

1 **Providence City Planning Commission Meeting**
2 **164 N. Gateway Drive, Providence, UT 84332**
3 **May 24, 2017 6:00 p.m.**

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7 Attendance

8 Chair: R James, Chairman
9 Commissioners: Rowan Cecil, Brent Fresz, Mike Harbin, John Parker
10 Excused: None
11 Absent: None

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14 **Approval of the Minutes:**

15 Item No. 1. The Providence City Planning Commission will consider for approval the minutes of May 10, 2017.

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17 **Motion made to approve the minutes of May 10, 2017.-by B Fresz, seconded R Cecil.**

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19 **Vote: Yea: R James, R Cecil, B Fresz, M Harbin, J Parker**
20 **Nay: None**
21 **Abstained: None**
22 **Excused: None**

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24 Item No. 2. The Providence City Planning Commission will consider for approval the minutes of the May 10, 2017
25 Joint Workshop.

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27 **Motion made to approve the minutes of May 10, 2017.-by B Fresz, seconded M Harbin.**

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29 **Vote: Yea: R James, R Cecil, B Fresz, M Harbin, J Parker**
30 **Nay: None**
31 **Abstained: None**
32 **Excused: None**

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34 **Correction**

35 **Pg. 1, line 35 & 36 change *discuss* to *discussion*.**

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37 **Public Comments:** Citizens may appear before the Planning Commission to express their views on issues within
38 the City's jurisdiction. Comments will be addressed to the Commission. Remarks are limited to 3 minutes per
39 person. The total time allotted to public comment is 15 minutes.

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 - Public comments session opened - no public comments at this time.
 - Public comment session closed.

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44 **Action Item(s):**

45 **Item No. 1. Final Plat:** The Providence Planning Commission will consider for approval the final plat for Providence
46 Meadows Subdivision, a 16-lot residential subdivision located at approximately 500 West 500 South. (Discussion
47 time approximately 10 minutes)

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49 **Motion made to approve the final plat for Providence Meadows Subdivision made by B Fresz, seconded M**
50 **Harbin.**

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52 **Vote: Yea: R James, R Cecil, B Fresz, M Harbin, J Parker**
53 **Nay: None**
54 **Abstained: None**

1 **Excused:** **None**
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- 3 • Item No. 1, Final Plat was removed from the agenda due to it being a duplicate agenda item
4 previously addressed in the Planning Commission Meeting of May 10, 2017.
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6 **Study Item(s):**

7 **Item No. 1. Code Amendment:** The Providence Planning Commission will discuss possible changes to Providence
8 City Code Title 10 Zoning Regulations Chapter 4 Establishment of Districts Section 4 Mixed Use District (PCC 10-4-
9 4). (Discussion time approximately 30 minutes)

- 10 • R James discussed possible changes needed on the definition of a mixed use zoning district noting
11 that the current code definitions have been problematic.
12 • The Planning Commission reviewed written comments that Heather Hansen, a resident of
13 Providence, submitted.
14 • R Cecil commented on the submittal stating that many of the suggestions made by Heather Hansen
15 were very good. Several of the suggestions were applicable to and could be incorporated into the
16 General Plan Update.
17 • Max Pierce, City Engineer, addressed the retail component of a mixed use zoning district and the
18 need to ensure that a mixed use zone is not used as a means to build multi-family housing units only
19 (City Code Title 10-4-4 section C). The retail/commercial aspects should be incorporated as part of the
20 required components of a mixed used zoning district.
21 • J Baldwin, City Councilman, commented on how prior issues he had dealt with were resolved when
22 secondary structures are being built before primary structures. The secondary structures had to be
23 built after or concurrently with the primary structure. As in this case, the commercial aspect and the
24 residential aspect would have to be built concurrently. This would avoid the problem of a developer
25 coming in, building high-density housing and then never completing the other phase. This would
26 permit both to be built at the same time.
27 • R James concurred and referred to City Code Title 10-4-4 section E-1 that states the retail component
28 may be developed entirely with the first phase or the required percentage must be completed with
29 each phase.
30 • R Cecil commented on sections D-1 and D-2 of Title 10-4-4 of the Providence City Code noting that
31 "as determined by the planning commission" gives the Planning Commission too much latitude and
32 provides very little directive to the developer.
33 • R James reviewed additional concerns in section B-1 that states all exterior construction adjacent
34 properties must also be reviewed and approved. The planning Commission 10-4-4 B-1 shall be the
35 land use authority for approval all exterior construction visible from adjacent properties or public
36 streets must also be reviewed and approved by the Planning Commission.
37 • Max Pierce responded that when acting as the Land Use Authority for commercial property
38 development, the Executive Staff does routinely look at these aspects when reviewing proposed
39 development.
40 • J Baldwin commented that at times there can be concerns from adjacent property owners as to
41 whether a commercial structure is going to blend in with the surrounding area and structures and not
42 be obtrusive.
43 • Further review of various sections of Providence City Code Title 10-4-4 were discussed including the
44 suggestion made by Heather Hansen to place a moratorium on mixed used zoning until further
45 evaluation, clarification and updates can be completed that are more in line with the direction the
46 City may take on new development proposals.
47 • B Fresz agreed that a moratorium may be needed. He would also like to review how other cities in the
48 area address mixed use zoning districts.
49 • J Baldwin suggested reviewing areas like Midway, Utah and Park City as model areas that use mixed
50 use zoning districts in ways that blend well into the community.
51 • Discussion session closed for further evaluation and review.
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54 **Reports:**

55 **Staff Reports:** Any items presented by Providence City Staff will be presented as informational only.

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- An Open House at the Providence City Office is scheduled for May 25, 2017. A Public Meeting will also be held at this time to provide residents with the opportunity to meet CRSA Consultants and offer their input and comments about the General Plan Update.

Motion to close the Planning Commission Meeting of May 25, 2017 made by R Cecil, seconded by M Harbin.

Vote:

Yea: R Cecil, B Fresz, M Harbin, R James, J Parker

Nay: None


Abstained: None

Excused: None

Agenda posted by Skarlet Bankhead on May 23, 2017.

Meeting adjourned at 6:45 p.m.

Minutes prepared by K Merrill.



 Robert James, Chairman



 Kristine Merrill, Office Specialist