

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**

2 **April 14, 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:** G Busch, R Gustaveson, S Flammer  
8 **Excused:** D Briel  
9 **Alternates:** R Sneddon, C Kirk

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11 **CONFLICT OF INTEREST:**

12 None

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14 **ACTION ITEM:**

15 **Item No. 1.** The Providence City Planning Commission will consider for approval the minutes of March 24, 2010.

16 **Motion to approve the minutes: G Busch, S Flammer second**

17 **Vote: Yea: W Wimmer, G Busch, R Gustaveson, S Flammer, R Sneddon**

18 **Nay: None**

19 **Abstain: None**

20 **Excused: D Briel**

21  
22 S Bankhead explained to the Commission that the Council did not approve anything to do with incidental use in the  
23 meeting on April 13, 2010. Amsource didn't like the definitions and would like to meet with DRC to talk about it. The  
24 Mayor would like to have a Joint Workshop on April 27, 2010 at 5:00 p.m. with the Council, Commission, DRC and  
25 Amsource to discuss the highway district.

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27 **DISCUSSION:**

28 The Providence City Planning Commission will discuss a request from Matthew Payne for a rezone of approximately  
29 10 acres from agriculture to multi-family. This parcel is located at approximately 100 South 300 West.

30 M Payne asked the Commission where they stand on this property. He feels like it would be better zoned multi-family.  
31 S Bankhead said UDOT has approved the light at 1700 South. The City believes a lot of the commuter traffic will  
32 continue south to 1700 South. The MPO studies anticipate the traffic will continue south.

33 S Flammer asked what his plans are.

34 M Payne said they do mostly commercial real estate. They feel like multi-family would suit this area. He feels like  
35 Providence needs more affordable housing. Condos work better closer to commercial areas. These homes will be priced  
36 mid-range.

37 G Busch asked what density they want.

38 M Payne said as much as they can get. There's about 10 acres with this parcel.

39 W Wimmer said Providence City needs retail.

40 R Sneddon said this is what we've been talking about. We need to decide what the best fit for this area is.

41 S Bankhead asked why you would give up highway space. There has been a market analyses done and this area is a  
42 prime location because of the anticipated growth around it. Retail wants to be on a highly visible road. We need to be  
43 very careful and let the mixed use zone have a chance.

44 W Wimmer said she feels like S Bankhead is right.

45 C Kirk said Providence needs retail. We need to hold on for the long run.

46 S Bankhead told M Payne this is a recommending body. They don't make the final decision. You are allowed to have  
47 your due process.

48 R Sneddon said he doesn't see anything happening without transition.

49 S Bankhead said the Planning Commission needs to decide if there is enough room for a transition area.

50 C Kirk asked if they could take a portion of the property and leave the frontage for retail space and make a smaller  
51 transition area.

52 M Payne said he would go back to his buyers and see what they would like to do. He thanked the Planning Commission  
53 for their time.

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55 **STUDY ITEM:**

56 **Item No. 1.** The Providence City Planning Commission will discuss the Land Use Authority and Conditions/Design  
57 Standards for Title 10-4-4, Mixed Use District, Commercial Highway District and Commercial General District.

58 Craig Carlston told the Commission that he went through and made the changes that were discussed at the last meeting.

1 He read the section where specific percentages needed to be set. He read the parts that S Bankhead, W Wimmer and  
2 C Carlston changed.  
3 The Commission discussed the potential 60% retail and extending the mixed use area to more areas. They suggested  
4 using the 40% as a buffer zone to the multi-family zone.  
5 C Carlston said you would want the commercial to be on the road and the multi-family zone would be behind it.  
6 S Bankhead said DRC looked at the mixed use zone as the transitional area.  
7 S Flammer asked if across the road would be mixed use.  
8 W Wimmer showed on the zoning map where she believed mixed use should be.  
9 R Gustaveson asked how DRC felt about the percentages.  
10 R Sneddon said he wants to be sure we do the right thing for the future.  
11 W Wimmer said the mixed zone is a better buffer than commercial or residential. She would like to see retail facing the  
12 road with commercial and residential behind it.  
13 S Bankhead said Gateway Drive will be the road that will extend. This road is supposed to carry a high amount of  
14 traffic.  
15 G Busch reminded the Commission that D Briel does not agree with these changes.  
16 G Busch feels like it will work.  
17 The Commission feels comfortable with these changes.  
18

19 **ACTION ITEM:**

20 **Item No. 2.** The Providence City Planning Commission will consider for recommendation to the City Council a  
21 request to amend the Land Use Authority and Conditions/Design Standards for Chapter 10-4-4, Mixed Use District,  
22 Commercial Highway District and Commercial General District.

23 **Motion to recommend to the City Council: G Busch, R Sneddon second**

24 **Vote: Yea: W Wimmer, G Busch, S Flammer, R Gustaveson, R Sneddon**

25 **Nay: None**

26 **Abstain: None**

27 **Excused: D Briel**  
28

29 **STUDY ITEM:**

30 **Item No. 2.** The Providence City Planning Commission will discuss a request from Amsource for a code amendment  
31 for Title 10 Chapter 6 Use Regulations (Amended: Ordinance No. 006-2009 09/22/2009; Ordinance No. 011-2009,  
32 12/08/2009).

33 Amsource requested this be removed from the agenda.  
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35 **ACTION ITEM:**

36 **Item No. 3.** The Providence City Planning Commission will consider for recommendation to the City Council a request  
37 from Amsource for a code amendment for Title 10 Chapter 6 Use Regulations (Amended: Ordinance No. 006-2009  
38 09/22/2009; Ordinance No. 011-2009, 12/08/2009).

39 Amsource requested this be removed from the agenda.  
40

41 **STAFF REPORTS:**

42 S Bankhead told the Commission about the Council meeting last night. She let them know what the Council passed.  
43 She told them what Mike Shetler from Golds Gym talked about. The Mayor decided that he would really like to have a  
44 Joint Workshop to decide where they want the commercial development to go from here.

45 D Calderwood went over the look of the building that Golds Gym is proposing. They talked about the businesses that  
46 Golds Gym wants to bring with it.

47 S Bankhead explained that without Amsource finishing their development we really don't know what they are looking  
48 at. There is also the wetlands issue. Amsource is looking to maximize their dollars.

49 Staff didn't feel like it was fair to talk about incidental use without Amsource or the Planning Commission being  
50 present. The workshop will be where this is talked about.

51 She explained to the Commission the thought process when Staff started talking about incidental use.

52 R Sneddon and G Busch were not impressed with the process B Baird and KC Bills used.

53 S Bankhead told the Commission about the discussion that she had with Deloy Hansen on mixed use. He believes that  
54 there is definitely a possibility of mixed use working in Providence. She does believe that the traffic analysis is correct  
55 with the new MPO road.

56 S Bankhead told the Commission about the discussion that the Council had with the Boy Scouts on the green waste  
57 bins.

1 G Busch asked about the posters that the USU students did for the Charette. He feels like the posters would be helpful  
2 with the Joint Workshop next week.  
3 G Busch asked about putting up signs to get people to share the road with bikers, joggers and walkers.  
4 S Bankhead said she will talk to R Eck about it.  
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6 **COMMISSION REPORT:**

7 C Kirk said she will not be present for the Joint Workshop on April 27, 2010.  
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9 **Motion to adjourn: S Flammer, R Gustaveson second**

10 **Vote: Yea: W Wimmer, S Flammer, R Gustaveson, G Busch, R Sneddon**

11 **Nay: None**

12 **Abstain: None**

13 **Excused: D Briel**  
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15 Meeting adjourned at 7:25 p.m.

16 Minutes taken and prepared by Terri Lewis  
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Wendy Wimmer, Chairman

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Terri Lewis, Secretary