

1 **Providence City Planning Commission Minutes**
2 **Providence City Office Building, 15 South Main, Providence UT 84332**
3 **October 14, 2015 6:00 pm**

4
5 Chairman: Larry Raymond
6 Attendance: Kirk Allen, Barry Nielsen, Wendy Simmons
7 Excused: Bill Baker, Heather Hansen, Robert James
8

9 **Approval of the Minutes:**

10 **Item No. 1.** The Providence City Planning Commission will consider for approval the minutes of
11 September 9, 2015.

12 **Motion to approve the minutes of September 9, 2015 with the following changes: K Allen, second – W**
13 **Simmons**

- 14 • Page 2, line 37 – add s to project
- 15 • Page 4, line 5 - change flat to flag

16 **Vote: Yea: K Allen, B Nielsen, L Raymond, W Simmons**
17 **Nay: None**
18 **Abstained: None**
19 **Excused: B Baker, H Hansen, R James**
20

21 Action Item No. 1 was discussed as the first item on the agenda.

22 **Action Item No. 1. Preliminary Plat:** The Providence City Planning Commission will consider for approval
23 a preliminary plat for Providence Professional Condominium, a 3 unit business condominium located in
24 the building at 65 North Gateway Drive.

- 25 • S Bankhead – Executive Review Staff has reviewed the concept and preliminary plats and feels
26 the preliminary plat meets the requirements of Providence City Code 11-3-2 and recommends
27 this be approved according to the Findings of Fact, Conditions of Law and Conclusions of Law.
- 28 • L Raymond had a question about doors that are not shown on the drawings. No building
29 ingress/egress doors are shown. S Bankhead said they can be required as a conditions.
- 30 • K Allen asked if Unit 1 could be approved, but not Unit 2. S Bankhead said everything has to be
31 correct, but it can be approved with conditions being required or it can be continued until the
32 owner has correct drawings showing ingress/egress doors.
- 33 • L Raymond said stairways need to be labeled.
- 34 • K Allen said restrooms needed to be identified.
- 35 • S Bankhead said the building inspector and the fire inspector have looked at the building and
36 everything is being built to code. However, the code does not ask to see building plans in
37 condominiums.
- 38 • K Allen felt like the plat should be approved with the discussed conditions being met so the
39 owner can move on to final plat.

40 **Motion to approve preliminary plat with the following conditions being met: ingress/egress doors,**
41 **stairwells and restrooms being labeled on the drawings: K Allen, second – Barry Nielsen**

42 **Vote: Yea: K Allen, B Nielsen, L Raymond, W Simmons**
43 **Nay: None**
44 **Abstained: None**
45 **Excused: B Baker, H Hansen, R James**
46

47 **Public Hearing:** the Planning Commission is holding a public hearing. The purpose of the public hearing
48 is to provide an opportunity for anyone interested to comment on the proposed amendments to
49 Providence City Code Title 10 Zoning Regulations, Chapter 8 Area Regulations and Parking

1 Requirements, Section 3 Setbacks allowing a covered porch to extend into the front yard setback, before
2 action is taken. The Planning Commission invites you to attend the hearing in order to offer your
3 comments.

4 Public hearing opened at 6:30 pm.

- 5 • Ted Davidson, resident of Providence, feels it would be good if residents with ADA requirements
6 and the elderly could have a nice covered porch to facilitate entry into homes. He is in favor of
7 the proposed amendment. He would also like ramps to be covered.
- 8 • Various members of the Planning Commission, as well as S Bankhead, explained that this change
9 allows porches on older homes to extend into the front yard setback in order to make older
10 homes more compliant with the current building code. It is designed for homes that were built
11 before the current building code applied. Ramps are not addressed in this proposed ordinance
12 change as they are addressed by ADA regulations.

13 Public hearing closed at 6:50 pm.

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15 **Action Items:**

16 **Item No. 2. Proposed Code Amendment:** The Providence City Planning Commission will consider for
17 recommendation to the Providence City Council proposed code amendments to Providence City Code
18 Title 10 Zoning Regulations, Chapter 8 Area Regulations and Parking Requirements, Section 3 Setbacks
19 allowing a covered porch to extend into the front yard setback.

20 **Motion to recommend the City Council accept the proposed changes to City Code Title 10 Zoning
21 Regulations, Chapter 8 Area Regulations and Parking Requirements, Section 3 setbacks allowing a
22 covered porch to extend into the front yard setback: K Allen, second – W Simmons**

23 **Vote: Yea: K Allen, B Nielsen, L Raymond, W Simmons**

24 **Nay: None**

25 **Abstained: None**

26 **Excused: B Baker, H Hansen, R James**

27
28 **Study Items:**

29 **Item No. 1. Proposed General Plan Amendments:** The Providence City Planning Commission will discuss
30 possible amendments for the zoning element of the Providence City general plan; including the zoning
31 districts for future annexation and future rezone of existing districts.

- 32 • L Raymond suggested postponing this item until Heather Hansen could be here to discuss her
33 findings and recommendations.
- 34 • K Allen said he would like to discuss some of the items. He has questions about the difference
35 between SFE , SFL, and SFR.
- 36 • S Bankhead explained that SFE and SFL are very similar to what the city has now. SFT would
37 change to SFR. SFM would change from 8,000 sq. ft minimum to 10,000 sq.ft. minimum, with
38 6,000 sq. ft. minimum for SFH. This proposal does away with the 8,000 sq. ft. minimum zone.
39 The MFR allows 15 dwelling units per acre where our current MFR allows 7.5 dwellings per acre.
40 Multi-family Medium Density allows 30 dwellings per acre and our current zone allows 18
41 dwellings per acre. MFH allows 85 dwelling units per acre and our current zone allows 22
42 dwelling units per acre. In this proposal, densities increase substantially. S Bankhead has a sheet
43 with the proposed recommendations from Heather worked into the current code and she will
44 email it to the Commission. This will enable the Commissioners to see what is current and what
45 is proposed.
- 46 • K Allen asked if Use Regulations will have to be changed with the proposed changes to the
47 ordinance.
- 48 • S Bankhead said it will have to be changed. She will do that so the Commissioners can see what
49 changes will be affected.

- There was continued discussion about some of the changes in zoning. This item will be continued to next meeting.
- L Raymond will not be able to attend the next meeting, so Heather will be chairing that meeting and will be able to explain what her intent and ideas are.
- J Baldwin asked if safeguards could be written into the code to provide for visually appealing neighborhoods versus crowded and run down neighborhoods.
- S Bankhead said landscaping requirements could be added as well as other elements in order to make sure the vision of the general plan is what actually gets built.
- W Simmons asked if state or federal code require high density. S Bankhead said there aren't requirements for high density, but there are requirements for medium to low income housing.

Item No. 2. Proposed Code Amendment: The Providence City Planning Commission will discuss a proposed code amendment to Providence City Code Title 10 Zoning Regulations, Chapter 4 Establishment of Districts, establishing regulations for Commercial Neighborhood District by adding Section 6 Commercial Neighborhood District.

- S Bankhead said the city already has a CND zone with uses listed on the use chart; however, it is not well defined. The Planning Commission needs to make a decision on whether or not the city should keep the CND zone. A favorable example of CND is The Quilt House. It does not negatively impact the neighborhood. However, if the Olsen family sells Dorothy's house, then the business (home next door) will have to close. The question is if the business were owned by someone not living in Providence, would that be a problem? The argument against CND would be not having every house on that block turning into a business. 100 East in Logan is a good example of almost every home in that area being turned into a business. The potential risk is that you may end up with a commercial district rather than a commercial neighborhood district.
- K Allen said we have to make sure we don't deteriorate residential neighborhoods with CND.
- S Bankhead said a bakery or small fast food type restaurant could have a huge impact on traffic. An attorney's office might not have as much traffic impact. Certainly we want the businesses to be successful, but success for some types of businesses will negatively impact neighborhoods.
- K Allen pointed out that some businesses, when they start to prosper, change from a home business to a commercial business. An example of that would be Alan Wolford's motorcycle shop.
- S Bankhead said restrictions could be put in place, but it is difficult to control the growth or popularity of the business. That's the downside of CND. The only difference between CND and a home business is that someone does not have to reside in the home of the business for CND. Businesses that are not typically allowed in a home business would not be allowed in CND.
- A public hearing will be required and will be tentatively scheduled for November 18th.

Item No. 3. Proposed Code Amendment: The Providence City Planning Commission will discuss proposed code amendments to Providence City Code Title 10 Zoning Regulations, Chapter 15 Sign Regulations, including but not limited to adding Feather Flags (Sail Banners).

- This item will be continued to next meeting.

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

- No staff reports.

Commission Reports: Items presented by the Commission Members will be presented as informational only; no formal action will be taken.

- No Commission reports.

1 **Motion to adjourn: W Simmons, second – B Nielsen**
2 **Vote: Yea: K Allen, B Nielsen, L Raymond, W Simmons**
3 **Nay: None**
4 **Abstained: None**
5 **Excused: B Baker, H Hansen, R James**

6 Minutes recorded and prepared by C Craven.

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11 Larry Raymond, Chairman

Caroline Craven, Secretary