

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**

2 **August 26, 2009, 6:00 p.m.**

3 **Providence City Office Building**

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

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6 **Chairman:** H Ames  
7 **Commissioners:** S Flammer, D Briel, W Wimmer  
8 **Excused:** G Busch  
9 **Alternates:** R Gustaveson, R Sneddon

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11 **CONFLICT OF INTEREST:**

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13 **ACTION ITEM:**

14 **Item No. 1.** The Providence City Planning Commission will consider for approval the minutes of August 12, 2009.

15 **Motion to approve: D Briel, S Flammer second**

16 Approved as written.

17 **Vote: Yea: R Sneddon, R Gustaveson, W Wimmer, S Flammer, D Briel**

18 **Nay: None**

19 **Abstain: None**

20 **Excused: G Busch, H Ames**

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22 **ACTION ITEM:**

23 **Item No. 2.** The Providence City Planning Commission will consider for approval Title 10 Chapter 1, General Provisions; this adds definitions for Clinic, Commercial Complex, Convenience Store, Department Store, Flag Lot, Front Setback, Light Manufacturing, Lot Width, Primary Building Setback, Rear Setback, Shopping Center, Specialty Store/Shop and Variety Store and modified the definitions of frontage and Home Business. Title 10 Chapter 6, Use Regulations; this adds existing conditional and permitted uses listed in the business licensing section of Providence City Code to the Use Chart.

29 H Ames read the letter from the Mayor. The biggest concern the Mayor has is changing the Home Business and Home Occupation. H Ames said the intent was not to shut down 140 home businesses.

31 S Bankhead said they wouldn't be shut down they would be allowed to continue as conditional uses. The business can't change or expand. The way you have changed it the business can't add a third employee or use an accessory building. If you want to narrow it down to one the home business would be the one to keep. Every home occupation can operate as a home business.

35 H Ames is afraid that home businesses can spiral out of control. He wants to make sure that the City keeps control of this.

37 The Commission would like for the owner of the business to be a resident of Providence.

38 D Briel suggested that the owner of the business live in the home and they can have up to 4 employees.

39 S Bankhead said you could make the owner of the business live within 300 feet or adjacent to.

40 H Ames read the Mayor's comments on Light Manufacturing.

41 S Bankhead said from an enforcement point of few you don't want to be too broad. There is a noise ordinance in place and that will take care of noises. There is also an ordinance for odors. The smoke issue is dealt with through the Fire Department.

44 H Ames asked if in excess of current City ordinances could be added to the definition.

45 S Bankhead suggested adding a percentage to allow a certain amount of your living space.

46 D Briel said that a percentage could be in an existing zone.

47 S Bankhead suggested adding doesn't detract from the zone that the business exists in. With this you don't need a percentage just by adding a zone.

49 R Sneddon said to add some typical examples.

50 H Ames said that might allow a business that is not desirable.

51 H Ames read the comments from the Mayor about the Small Retail Outlet definition.

52 D Briel said he feels like they could just beef up the wording.

53 H Ames said just to add the line in excess of current City ordinances. The zoning restrictions would dictate the size.

54 D Briel asked why this ordinance is so restrictive.

55 S Bankhead said the Council at the time was very worried about Tire stores coming in.

56 H Ames asked about the business that had to leave the City.

57 S Bankhead said the business was a light manufacturing business. They started out as a home occupation and then went to a home business. They would have gotten too big for residential and the way the Commission was looking at

1 changing the ordinance it would have prevented the business from being told to leave town. Once you start doing  
2 certain types of light manufacturing you could have heavy truck traffic.  
3 H Ames asked Chris Checketts how he got his material to his shop.  
4 C Checketts said he picks up the materials in his trailer. The companies that deliver to them have small utility trucks.  
5 S Bankhead said whatever we allow in retail zones we can accommodate delivery in the neighborhoods.  
6 The Commission would like to continue this action item to September 9, 2009.  
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8 **STUDY ITEM:**

9 **Item No. 1.** The Providence City Planning Commission will consider proposed changes to Providence City Code Title  
10 11-4, Design Standards. This will include discussions on Standards and Specifications, Blocks, Lots and Open Spaces,  
11 Streets and Street Improvements, Water Systems, Sewer Systems, Storm Drainage, Irrigation Ditches, Trees, Lighting,  
12 Signs and Monuments.

13 S Bankhead said the subdivision ordinances were gone through and revamped a few years ago. At that time Chapter 4  
14 was missed. Some of these Design Standards actually conflict with other areas. She explained why these changes were  
15 made.

16 D Briel asked about access. Could there be some kind of safety access?

17 H Ames would like to add adequate access for public safety issues.

18 S Bankhead said she will take this back to Max Pierce and Liz Hunsaker for better wording.

19 W Wimmer said she would like for there to be a percentage added for open space. She would like for it to be defined  
20 better.

21 S Bankhead said it wouldn't bother her to define open space with several different definitions. There is a code through  
22 the Fire Department that deals with creating buffers for natural habitation. We could add some of this to the definition.

23 S Flammer asked if the trails would be for 4-wheelers or walking trails.

24 S Bankhead said it is very difficult to make trails for ADA if you don't allow 4-wheelers.

25 H Ames said you need to put up signs that say no motorized vehicles.

26 W Wimmer said to add a G and bring back something for open space.

27 S Bankhead talked about Business and Industrial Use. Staff felt like zoning and design will take care of that. Side Line  
28 Angles were removed by Max Pierce. There are no longer 50 or 60 foot cross sections.

29 H Ames asked if in parenthesis shouldn't we reference the document that it is located in.

30 S Bankhead talked about Streets and Street Improvements.

31 S Bankhead said the cul-de-sacs were taken out because they are talked about in another section.

32 S Bankhead talked about sidewalks. If you have sidewalks they need to be on both sides of the road.

33 S Bankhead said N was taken out because it conflicts with the Storm Water ordinance. Protection Strips need to be  
34 defined not deleted. Turn-arounds need to be paved with something besides hot asphalt. On E the diameters and 1"  
35 meters were taken out because we might allow more than a 1" meter. It is in the Specs manual.

36 R Sneddon would like for everything to go back to the Public Works Specifications Manual.

37 S Bankhead said she thinks that's a great idea but there are a couple of things that need to stay in.

38 S Bankhead said trees were crossed out because it is located in a couple of other places in the ordinances. If they are a  
39 residential developer, putting trees in the park strip is problematic until the subdivision is finished. That is more of a site  
40 plan issue.

41 D Briel asked about 11-4-7 Irrigation Ditches.

42 S Bankhead said in talking with the Irrigation companies and the users it is not under the City's control. This needs to  
43 be done through the Irrigation Companies. The Irrigation Companies and the User's have to work with the developers.

44 D Briel would like it to be left in and state that the developers need to work with the Irrigation Companies.

45 R Sneddon said pg 9 of 10 design systems needs to be changed to in accordance with standard hydrologic engineering  
46 standards.

47 H Ames said the opening paragraphs said this is the Providence Design Standards. He would like for this to be less  
48 generic and more Providence City.

49 This can be moved to Public Hearing.  
50

51 **STAFF REPORTS:**

52 S Bankhead talked about the trail that is being built up Providence Canyon. There are some Commercial people that call  
53 us but no one has come in and put their cards on the table. Sky Properties development is on hold waiting for their  
54 CC&R's.  
55

56 **COMMISSION REPORTS:**

57 None  
58

1 **Motion to adjourn: R Sneddon, W Wimmer second**  
2 **Vote: Yea: W Wimmer, S Flammer, H Ames, D Briel, R Sneddon**  
3 **Nay: None**  
4 **Abstain: None**  
5 **Excused: G Busch**

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7 Meeting adjourned at 7:40 pm  
8 Minutes taken and prepared by Terri Lewis  
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11 \_\_\_\_\_  
12 Harry Ames, Chairman

\_\_\_\_\_ Terri Lewis, Secretary