

1 Providence City Planning Commission
2 Providence City Office Building
3 15 South Main, Providence, UT
4 November 16, 2004

5
6 Present: Chairman: Blaine Sorensen
7 Commission: Mark Malmstrom, Hank Howell, Kristina Lamborn, Nick Bouwes
8 Excused: Jim Beazer
9 City Manager: Vern Keeslar
10 Secretary: Rebecca Billings

11
12 Blaine Sorensen announced the items on the study meeting agenda and turned the time over to Vern
13 Keeslar to discuss them.

14
15 **STUDY MEETING**

- 16 • Keeslar handed out a copy of the Accessory Dwelling Unit Ordinance and also an attached list of
17 approved trees (provided by Mark Malmstrom) to look at within parkways.

18
19 **Parkway Strips:**

- 20 • Keeslar gave a handout that defined parkway strips and explained possible ordinance changes to
21 park strips.
22 • Keeslar asked if the Planning Commission had any problems with putting grass in these less-
23 than-3-foot park strips.
24 • Nick Bouwes wondered if there was room for any scaping on a less-than-3-foot park strip—other
25 than rocks.
26 • Keeslar mentioned that they might not want to allow bark and loose substance in the park strips
27 because it would get into the City’s right of way.
28 • Sorenson wondered about putting plants in the park strips.
29 • Vern said he wasn’t sure they would want a lot of that because snow gets thrown onto park
30 strips; he also mentioned there were safety reasons to consider. He said that large park strips
31 provide security.
32 • Mark Malmstrom indicated that he likes some of the 4-foot wide park strips he’s seen that
33 combine trees and wood chips.
34 • Kristina Lamborn worries that bark will get all over the sidewalks.
35 • Vern said that it is big chunk bark that gets kicked all over; the small bark is not a problem.
36 • Malmstrom knows one park strip in Logan City that has spaced pear trees surrounded by small
37 bark chips, and the chips stay in well.
38 • Lamborn wondered about adding lava rock to the acceptable rocks on the list.
39 • Keeslar said that lava rock was included in the term “decorative rock.”
40 • Keeslar asked if the Commission wanted to change the wording in the handout to “turf” instead
41 of “bark.”
42 • Sorenson said that less than 2 feet of water doesn’t water very well. The grass struggles. A lot
43 of salt and sand find their way into grass in an area with less than 2 feet; there’s also a ton of
44 gravel that gets in the grass, which is hard on the lawn.

- 1 • Vic Saunders (in the audience) is concerned about people dumping rock in the park strips that is
2 just junk from their lawns—not good rock.
- 3 • Keeslar said that the handout indicates that they want 2-inch lava rock to be the standard. He
4 wondered if 2 inches is good or if they should go with 3 inches. He wondered if maybe they
5 should specifically say in the ordinance, “Gravel not permitted.” “F” on the handout does
6 mention gravel as not permissible already, however.
- 7 • Keeslar asked if shredded bark should be allowed—or maybe no bark at all.
- 8 • Hank Howell said that he thinks bark would be okay if the owner takes care of it. He thinks
9 maybe there should be consequences for not taking care of bark in park strips.
- 10 • Keeslar pointed out “G” on the handout.
- 11 • Bouwes thinks that what someone considers attractive is subjective.
- 12 • Keeslar thinks that if a park strip has 4 feet or more, that it should definitely have grass.
- 13 • Malmstrom agrees with Bouwes. 90 % of people will put grass in if we allow it.
- 14 • Bouwes wondered if he could do some research and get a list to the Commission about
15 acceptable vegetation.
- 16 • Lamborn wondered if this would be a list people could add to or if it was just a list of what
17 they’d like to see in the park strips.
- 18 • Nick said it was just a list of acceptable vegetation.
- 19 • Mark mentioned that the Commission doesn’t want anything that’s going to grow over the
20 sidewalk or into the road.
- 21 • Keeslar mentioned having a xeriscape alternative to avoid subjectivity.
- 22 • Vic Saunders (in the audience) said that, from a council perspective, he’d like to see continuity
23 among park strips—somehow matching peoples’ tastes; but the standards need to be something
24 that everybody can do.
- 25 • Keeslar reviewed the main purposes of park strips:
 - 26 ○ To provide a safe distance for the pedestrian (or at least a comfort feel)
 - 27 ○ For aesthetic appeal
 - 28 ○ To store snow
- 29 • Saunders said that another thing park strips are mainly used for is utilities—and utilities get dug
30 up. If we decide to have a specialized landscaping, it could take a long time to establish. Grass
31 is easy to replace. We need to make sure that what we ask the homeowners to do, they’re
32 capable of doing.
- 33 • Sorenson said that grass is the landscaping of choice.
- 34 • Lamborn asked if the Commission had a problem with shrubs and xeriscaping. She likes the
35 xeriscape except much of it looks like weeds to her.
- 36 • Malmstrom said that part of the reason it looks that way is preference, and part of it is how it’s
37 maintained.
- 38 • Hank noted that what’s beauty to him is not beauty to his neighbor.
- 39 • Saunders said that buffalo grass may be an alternative to grass in park strips because it’s hardy
40 and doesn’t have to be watered much.
- 41 • Malmstrom pointed out that buffalo grass is brown half the year.
- 42 • Nick wondered if these 2-foot park strips already exist or if they’re just park strips that will be
43 put in in the future.
- 44 • Keeslar said that the City would just like a say about park strips—the ability to enforce
45 something.

- 1 • Nick asked if park strips require curbs. He said most of old Providence doesn't have curb.
- 2 • Keeslar said that park strips do require curbs.
- 3 • Keeslar said that another concern is people putting structures in the right of way.
- 4 • Keeslar asked the Commission to contact him (write, call or come in) before the end of the
- 5 month so he can get their suggestions in before City Council in January.
- 6 • Sorensen asked what was more typical in terms of size for a park strip.
- 7 • Keeslar said that the current sizes are 3 feet, 5 feet, 6 feet, and that in old town Providence there
- 8 are huge park strips—8-10 feet.
- 9 • Keeslar said that requiring the developer to put in trees is a good idea. He would like to put this
- 10 in the City Ordinance and Subdivision Ordinance.
- 11 • Keeslar directed the Commission's attention to "K".
- 12 • Malmstrom said that the handout about trees (on the back of the park strip handout) was an old
- 13 list, and that he and Barbara had worked on a new one a few years ago, but it had not been
- 14 completed yet. This handout needs to be updated—add trees and take some of the existing ones
- 15 off the list.
- 16 • Keeslar said that when Malmstrom gets that list to him, he'll put it under "D" & "E" on the
- 17 Accessory Dwelling Unit handout.
- 18 • Keeslar asked Bouwes to get some xeriscape information for the Commission, too.
- 19 • Sorensen asked if Keeslar was concerned about trees lifting the ground of park strips.
- 20 • Keeslar said that he was.
- 21 • Saunders said that, if the park strips are narrower than 3 feet, there are few that won't disrupt the
- 22 curb or sidewalk.
- 23 • Keeslar said that trees are not permitted in less than 2-foot areas—that's the idea they want to
- 24 add.
- 25

26 **Accessory Dwelling Units:**

- 27 • Keeslar mentioned that there are a few things that need to be looked at in regards to accessory
- 28 dwelling units:
 - 29 ○ The Commission would like to amend the code so that a conditional use will not expire
 - 30 unless there's a revocation hearing held before the Planning Commission. It's not
 - 31 consistent with planning law that a conditional use for an accessory dwelling unit expire
 - 32 with the sale of the house.
 - 33 ○ Parking for accessory dwelling units
 - 34 ○ The design of accessory dwelling units
- 35 • Keeslar asked that the Commission give their comments to him before the end of November so
- 36 he can get back to them before December's Planning Commission Meeting.
- 37 • Keeslar reminded the Commission that, instead of having the traditional study meeting in the
- 38 council chambers, the December study meeting will be held at the Iron Gate Grill at 4:30 on
- 39 December 21. The commission will then go to the Providence City council chambers to discuss
- 40 agenda items.
- 41

42 **Front and Rear Yard Setbacks:**

- 43 • Keeslar mentioned that the 50-foot combination setback had been talked about, and also the
- 44 requiring of trees—but give a choice, a variety.
- 45

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3 **AGENDA ITEMS**
4

5 Blaine Sorensen closed study meeting and called the meeting to order. He invited visitors to sign in
6 the register before leaving.
7

8 **APPROVAL OF MINUTES**

9 Sorensen opened up time for discussion of minutes.

10 **MOTION** by Kristina Lamborn to approve the minutes of October 19. **SECOND** by Mark
11 Malmstrom. All in favor.

12 Abstained: Nick Bouwes and Blaine Sorenson

13 Excused: Jim Beazer
14

15 **Disclosure of any conflicts of interest on any of the agenda items: None.**

16
17 **Disclosure of any ex parte communication: None.**
18

19 **ITEM ONE:** Patricia Canning is requesting a conditional use for an accessory dwelling unit located
20 generally at 134 North 300 East.

- 21 • Keeslar gave a little background about this request. He said that this is a single person that
22 will be living in the house that will be renting to a tenant. There will be plenty of off-street
23 parking, but she also has a two-car garage. Her plan is to use one of the spaces in the garage
24 for herself, and the other space for the tenant.
- 25 • Sorensen wondered why the recommendation was for Warren Lloyd instead of Patricia
26 Canning.
- 27 • Keeslar said that it was a typo on his part.
- 28 • Vic Saunders (in the audience) said that, in the previous couple of weeks, he had been
29 approached by citizens who were concerned that the City was starting to allow a lot of
30 accessory dwelling units. He said they felt like accessory dwelling units were originally
31 supposed to be for aged relatives who needed a place to stay. They expressed that they built
32 houses in neighborhoods that were residential in nature and are concerned that they'll be turned
33 in to residential mixes, and that is not what they had bargained for. Saunders said he
34 explained to them that the accessory dwelling units are only conditional, which means they
35 are reviewed on a yearly basis, but the people were still nervous.
- 36 • Lamborn said that the problem the City faces is that an accessory dwelling unit is approved
37 as a conditional use. She said that as long as the person meets the requirements, the
38 Commission can't say "no."
- 39 • Saunders told her that the Commission *can* say "no."
- 40 • Keeslar said that the code allows rental income championships, security purposes, and other
41 things—where do you draw the line? If the purpose was for the elderly, then we would only
42 open it up to elderly, but that's not what the ordinance says.
- 43 • Lamborn said that the Commission sees conditional use applications for accessory dwelling
44 units every month.
- 45 • Keeslar said that, if these people who were complaining to Saunders were so concerned
46 about these accessory dwelling units, they'd be here at this meeting.

- 1 • Sorensen said that this comment was duly noted. He then closed the discussion to the
2 audience and opened it up to the Commission for discussion.
- 3 • Sorensen says that he understands the concerns that Vic Saunders shared, but he doesn't see
4 it as an issue yet. If these people who expressed their concern to Saunders were here, then
5 maybe it would be more of an issue.
- 6 • Saunders said that the concern is also, mainly, the "after-the-fact conditional uses"—the
7 people who build an accessory dwelling unit and then come to the City and apologize and are
8 granted a permit.
- 9 • Keeslar said that Patricia Canning's accessory dwelling unit is new in the basement of an
10 existing home. He reiterated that the City requires that conditional uses be approved by the
11 Planning Commission and the City Council.
- 12 • Malmstrom noted that "continue" under the "Recommendation" heading in the staff report is
13 a typo.
- 14 • The following FINDINGS OF FACT were presented:
 - 15 ○ Providence City Code 10-12 Accessory Dwelling Units lists the requirements for
16 accessory dwellings.
- 17 • The following CONCLUSIONS OF LAW were presented:
 - 18 ○ The applicant will meet the requirements of Providence City Code 10-12 Accessory
19 Dwelling Units.
- 20 • The following CONDITIONS were presented:
 - 21 ○ Continue to comply with Providence City Code 10-12 Accessory Dwelling Units.
 - 22 ○ Obtain a building permit from Providence City.
- 23 • **MOTION** by Bouwes that the Planning Commission recommend to the City Council
24 approval of Patricia Canning's request for a conditional use for an accessory dwelling
25 located generally at 134 North 300 East with the following findings of fact, conclusions of
26 law, and conditions as stated in the staff report. **SECOND** by Hank Howell. All in favor.
27 Excused: Jim Beazer.
28

29 **ITEM TWO:** Scott Theurer is requesting final plat approval for Henry's Bench Phase One and Two
30 Amended Subdivision located generally at 300 East and Bessie Lane.

- 31 • Keeslar explained that the reason why Scott Theurer's subdivision is before the Planning
32 Commission is that there have been a lot of people splitting property and adding property,
33 and we've caught this when people have come in to get building permits. Splitting property
34 is not allowed without jurisdictional approval. This is just an amended subdivision plat to
35 correct inaccuracies that existed. This is a 2-subdivision, 10-lot development that's already
36 built out.
- 37 • Sorensen had a question about the difference in typing of the lots 7-10 and 1-5 on the two
38 plats. He wondered if it was because there were 2 phases.
- 39 • Keeslar said that this observation was correct.
- 40 • Sorensen opened up time to members of the audience for comments.
- 41 • Sorensen closed discussion from the audience and opened discussion to members of the
42 Commission.
- 43 • Lamborn questioned what had been changed on this item.
- 44 • Keeslar pointed out that, on the second sheet, there's a corner that was divided up. He also
45 directed their attention to the first subdivision, on the left hand side, 5 feet from the boundary

- 1 line of lot 6. He indicated that, had the house been closer than 10 feet, there would have
2 been a problem, but there is no problem now that a subdivision amendment has been filed.
- 3 • Sorensen commented about an adjustment on lot 10 due to a sewer easement. He said that a
4 future sewer will be relocated with the development of a future phase just west of there.
 - 5 • Saunders asked what was going to happen to the private lane on lots 6 and 7.
 - 6 • Keeslar said that when that property develops, there will need to be an agreement between
7 Mr. Matthews and Mr. Theurer.
 - 8 • The following FINDINGS of FACT were presented:
 - 9 ○ Providence City Code 11-3-3 Final Plat lists the requirements for final plat requests.
 - 10 • The following CONCLUSIONS OF LAW were presented:
 - 11 ○ The applicant's request complies with the Providence City General Plan.
 - 12 ○ The applicant will meet the requirements of Providence City Code 11-3-3 Final Plat
13 with the following conditions.
 - 14 • The following CONDITIONS were presented:
 - 15 ○ Continue to comply with Providence City Code 11-3-3 Final Plat.
 - 16 • **MOTION** by Lamborn that the Planning Commission recommend to the City Council
17 approval of Scott Theurer's request for a final plat for Henry's Bench Phase One and Two
18 Amended Subdivision located generally at 300 East and Bessie Lane with the following
19 findings of fact, conclusions of law, and conditions as stated in the staff report. **SECOND**
20 by Malmstrom. All in favor. Excused: Jim Beazer.

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22 Sorensen closed the Planning Commission Meeting and the Commission resumed their earlier study
23 session.

24
25 The official meeting was adjourned at 6:20.

26 27 **STUDY MEETING**

28 29 **Providence Highlands Subdivision**

- 30 • Keeslar gave a brief preface for this subdivision. He mentioned that Millville passed an
31 annexation of property—adjusted the municipal boundary. Keeslar explained that Providence
32 Highlands had submitted drafts for preliminary plats rather than surprise the Commission with
33 one meeting to pass a preliminary plat for 69 or 70 lots.
- 34 • Mark Cohen, Jeremy Jensen, and Rick Arnold from Imagine Development were there to give a
35 presentation, and they brought two of their four builders: Justin Cooper (Mt. Sterling
36 Construction) and Jaren Taylor (JT Homes).
- 37 • Sorensen asked if this was to be a discussion with no action.
- 38 • Keeslar said yes.
- 39 • Keeslar mentioned that this was Providence Highlands' third revision of the preliminary plat
40 already. Staff Review Committee had had some concerns about the first 2 drafts. The fewer
41 problems, the better.

42 43 **Providence Highlands Presentation by Mark Cohen**

- 44 • There's a lot of land on the hill for building—it's a great piece of land for development.
- 45 • Imagine Development simply wanted to share their visions and concepts—they were not asking
46 for approval.

- 1 • Like to be building homes on the land next year.
- 2 • Concept: this property they want to build on is part of a larger piece of property that has recently
- 3 been annexed from Millville City.
- 4 • This land has some unique characteristics: relatively flat slopes on the southwest part, the eastern
- 5 part has a ridge of about 30 feet, and power lines run across the east bench.
- 6 • Imagine Development sees these power lines as an asset. They own about 1 mile to 1 ½ miles
- 7 across. They're going to leave that as part of a large community amenity that will have jogging
- 8 and biking trails. It's going to be used as an upper storm detention, although they'll have a series
- 9 of storm detentions and pocket parts.
- 10 • The development is a little like Grandview, but they plan on building a full section of road: 29
- 11 feet of asphalt—curb and gutter on both sides.
- 12 • They're very excited about doing something different with park strips. They would like to have
- 13 7-, 8-, or 10-foot setbacks. They like the idea of usable park strips. They also like the 50-foot
- 14 setback combination idea so that they can have a variety of backyards in their neighborhoods.
- 15 They mentioned that this combination option creates interest for passersby and allows them to
- 16 open up view corridors (beautiful view). It also gives flexibility to the owner.
- 17 • Imagine Development created a builders' alliance. They were concerned about the quality of
- 18 their project. Many people try to build their own houses; so, early on, Jeremy came up with an
- 19 idea to sell to preferred builders and create this builders' alliance.
- 20 • Jeremy explained that the builders' alliance is a unique opportunity to have quality control and
- 21 maintain high property values. The four builders in the alliance for Providence Highlands are:
- 22 Justin Cooper with Mt. Sterling Construction, Jaren Taylor of JT. Homes (both are local
- 23 builders), Jeff Jackson with Midvalley Construction, and Greg Bills with All Star Builders.
- 24 Imagine Development feels that these are some of the best builders.
- 25 • Sorensen asked how they selected the builders and how they settled on these particular ones.
- 26 • Jeremy commented that they had initially invited many builders to discuss many issues, and
- 27 these four builders consistently supported them. They feel like these 4 are very talented.
- 28 • Mark said they went through everybody: some considerations were financial; some were the
- 29 ability of builders to take on 5 or 6 specs at a time. They looked at the quality of homes and how
- 30 often they had participated in The Parade of Homes.
- 31 • Jaren Taylor said that, as builders, he and the others realize that they're fortunate, but that
- 32 Imagine will hold them to a very high standard, and if the builders don't do everything Imagine
- 33 wants, the builders are out.
- 34 • Sorensen asked if they'd looked at a price range for the homes.
- 35 • Mark said that they are going to put conditions on it according to the sizes of homes. He said
- 36 that homes probably won't be able to be built for less than \$200, 000, and most (90%) will
- 37 probably be in the \$400,000 range—and some may be higher. In the future, there will be more
- 38 variety, more estates, and higher priced homes. They may be back to talk about some less
- 39 traditional homes in the future.
- 40 • It's a unique alliance. They felt like they had a special piece of ground, and they wanted
- 41 something that would attract people.
- 42 • Pitch to have Parade of Homes come in to one cul-de-sac—to be a home central for the parade.
- 43 That's their hope and aspiration.
- 44 • Sorensen asked if the homes in the Parade of Homes will dictate the homes that will be built in
- 45 the neighborhood.

- 1 • Mark said that sometimes they use these as models, but a lot of them are just for show.
- 2 • Mark said they will compose a lot of conditions that the builder must agree to.
- 3 • Sorensen's feeling is that, with the value of the homes being so high, the buyers that can afford
- 4 these homes are not going to want a home that looks like every other home around it. His
- 5 concern is that there would be an assumption that the homes in the Parade of Homes would be
- 6 the style of homes being built there. People who can afford these homes probably won't want
- 7 their home just like everyone else's homes.
- 8 • Malmstrom wondered what the ratio of custom homes to spec homes was.
- 9 • Jaren said it depends.
- 10 • Malmstrom asked if he preferred custom homes.
- 11 • Jaren said he does both.
- 12 • Mark said that there's another part of this alliance that relates to the builders. Even though they
- 13 compete, they've agreed to do a group marketing effort. They will also have a relationship with
- 14 the off-site design center that will be in a furniture store. People will get to design their home
- 15 right there in the store. Imagine is trying some unique things as a group. They want to build a
- 16 community.
- 17 • Saunders said that it was hard to tell on the map if there was going to be some elevation on it—a
- 18 view component.
- 19 • Mark said that lot 7 is on a mound that comes up. They've tried to keep the mound in the middle
- 20 of the lot—this home (which will be Jeremy's) will be set up higher than the neighbor's home.
- 21 There will not be a ton of elevation. Everything flows from east to west, and within, there are
- 22 drainage areas.
- 23 • Sorensen said everything looks straight except 11—there are severe contours.
- 24 • Mark said they will have to do some pretty good road fills—they're not severe.
- 25 • Lamborn wondered if they put sidewalks in all at once or when they sold each lot—when they
- 26 built each house.
- 27 • Keeslar said that this was largely up to them. Stonegate in Provo put in sidewalks and park
- 28 streets before they even sold their lots.
- 29 • Mark said that this was a good idea, but it was difficult on construction.
- 30 • Mark said that they will immediately do sewer and water. They have 23 lots that they're starting
- 31 right off the bat.
- 32 • They said that they'll probably cut off a specific piece of land that will be totally developed (to
- 33 sell) so that there won't be pieces of sidewalk here and there where lots have and haven't been
- 34 sold.
- 35 • Keeslar pointed out to the Commission to look at the connection points and requirements by the
- 36 general plan. They show the connection to Grandview Drive, Hillsborough, and 1000 Drive: 3
- 37 ways in and 3 ways out.
- 38 • Mark said there's a little bit of a bottle neck, but there are several options. The bottle neck will
- 39 begin to clear up as traffic discovers the other connections.
- 40 • Mark said that they had met with Bruce Leishman, and he is willing to connect the road.
- 41 • They will need to talk or meet with Dorin Baker about getting land.
- 42 • Sorenson mentioned that, as he was looking at proposed lots, he saw nothing by way of parks.
- 43 He asked if it was because of the issue of not building underneath the power lines.
- 44 • Mark said this was true.
- 45 • Keeslar said there was over 2 acres of open space over half the power lines.

- 1 • Sorenson asked if they were proposing to develop that in the future. He asked if it was a sure
2 thing.
- 3 • Mark said yes.
- 4 • Keeslar said the regular subdivision will be maintained by the Home Owners Association
5 (HOA)—to maintain high caliber in the city—but it will be open to public—public access.
- 6 • Sorenson asked if they were proposing a yearly fee for the HOA involvement.
- 7 • Keeslar said it's usually a monthly fee rather than a yearly fee.
- 8 • Lamborn asked if there was enough water for all lots.
- 9 • Keeslar said that they're bringing in the water. They purchased a 160 acre farm because it has
10 928 acre feet of water. Less than half of that would have enough water for the entire 120 acres
11 of the Providence Highlands subdivision. They're planning on selling 100 acre feet of water
12 (100 shares) to the City for its use.
- 13 • Mark said that their plan is to bring people into a long, extended corridor. They would like to
14 put as many people adjoining as they can so they can have asphalted pathways, maybe some
15 artificial golfing facilities—nothing too high maintenance.
- 16 • Sorenson asked if this would be a specifically non-lighted area.
- 17 • Mark said that it was non-lighted, although they may want to put low lights so people can see to
18 walk; there will be no big lights, however—no lit tennis courts or ball diamonds, etc.
- 19 • Sorenson expressed concern that builders are notorious for not cleaning up after themselves; they
20 seem to always point to the other person as the culprit.
- 21 • Mark said that there are 2 things going for Providence Highlands in regards to this concern:
22 ○ They don't have a lot of mud there—it's basically on gravel; there's no thick mud.
23 ○ There will be areas where they plan to create a gravel wash area. They'll get the large
24 trucks to go wash off in the gravel wash area before they go into public streets. Mark
25 said that the City can call them on the carpet if they don't do this.
- 26 • Jaren Taylor mentioned that, to reduce costs, all the builders are getting one company to take
27 care of all concrete, all excavation, etc. so there will be only one finger to point.
- 28 • Keeslar asked the Commission if there were any glaring concerns about the layout of the
29 subdivision or the lots.
- 30 • Sorenson mentioned that there really is only one access into these homes that will be built
31 initially, although there are routes going out.
- 32 • Keeslar said there are two streets, initially.
- 33 • Sorenson said that the ones on the south end are just hanging at this point in time.
- 34 • Malmstrom asked if it was realistic that 1000 South would be finished—the gravel portion.
- 35 • Keeslar said that the City doesn't own that land, and Providence Highlands has already talked to
36 Bruce Leishman and got the right of way given to city.
- 37 • Malmstrom asked if it would at least be half finished.
- 38 • Mark said yes. He said they are going to work hard with Mr. Dorin Baker and talk to the City if
39 he doesn't cooperate. He said that they will work diligently to get the entire street.
- 40 • Keeslar recently finished a pilot project about setbacks. He said that the City will see how it
41 works with Craig Kendrick, and perhaps Providence Highlands may want to look at the same
42 thing.
- 43 • Mark said that Jeremy, one of their builders, came up with the idea to organize all the lots so that
44 every two lots put their driveways next to each other. That way, there would be lots of space—
45 about 140 feet on either side—then they could have a lot of fun with setbacks.

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- Malmstrom said he likes the wide park strips in old neighborhoods and the large trees. He said that, to do this, is a step above.
- Mark said they love these new ideas about park strips.
- Keeslar asked if the Planning Commission had any other thoughts or comments. He asked if they were heading in the right direction with this project.
- Lamborn and Sorenson said it was great.

Meeting Minutes Approved

Blaine Sorenson _____ Date _____
Acting Chairman

Rebecca Billings _____ Date _____
Secretary