

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**

2 **October 13, 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, R Gustaveson**

8 **Excused:**

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

10
11 **APPROVAL OF THE MINUTES:**

12 The Providence City Planning Commission will consider for approval the minutes of September 22, 2010.

13 **Motion to approve the minutes with the following corrections: R Sneddon, R Gustaveson second**

14 Page 1 - line 23 & 24 - add instead of later on when projects come into the City.

15 Page 2 - line 1 - leave out the word left where he is talking about commercial and mixed horizontal use.

16 **Vote: Yea: G Busch, D Briel, S Flammer, R Sneddon, R Gustaveson**

17 **Nay: None**

18 **Abstain: None**

19 **Excused: None**

20
21 **STUDY ITEM:**

22 **Item No. 1.** The Providence City Planning Commission will discuss the General Plan Amendment Process.

23 S Bankhead gave each member the transportation plan that DRC has worked on. There is verbiage that incorporates
24 some of the new ideas. They have incorporated a blue road east of the Amsource road which was the recommendation
25 for the 80' right-of-way through the property.

26 DRC would like to see 3 round-abouts, 2 of them sooner than later. The first would be on Canyon Road and 400 East
27 and then 100 North and Gateway Drive. The one located at 300 East 200 North could wait. DRC feels like traffic
28 movement will be better with a round-about on 100 North instead of a traffic light. There are only certain times of the
29 day that there needs to be traffic control, so a round-about would allow continuous movement at all times without the
30 stacking that a light would cause.

31 R Eck has written a letter to Darin Deursch, with UDOT requesting that they do a traffic study of the intersection of 100
32 North and Highway 165. He is suggesting a left hand turn arrow. This was not talked about with the transportation plan
33 because we are already working on this.

34 S Bankhead asked how much the Planning Commission wanted staff to do or what was needed so that they would be
35 ready for public comment

36 G Busch appreciates how much work has been done on this. This is a great start.

37 D Briel suggested that the 80' right-of-way go all the way through to the Millville border. He also likes the round-about
38 idea and wondered if that would help line up the intersection at 300 South and 200 West.

39 S Bankhead mentioned that this is a County road so we would need to work with them. We have been working with the
40 County, so what we are showing is in harmony with the CMPO.

41 G Busch asked if CVTD had been contacted.

42 S Bankhead said no. She will contact them.

43 S Flammer wondered if there would be enough traffic for a round-about once the light on 300 South was in.

44 D Briel thought that there would be.

45 S Bankhead said that the light has been approved and we have been told that it is a spring 2011 UDOT project.

46 R. Gustaveson asked about the spots that weren't wide enough on 300 South.

47 S Bankhead said that staff talked about this in DRC but won't update the map until after this meeting. DRC is
48 recommending that the entire road be a 66' right-of-way. The west end of the road will need to be wider for the light.

49 D Briel asked what the width of 100 North is.

50 S Bankhead said it is 99'.

51 S Bankhead said on the west side of Highway 165 staff is recommending that stubs be put in at the intersections with a
52 note that traffic flow will be required through the entire piece and take out the red line. We don't want to deter possible
53 commercial development.

54 C Kirk asked about curb cuts.

55 S Bankhead said the curb cuts will have to be approved by UDOT, but S Bankhead thinks we will get one at 100 South.

56 R Gustaveson asked if that is what we are going to do with Discount Tire.

57 S Bankhead said yes, as per their development agreement when the frontage road is complete they will lose their
58 Highway 165 access.

1 R Gustaveson asked why the road isn't straight.
2 S Bankhead said it must not have been on the Master Plan correctly and when IHC came in neither the Planning
3 Commission nor the City Council wanted to fight them on it.
4 R Gustaveson asked if it could be corrected on the Master Plan.
5 S Bankhead said it could.
6 G Bush pointed out that the lines are more conceptual. What would the difference be with a line along the west side vs.
7 the note with the stubs?
8 S Bankhead explained that we want to make the property enticing to a commercial developer not scare them away
9 before they talk to us.
10 R Sneddon asked where a good place for a park and ride would be. He talked about the front runner or rapid
11 transportation that would be coming as far as Brigham and wondered where people could park so that they could get
12 over to Brigham for the front runner.
13 S Bankhead said the transportation people don't want to go any further east for a park and ride. She doesn't think they
14 have really thought that far ahead. She asked D Briel if he had heard anything.
15 D Briel said he had not but he assumes they would want it closer to Highway 89 rather than located in one of the
16 smaller cities.
17 S Bankhead said she would be happy to talk to the transportation people and see if they would be interested in
18 something like the park and ride.
19 R Sneddon feels like Highway 165 would be a great place for a park and ride.
20 S Bankhead said she believed that Providence had passed the transportation tax.
21 G Busch suggested that we check with CVTD and see what their plans are.
22 R Sneddon wanted to state that rapid means few stops and some control of lights.
23 G Busch asked about the Grandview Drive extension.
24 S Bankhead explained that it would be like 100 East from Nibley to Logan.
25 C Kirk said that would be great, but won't it take quite awhile?
26 S Bankhead explained that it might not be so far out if development picks up on the east bench. There had been
27 discussion with the developers when they were talking about east side development. She also said that the City's plan
28 was to have the walking trail/road run close to the power line corridor where homes won't be built.
29 D Briel asked about Jack Nixon's development along the east side. He does have 6 or so homes in his next phase but he
30 has taken the power corridor into consideration. The power company was involved with this development.
31 R Sneddon asked what the speed on this road would be, would it be arterial.
32 S Bankhead said that it would probably be 35 mph.
33 G Busch mentioned that there aren't any connections to Grandview Drive.
34 S Bankhead thought that there was a connection on Center Street. She said that one could be added.
35 G Busch feels like this is a good start. The suggested corrections will be made and then it will be ready for public
36 comment.
37 D Briel asked about the bike lanes showing along some of the new roads.
38 S Bankhead thought that they were there, but maybe with the coloring it isn't showing up. We probably just need to put
39 verbiage on there.
40 C Kirk asked about the extension of 485 West widening to an 80' right-of-way.
41 S Bankhead said that it would probably be awhile before demand requires this.
42 R Gustaveson asked about straightening out the road behind Edward's Furniture so that it would connect to the future
43 Ballard Springs road. It's open right now, so it would be easy to straighten out.
44 D Briel asked about 300 South between 200 and 300 East. It looks good on paper but when the engineers discussed it
45 the grades would be steep and the price high.
46 S Bankhead said on paper she agrees, but that is also what they told us about 1000 South. It is possible to design a safe
47 road coming down it will just be expensive. This could be quite a ways off but it should be on the Master Plan.
48 R Sneddon asked about the bicycle lanes connecting and about the ordinances as far as building on slopes.
49 S Bankhead told him that the setbacks are all that we have right now.
50 R Sneddon wondered if this should be looked at because realistically this allows you to build in a hole. The homes in
51 the development to the north headed into Sardine Canyon can't go any higher because of the slope. They were not
52 allowed to build on anything larger than a 20% slope.
53 D Calderwood asked what the slope was at the Alder home being built on 200 East.
54 S Bankhead didn't know.
55 G Busch said there are other things that need to be tackled but this is a great start for the transportation plan. If there is
56 time, he would like to see something like the transportation plan for the other items such as recreation and trails.
57 S Bankhead asked which one he would like to see worked on next.
58 G Busch would like parks/trails/open space worked on next and the zoning map as well.

1 C Kirk asked if the bicycle routes need to be shown along Grandview Drive.
2 S Bankhead said it could be shown if we are going to do it as part of the transportation plan or it could be incorporated
3 with the parks and trail plan.
4 G Busch doesn't have any problems leaving the bike lanes. He really doesn't see people using Grandview Drive as a
5 commuter bike lane. For commuter bikers a bike lane along the bench would work but for recreational bikers they
6 would probably want to be with the trails.
7 S Bankhead asked if they wanted to start having public comment on the transportation plan or if they wanted to wait
8 until everything was done.
9 S Flammer said she would like to wait until everything was done.
10 G Busch agreed. He would like to have posters made.
11 S Bankhead asked how much of the USU charette they would want incorporated.
12 S Flammer said the USU students had some good ideas. Some of the Commission Members hadn't seen the posters that
13 were made, just the presentation.
14 S Bankhead said that we have the posters. It was suggested that they hang them in the council room while these plans
15 are being worked on.
16 R Sneddon asked if the drawings could be done so that they were somewhat clear and could be overlaid.
17 S Bankhead said that she would talk to the engineer and see if this would be possible. She thought the only problem
18 would be the colors and the lines.
19 G Busch asked if there was a big budget for this.
20 S Bankhead said there wasn't but that they had been very frugal so far.
21 G Busch asked about advertising at the Sauerkraut dinner. This probably won't be ready until the first of the year.
22 S Flammer and C Kirk thought spring 2011.
23 S Bankhead said that the water and sewer won't be talked about. This is more technical. The public can see what is
24 being done but they don't have much comment as far as changes.
25 D Briel wondered if the Planning Commission was even qualified to comment on both the water and the sewer. You
26 may not want the public knowing the details of the water and sewer systems.
27 S Bankhead said the roads, parks, zoning and residential are the plans that will be discussed.
28 D Briel asked if residential would be included in zoning.
29 S Bankhead said that it could be. She also wants to know how the Commission wants the commercial to be handled.
30 G Busch asked if anyone had a preference, no one did.
31 S Bankhead asked if they wanted to see it as a stand alone element or incorporated into the zoning.
32 G Busch said incorporated into the zoning.
33 R Sneddon asked if there were any areas left in the City that couldn't connect to sewer.
34 S Bankhead said that there is. When Millville goes on sewer the area left can gravity flow. There are some isolated
35 areas in the City but the majority is along the south east bench. If some development occurred it could be done with a
36 lift station or we can wait until Millville goes to sewer and then gravity flow. We could go to the expense of installing a
37 trunk line down Millville's 450 North. She thinks that it is in the master plan to use a lift station and then use gravity
38 flow when we are able to.
39 C Kirk said public hearings are probably 6 months out.
40 G Busch said it would be good to let the public know that we are working on it.
41 R Sneddon asked if it was going to be presented piece mill so that people could get their heads around it or just as a big
42 project.
43 G Busch asked how this should be done.
44 R Sneddon doesn't know, but he feels like people will appreciate it more if it is integrated with an overview and then
45 break it down a piece at a time when it comes to public input.
46 D Briel agrees but he wonders if they will get more than 3 people to the hearings.
47 R Sneddon doesn't think so.
48 C Kirk pointed out that at least they would have the opportunity to attend.
49 G Busch thought that it should be an open house situation with a public comment presentation at the end.
50 S Flammer asked if we could advertise in the paper.
51 S Bankhead said that we will. She told the Commissioners if one of them wanted to write something up it could go in
52 the next newsletter.
53 G Busch will write something up and have it to Sheri by the 20th.
54 D Calderwood stated that the overlay is something that he had mentioned before and he believes that would help.
55 G Busch doesn't disagree he just doesn't know if it is practical.
56 S Bankhead said that she would ask. The County does have a lot of this on GIS, so that might be a possibility.
57
58

1 **Item No. 2.** The Providence City Planning Commission will discuss the Conditions/Design Standards for Chapter 10-4-
2 4 Mixed Use District, Commercial Highway District and Commercial General District.
3 G Busch asked S Bankhead what she would like for them to discuss.
4 S Bankhead said she would just like direction as to where they would like to see this go. She asks about percentages.
5 There is an older home with a beautiful yard in the City and the family is trying to decide what to do with it. The
6 occupants passed away. The family doesn't need to sell it, but they are looking at maybe doing family reunions and
7 similar things. They would like to use the area but not turn it into a full blown reception center. They are in an area
8 where off street parking could be used and they intend on keeping the integrity of the home. Right now there isn't
9 anything in the code that allows them to do this. It could be a business that would be very harmonious with the
10 neighborhood. How can this be incorporated into the mixed use ordinance?
11 G Busch suggested a conditional use in the residential zone.
12 L Frank asked about Von's Park. It is a City Park in a residential zone. It is not a commercial business.
13 D Briel said it sounds like it would be an outdoor business. Are they going to use the home?
14 S Bankhead said they did talk about the possibility of fixing up the home so that the kitchen could be used.
15 S Flammer asked how close the neighbors were.
16 L Frank said about 150'.
17 S Flammer said Jean Braeggers' home could be used the same way. She wouldn't have problems during the day, but she
18 would with overnight camping.
19 S Bankhead said that restrictions could be added but that we need to figure out how this would fit into the zone first.
20 The property that is being discussed is about 4 acres.
21 G Busch doesn't know if the citizens would be OK with the City rezoning property within a residential zone for mixed
22 use.
23 S Bankhead said whether the citizens agreed or not they would rather know upfront what was going on.
24 S Bankhead reminded the Commission to think about where they would like zoning to go in the next 20 years.
25 S Bankhead talked about the seminar put on by Craig Call and some of the ideas that were presented.
26 R Sneddon brought up the Daybreak Mansion homes. They appear to be large single family homes, but really are
27 multi- family homes. The economy does drive how development goes.
28 D Briel worries about basing this off of the economy. When the economy has taken a dip in the past it bounces back and
29 he would hate to make a wrong plan during one of the dips.
30 S Bankhead pointed out how long it takes developers to fill their developments with the larger homes compared to how
31 quickly the developments with smaller homes fill up.
32 G Busch said that along with mixed use there are other items to be discussed as land use topics. He feels like they have
33 been spinning their wheels and really need to start making decisions. Maybe this could be done with parcels or even
34 general areas.
35
36 **Item No. 3.** The Providence City Planning Commission will discuss amending a final plat for the Gateway Business
37 Park, Lot 3, Office Condominiums, located generally at 540 West Golf Course Road.
38 S Bankhead said there is no representation present. There is nothing in the ordinance that says there must be
39 representation but if the Commission feels like they need to table this she will notify the applicant. She explained what
40 they are doing,
41 G Busch said this was what they had just seen as a preliminary plat.
42 S Bankhead stated that there is a paragraph that is still needed for the utility company signatures before the plat could be
43 recorded.
44 D Briel asked how the utility billing would work.
45 S Bankhead said that it is in the ordinance and she believes it is set up so that it goes to the owners association.
46 G Busch asked if they were the Land Use Authority on this.
47 S Bankhead said that they were and that there isn't a development agreement required.
48 G Busch doesn't see the need to have the applicant here.
49
50 **ACTION ITEM:**
51 **Item No. 1.** The Providence City Planning Commission will consider a request to amend a final plat for the Gateway
52 Business Park, Lot 3, Office Condominiums, located generally at 540 West Golf Course Road.
53 **Motion to approve: S Flammer, R Sneddon second**
54 **Vote: Yea: G Busch, S Flammer, D Briel, R Sneddon, R Gustaveson**
55 **Nay: None**
56 **Abstain: None**
57 **Excused: None**
58

1 **STAFF REPORTS:**

2 S Bankhead talked about the name change from Spring Creek Parkway to Gateway Drive. The property owners have
3 come to two City Council meetings and the name was changed from Spring Creek Parkway to Gateway Drive. The
4 City Council has listened to the property owners that still have concerns but have not indicated that the name will go
5 back or that the street will have both the names of Gateway Drive and Spring Creek Parkway.

6 S Bankhead said that R Eck is working on a few things with the contractors on the CMPO road, primarily the trees. He
7 has some concerns about the healthiness of some of the trees. The road would be chip sealed next week but for all
8 intents and purposes, the road is finished.

9 G Busch asked about the contention that some of the owners were having on the street name change.

10 S Flammer said she was told it would cost the businesses \$77,000.

11 S Bankhead said that was among 10 businesses. Mostly it was because of all the letter head, envelopes etc. that would
12 have to be reprinted with the new address. The number portion of the address stays the same; the only change is the
13 name.

14 S Bankhead said 100 South west of 200 West was also discussed at City Council. She explained that the City wanted to
15 have the sewer installed down the street and the neighbors didn't want a thru street so there was a compromise to gain
16 right of way for the sewer with the building of a cul-de-sac. She explained that there was recorded documentation that
17 if and when the City decided to put the road through that there would be compensation to those who gave up property
18 for the right-of-way. Staff asked the Council if they wanted the road to be brought up to grade with road base. The
19 Council agreed to this.

20 Amsource has a few changes to make. S Bankhead thinks the development agreement should be going to Council and
21 Planning Commission should be seeing Amsource at their next meeting. Then Land Use will see what they need to
22 finish. Once this is complete Gold's Gym will be able to start. The amended site plan that they are proposing
23 incorporates the wetlands. Amsource is no longer waiting for the Corps and the second access has also been removed
24 along Highway 165.

25 D Calderwood brought up the mailboxes.

26 S Bankhead explained what had been passed two meetings ago. After that passed a couple Council Members did some
27 investigating and felt like this was something that the post office already had the means to control. They didn't feel like
28 it was something the City should regulate so this part of the ordinance will be changed back. Snow removal was
29 brought up and the Council is looking at some changes to make to winter parking so that snow removal will be easier.

30 D Calderwood added that there was information that the Council had received which wasn't necessarily incorrect just
31 not adequate. He explained that a first class letter doesn't have to be delivered the way it had been presented in the
32 beginning and that cars parked in front of the mailbox is not nearly the problem that was presented. He said that there
33 was discussion with the postmaster and it is easier for the post office to enforce this than the City.

34 S Bankhead also reported that Chase Bank has submitted their building permit plans. They won't be building until
35 spring. Once the building permit is approved, they only have so long to start work so the plans won't be reviewed until
36 closer to the first of the year.

37 S Flammer asked if there was any input that could be given on the way that the building looks.

38 S Bankhead said not much but what they have submitted looks good.

39
40 **COMMISSION REPORT:**

41 R Sneddon was impressed with Daybreak. Rio Tinto has the money to do it right and they are. He talked about their
42 zoning. The structures aren't uniform but they all fit together very well. There is a mix of homes such as a home from
43 the 40's to modern day homes. The garbage service is through alleys. There are no garages on the homes. All the
44 garages are in the back so they drive down the alley to their garage.

45 G Busch asked what City they were in, if it was West Jordan.

46 R Sneddon didn't know which City it was located in. The entire plan has been created and used from the beginning.
47 They also went to Gateway, all of the residents are high-rise. They have one lane that goes through and the rest is
48 parking.

49 G Busch asked about the fill rate of homes in Gateway.

50 R Sneddon didn't know.

51
52 **Motion to adjourn: D Briel, S Flammer second**

53 **Vote: Yea: G Busch, D Briel, S Flammer, R Sneddon, R Gustaveson**

54 **Nay: None**

55 **Abstain: None**

56 **Excused: None**

57
58 Meeting adjourned at 7:56 p.m.

1 Minutes taken and prepared by Tara Bankhead.

2

3

4

5

Glen Busch, Chairman

Terri Lewis, Secretary