

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**

2 **December 15, 2010, 6:00 p.m.**

3 **Providence City Office Building**

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

5
6 **Chairman: G Busch**

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

8 **Excused:**

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

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11 **APPROVAL OF THE MINUTES:**

12 The Providence City Planning Commission will consider for approval the minutes November 10, 2010.

13 **Motion to approve the minutes: S Flammer, R Gustaveson second**

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

15 **Nay: None**

16 **Abstain: None**

17 **Excused: None**

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19 This will be Don Briel's last meeting and he wanted the Commission to know that he deeply respects everyone's
20 opinion and he really has enjoyed working with them.

21 Carrie Kirk will be the new Commissioner.

22
23 **STUDY ITEM CONT:**

24 **Item No. 1.** The Providence City Planning Commission will discuss amending the General Plan.

25 Max Pierce went over the overlay map that was presented to the Commission. He explained each map and how they
26 work. M Pierce made some recommendations for zone changes with the Commission. The Commission discussed some
27 changes that they would like to see.

28 C Kirk asked how annexation works.

29 M Pierce explained the annexation process to the Commission. He told the Commission that the City can only annex
30 what is in the declaration limits.

31 The Commission discussed areas that they would like to see put in the declaration limits.

32 R Sneddon talked about some kind of buffer space between cities. He would like to see green space or something like
33 Zollinger's Fruit Farm.

34 G Busch said that keeping agricultural areas between cities would be a way to achieve this. A conservation easement
35 would also work like Zollinger Fruit Farm has done.

36 M Pierce said you have to remember that a lot of the land between cities has been in families forever. As the older
37 people start to die the children want the money. One way to make it happen is for the City to annex it and turn it into a
38 park.

39 M Pierce talked about density and different ways to use it. He told the Commission that infield developments are hard to
40 make work.

41 G Busch told the Commission that he would like to deal with open space in the Parks & Rec section. We can look at
42 using it as a buffer between cities.

43 C Kirk asked about the annexation plan.

44 M Pierce said it needs to be in the general plan.

45 The Commission took the time to look at the maps and see if they can make some decisions that they all agree on.

46 C Kirk felt like changing the commercial general on the west side of highway 165 to commercial highway is something
47 everyone on the Commission can agree to.

48 G Busch said basically everything on both sides of highway 165 should be changed to commercial highway.

49 C Kirk feels like higher density should be used for a buffer instead of commercial.

50 R Gustaveson feels like the Commission needs to concentrate on what will be going in now from 100 North to 300
51 South.

52 Don Briel asked to be excused

53 The Commission decided to go parcel by parcel.

54 The Commission would like to see mixed use along Spring Creek Parkway on the west side from 100 South to 500
55 South to Millville City boundary.

56 The County ground by Blackhawk should be zoned similar to Blackhawk.

57 The property from 100 North to 225 South make mixed use on the road and then multi-family medium, the same as
58 Cobblestone behind it.

1 R Sneddon asked if the Commission could set aside a few hours during a Saturday to walk the area behind Maceys.
2 S Flammer suggested having an outside meeting in the spring.
3 G Busch asked the Commission if there were anymore areas that they needed to look at.
4 S Flammer wanted to look at the area across from Cobblestone. The Commission felt like Commercial General District
5 would work for that area.
6 C Kirk reminded the Commission that they haven't defined exactly what the mixed use zone is.
7 M Pierce asked if they still wanted a Single Family Large zone.
8 G Busch would like to include cluster development in that area.
9 G Busch asked if they could have an overlay of the transportation plan for the next meeting.

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11 **STAFF REPORTS:**

12 None

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14 **COMMISSION REPORTS:**

15 D Calderwood reported on the Council meeting.

16

17 **Motion to adjourn: R Sneddon, S Flammer**

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

19 **Nay: None**

20 **Abstain: None**

21 **Excused: None**

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23 Meeting adjourned at 7:45 p.m.

24 Minutes taken and prepared by Terri Lewis.

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Glen Busch, Chairman

Terri Lewis, Secretary