

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**

2 **August 11, 2010, 6:00 p.m.**

3 **Providence City Office Building**

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

5
6 **Chairman: G Busch**

7 **Commissioners: R Gustaveson, R Sneddon, D Briel**

8 **Excused: S Flammer, R Sneddon**

9 **Alternates: C Kirk, L Frank**

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11 **CONFLICT OF INTEREST:**

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13 **APPROVAL OF THE MINUTES:**

14 The Providence City Planning Commission will consider for approval the minutes of July 28, 2010.

15 **Motion to approve the minutes with the following corrections: R Gustaveson, D Briel second**

16 Put full names of Kevin Hawkins and Todd Herold

17 Page 3 – Line 19 – There must be a reason why cities want high density.

18 **Vote: Yea: G Busch, R Gustaveson, D Briel, C Kirk, L Frank**

19 **Nay: None**

20 **Abstain: None**

21 **Excused: S Flammer, R Sneddon**

22
23 **STUDY ITEM:**

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

25 Jay Baker is here from the Cache County Wide Planning office to help work through this.

26 G Busch said the Commission needs to decide what they want the City to look like.

27 J Baker asked the Commission what they wanted from him. He brought some slides to look at and try to get some ideas.

28 He explained what he is doing with the different slides that he is acquiring.

29 C Kirk asked if J Baker felt like mixed use would work in Providence and if so where.

30 J Baker said mixed use would work just about anywhere. Developers shy away from mixed use because of the cost.

31 He went through the different slides and asks the Commission to decide what they like and don't like.

32 S Bankhead told J Baker that Kevin Hawkins was concerned about the width of the streets behind Maceys. He felt like there would be no parking on the street.

33 D Briel asked what the nature of the retail spaces being attracted to these areas.

34 J Baker said if there are a lot of professional buildings then restaurants would have a draw. The more you mix it the more diverse the shops become.

35 D Briel asked if it is important to dictate what the minimums will be or leave it open. If the minimum which would they want to be the minimum.

36 J Baker said he would set some minimum standards. The developers would probably go towards the residential as the minimum with the professional and retail more mixed. He doesn't like horizontal mix. He explained what horizontal mixed use would look like. He feels like this is little zones.

37 S Bankhead said the developer's initial plat was mixed use.

38 J Baker said it all comes down to design.

39 D Briel wonders if 5 acres is enough to make them do mixed use.

40 J Baker said in some cities they are doing re-development. In other cities it is new development. In most of these areas it is less than 5 acres. These mixed use developments have been very successful. Jay talked about 2 developments here in Utah that are being done right now. He explained to the Commission that one way you can attract developers that are interested in mixed use is to find developments that you like and get a hold of the developer.

41 S Bankhead said Amsource believes that Cache Valley is overbuilt. Is Cache Valley overbuilt already?

42 J Baker said one of the beauties in mixed use is you have built in your cliental. Developers need people to make things work. Developers try to sell the story that if you don't do what I want I will leave and nobody else will come in. He asked the Commission to not believe this. Someone will come in and build what the City wants. The land will still be there.

43 S Bankhead feels like if it's not developed to produce revenue then you might as well wait. She thinks that the Planning Commission is more reluctant to let residential developers do what they want but they will let commercial developers do whatever they want.

1 J Baker agrees. He doesn't know why they do that. In order to stop this from happening you need to decide what you
2 want with your commercial developments. Maybe now is not the time to look at mixed use because of the economy. He
3 feels like patience is the key.

4 S Bankhead showed the Commission on the map where the mixed use is zoned and explained who owns the other
5 property. She feels like mixed use should be incorporated into the whole City. She told Jay Baker that another thing that
6 has upset her is the traffic analysis that was done by Envision Cache Valley. They don't believe that Spring Creek
7 Parkway will support mixed use. What is the rationale behind this analysis? If this traffic analysis is correct then we need
8 to be looking at 200 West for the mixed use zone.

9 J Baker said Envision Cache Valley looked at the people's scenarios from the workshops that were done and came up
10 with the traffic analysis. These are based on models.

11 C Kirk doesn't feel like the Commission can make a good decision without knowing what the traffic counts will
12 actually be.

13 J Baker said that the Envision Cache Valley maps are good illustrations but they are very broad ideas.

14 S Bankhead asked what the County is envisioning for the valley.

15 J Baker said the vision is very general. Each City will interrupt that in different ways. His job is to mesh the plans
16 between communities. He believes that the south end of the valley will be a mix of commercial and residential in the
17 next 20 years.

18 S Bankhead said based on what you have just said does it make sense for Providence to look at our north-west side of
19 the City.

20 J Baker said if there is enough population to support mixed use then it will work. You already have multi-use in this
21 area. Looking behind Maceys it will depend on how much residential you have there for mixed use to work.

22 R Gustaveson said Amsource doesn't believe that there will ever be any retail behind Maceys.

23 J Baker doesn't believe that. He feels like there will be great access there. He feels like retail and professional would
24 work well there. Residential would just make it more viable. The denser your housing is the more tax base you generate.
25 It's good to have sales tax but if it's not dense enough you will have to subsidize your residential.

26 C Kirk asked if it is better to have more commercial or higher density in the area zoned mixed use.

27 J Baker said if the commercial was done well that would bring in more revenue because of sales tax. You obviously
28 want this to be an amenity for the people that live here.

29 R Gustaveson said if you put residential there it will shut down the retail. High density residential doesn't work very
30 well. You have taken away the amenities.

31 C Kirk asked if there needed to be transition.

32 J Baker said sometimes going from high density to less density. Parks and green spaces also work.

33 G Busch said the Commission needs to decide what they are going to do with the zoning on the Amsource property.

34 D Briel said the Commission needs to decide what will work best for the City not just for one developer.

35 S Bankhead suggested looking at the percentages that have been set. She told them to think about the different kinds of
36 parking they would want. She suggested having Max Pierce here at the next meeting to talk about the parking issue.

37 C Kirk brought up the Peterson development on Hwy. 89, their main problem is no street parking.

38 S Bankhead talked about the new Gateway Drive and the width of this street.

39 D Briel suggested giving developers the option of providing parking on their property or making the roads wide enough
40 to park on the streets.

41 G Busch would like for Max Pierce to come to the next Commission meeting.

42 J Baker said in mixed use the traffic and the roads are a huge obstacle for a walking community.

43 S Bankhead said she doesn't remember discussing setbacks in the mixed use zone. She will bring that to the next
44 meeting.

45 G Busch asked how the Commission knows their making good design standards.

46 J Baker said when everything is built.

47 S Bankhead asked Jay Baker if he would review the zoning when the Commission comes up with it.

48 C Kirk still doesn't know if mixed use will work here. Maybe we should watch another development do it first.

49 R Gustaveson said he thinks retail and professional would work behind Maceys.

50 D Briel would like to see mostly retail and optional residential and professional.

51 L Frank is concerned about the vacant professional space that we already have in the City.

52 G Busch said he believes the only thing we don't want behind Maceys is high density residential.

53 C Kirk doesn't want another Blackhawk development.

54 J Baker said design has a lot to do with mixed use.

55 C Kirk wants to understand why planners recommend high density.

56 J Baker said a couple of reasons are money and socio economics.

57 C Kirk asked if medium density would work.

1 J Baker said maybe 8-12 units per acre. You should have a mix of housing types. Maybe look at apartments and
2 townhomes. There needs to be a variety of housing.
3 G Busch said if you can increase the density in the cities then it helps conserve the green space.
4 G Busch said this will be carried over to the next meeting and S Bankhead will ask Max Pierce to attend this meeting.
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6 **STAFF REPORTS:**

7 S Bankhead said the sign ordinance is ready; staff is waiting for the political sign issue to be resolved. They will also
8 address utility poles.

9 She told the Commission about the Council meeting.

10 D Calderwood talked about the Hunting and Trapping ordinance. He also informed the Commission that they talked
11 about the sidewalk issue. He apologized again about the decision that the Council made with the banks on the Amsource
12 property.
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14 **COMMISSION REPORT:**

15 G Busch said he will attend the next Council meeting.
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17 **Motion to adjourn: D Briel, C Kirk second**

18 **Vote: Yea: G Busch, R Gustaveson, D Briel, C Kirk, L Frank**

19 **Nay: None**

20 **Abstain: None**

21 **Excused: S Flammer, R Sneddon**
22

23 Meeting adjourned at 8:15 p.m.

24 Minutes taken and prepared by Terri Lewis
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27 _____
28 Glen Busch, Chairman

_____ Terri Lewis