> as the day and it will be held at the Elementary School.

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16 **STAFF REPORTS:**

17 None

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19 **COMMISSION REPORTS:**

20 None

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22 **Motion to adjourn: G Busch, R Gustaveson**

23 **Vote: Yea: W Wimmer, G Busch, D Briel, R Sneddon, R Gustaveson**

24 **Nay: None**

25 **Abstain: None**

26 **Excused: S Flammer**

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28 Meeting adjourned at 8:00 pm

29 Minutes taken and prepared by Terri Lewis

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Wendy Wimmer, Chairman

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