

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**

2 **September 8, 2010, 6:00 p.m.**

3 **Providence City Office Building**

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

5
6 **Chairman:** **G Busch**
7 **Commissioners:** **D Briel, S Flammer, R Sneddon**
8 **Excused:** **R Gustaveson**
9 **Alternates:** **C Kirk, L Frank**

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11 **APPROVAL OF THE MINUTES:**

12 The Providence City Planning Commission will consider for approval the minutes of August 11, 2010.

13 **Motion to approve the minutes with the following corrections: D Briel, C Kirk second**

14 Page 1 – Line 35 – what the nature of the retail spaces being attracted to Providence are.

15 Page 2 – Line 45 – their

16 Line 39 – change and to or

17 **Vote: Yea: G Busch, D Briel, S Flammer, R Sneddon, C Kirk**

18 **Nay: None**

19 **Abstain: None**

20 **Excused: R Gustaveson**

21
22 **STUDY ITEM:**

23 **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.

24 S Bankhead said that Kevin Hawkins felt like a wide streetscape is not conducive to the area. She would like for the Commission to give staff a better idea of what their vision is so staff can start writing the ordinances. Jeff Gilbert and Max Pierce are here to talk to the Commission about street designs and parking for mixed use.

27 G Busch would also like to know about traffic counts.

28 S Bankhead explained that the City did their own traffic counts and they were very different from Envision Utah. She said the traffic is averaging about 4400 cars going westbound on 100 North and 3300 going eastbound. She would like to do another count in the fall and again in the late spring early summer. The City is trying to evaluate what impact the new Gateway Drive will have.

31 G Busch also wants to know what the impact will be on the road going behind Maceys when it is finished. Will it be a major thoroughfare?

32 C Kirk asked will it be worth holding this property for retail.

33 J Gilbert said going south from Providence Lane on 200 East the traffic count doesn't show that it will be a preferred corridor. This will depend on land use. One way to look at it is through Envision Cache Valley. They are using a middle ground to look at this area. If there is commercial development in this area that will be it's own draw. This will be up to the developer to decide if there is enough traffic to justify it. This area is surrounded by well traveled roads.

36 S Bankhead asked if the ¼ cent sales tax has been awarded yet. What impact will this have on the new Gateway Drive?

37 J Gilbert said with or without the connection of 200 East he believes 100 East will be a high impact road. Until it opens you won't know.

38 M Pierce said he disagrees with the traffic counts that Envision Utah came up with.

39 J Gilbert said they could go back and look at those traffic counts again.

40 S Bankhead talked about the light on 300 South. She believes that will make a huge difference in the traffic counts. She asked if J Gilbert could use those assumptions in the model.

41 J Gilbert said you can use those kinds of things in models.

42 S Bankhead said if the models are accurate maybe behind Maceys isn't where the mixed use would work.

43 M Pierce said a lot of these issues can be fixed with good planning.

44 J Gilbert talked about how the plan for the road will be modeled. He feels like the Planning Commission needs to decide what they want the road to be and how they want it to function.

45 S Bankhead said maybe the east side of the road gets them to the walk able community about 200 West and Gateway Drive.

46 M Pierce said he thinks the area needs a higher feeder street.

47 S Bankhead asked what kind of cross section that would entail.

48 M Pierce explained to the Commission what they would be looking at.

49 J Gilbert said roads can be dressed up even if they are high priority roads.

50 C Kirk asked how retail is attracted without curb cuts.

1 J Gilbert said that will be handled internally.
2 M Pierce said he believes with the new road being built it will increase the flow of traffic off of the main corridor.
3 J Gilbert said developers like it when a City knows what they want.
4 D Briel asked if the road behind Maceys is platted out.
5 M Pierce said the road is on the Master Plan.
6 S Bankhead said if the City bonded to finish the road it could go in the next year or two. They could wait for
7 development and let the developers do it. That could take awhile. 100 North off of Gateway is going to be a huge deal in
8 the next three months. Hopefully the County will decide that this is an important enough area that we can receive money
9 from the ¼ cent sales tax money.
10 J Gilbert said he hopes there will be enough money in the project to put a light there by next spring. These issues will
11 have to be dealt with once the road is finished.
12 S Flammer asked about 100 South.
13 S Bankhead said that will depend on what happens on the property past Mark Thompson's house. If the Council gets a
14 lot of complaints the Council will probably open this up.
15 J Gilbert said if the planning includes housing this will drive retail.
16 G Busch said the developer is pushing for high density behind Maceys.
17 J Gilbert said the more residential you get connected to commercial the better. Mixed use does provide better
18 opportunities for this. It needs to be done right. He told the Commission about a day trip to SLC to check out mixed use.
19 It will be on October 4th. All of the Commissioners are invited.
20 J Gilbert believes that mixed use is a good thing for higher density for residential and commercial. He believes this will
21 be a big player dealing with traffic congestion and air quality.
22 M Pierce talked to the Commission about the different street cross sections and the different styles of parking. He
23 believes the Commission needs to come up with a vision.
24 S Bankhead drew on the white board different scenarios of parking and bike paths. She explained to the Commission
25 that some developers like street side parking.
26 D Briel asked about mixing pedestrians and bikers.
27 M Pierce said you would have to have large sidewalks to make this option work.
28 J Gilbert said you would be looking at about 10 foot sidewalks to make this work.
29 J Gilbert suggested looking at other cities ideas on street designing. He can send Skarlet different elements on taming a
30 road for walk ability.
31 S Bankhead said there are no guidelines in our mixed use for roads and parking.
32 R Sneddon asked does the City want parking on the street or internal. There is also nothing mentioned about pedestrian
33 movement. He read a suggestion for this.
34 S Flammer likes the idea of having parking in the middle of developments.
35 G Busch said he feels like there are several issues to deal with.
36 S Bankhead asked if they wanted Gateway Drive from 100 North to 100 South developed as a commuter road. Next
37 wherever the MX district goes what kind of streets do you want?
38 J Gilbert said the CMPO would ask that Gateway Drive continue on as a commuter road. That is from a regional plan.
39 You certainly can do whatever you want.
40 **Motion to recommend to the City Council that we preserve an 80 foot right of way from Providence Lane to 300**
41 **South and make provisions for pedestrian crossings mid block by looking at over/underpass, etc: D Briel, C**
42 **Kirk second.**
43 R Sneddon asked if D Briel felt like this street would be a through street.
44 D Briel said he believes that in order for it to be a major collector street it has to be through.
45 J Gilbert said he believes that a collector street would be conducive to retail. He believes that some roads should serve a
46 little higher function.
47 There was a lot of discussion on the amount of dedication that the City should require for roads and pedestrian
48 crossings.
49 S Bankhead said the higher density you allow along with retail you could justify a wider cross section. This kind of
50 recommendations to the Council allows them to decide what the City wants to fund.
51 **Vote: Yea: G Busch, S Flammer, D Briel, R Sneddon, C Kirk**
52 **Nay: None**
53 **Abstained: None**
54 **Excused: None**
55 S Bankhead asked if we want mixed use development what kind of interior transportation we want.
56 D Briel asked do we want horizontal and vertical.
57 M Pierce said you need to be flexible enough to allow the market to decide.
58 C Kirk said she feels like the Commission needs to decide if mixed use will work in Providence.

1 D Briel feels like they need to decide what mixed use is.
2 S Bankhead said they need to remember they are planning for more than the next two years. You need to decide what
3 the City will look like in twenty years. Maybe there are two kinds of mixed use with different requirements.
4 R Sneddon said he thought the effort was to create flexibility. We need to set guidelines and let the developers decide.
5 M Pierce said you can say things like you are going to require or allow on street parking. Your street cross sections can
6 be flexible. There are certain things that you can dictate.
7 S Bankhead said they need to think about how they want the landscaping in the park strip.
8 G Busch said he doesn't want to give up on mixed use in Providence.
9 S Bankhead said it is very important to know what the future of Providence is going to be.
10 C Kirk asked how we go about doing this.
11 S Bankhead explained the steps to take for this. State Code says if developers meet your code you have to let them
12 develop.
13 G Busch said he would like to open up the general plan and look at it as a whole.
14 D Briel said he feels like they should look at mixed use and the general plan at the same time.
15 The Commission discussed different scenarios to look at.
16 S Bankhead said housetops generate commercial. Housetops also bring sales tax dollars without spending. You get sales
17 tax dollars from the State for population. You may also want to incorporate light industrial in the mixed use area.
18 G Busch asked if there was a certain time that this needs to be finished.
19 S Bankhead said this is actually a good time to work on this. It is better when there are no developers breathing down
20 our necks. We definitely need to take the time to make this work.
21 S Bankhead asked if the Commission would like for her to ask the Council if they would like to open up the general
22 plan.
23 The Commission said definitely.
24

25 **ACTION ITEM:**

26 **Item No. 1.** The Providence City Planning Commission will consider for recommendation to the City Council a request
27 to amend the Land Use Authority and Conditions/Design Standards for Chapter 10-4-4, Mixed Use District,
28 Commercial Highway District and Commercial General District.

29 **Motion to table action item no. 1: R Sneddon, S Flammer second**

30 **Vote: Yea: G Busch, S Flammer, D Briel, R Sneddon, C Kirk**

31 **Nay: None**

32 **Abstain: None**

33 **Excused: R Gustaveson**
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35 **STAFF REPORTS:**

36 S Bankhead told the Commission that the trail up Providence Canyon has been approved to be finished.

37 D Calderwood told the Commission about the problem on 400 East with the safety issue concerning the hill.

38 He let the Commission know that he thinks opening up the general plan is a good idea.
39

40 **COMMISSION REPORT:**

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42 **Motion to adjourn: S Flammer, L Frank second**

43 **Vote: Yea: G Busch, D Briel, S Flammer, R Sneddon, C Kirk**

44 **Nay: None**

45 **Abstain: None**

46 **Excused: R Gustaveson**
47

48 Meeting adjourned at 8:15 p.m.

49 Minutes taken and prepared by Terri Lewis
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52 _____
53 Glen Busch, Chairman

_____ Terri Lewis