

1 **Providence City Planning Commission Minutes**

2 **Providence City Office Building**

3 **15 South Main, Providence UT 84332**

4 **December 9, 2015 6:00 pm**

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

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11 **Approval of the Minutes:**

12 Item No. 1. The Providence City Planning Commission will consider for approval the minutes of November 18,
13 2015.

14 **Motion to approve the minutes of November 18, 2015: K Allen, second – W Simmons**

15 **Vote: Yea: K Allen, H Hansen, R James, L Raymond, W Simmons**

16 **Nay: None**

17 **Abstained: None**

18 **Excused: None**

19 **Study Items:**

20 Item No. 1. Proposed General Plan Amendments and Use Chart Uses: The Providence City Planning Commission
21 will discuss possible amendments for the zoning element of the Providence City general plan; including the
22 definitions for zoning districts.

- 23 • The commissioners reviewed the agricultural zone on the use chart.
- 24 • H Hansen said c.6. (between 6 and 7) private lessons at public facility should be allowed.
- 25 • S Bankhead said that is specific to public facilities.
- 26 • H Hansen felt radio TV/Cell tower should be allowed in AGR.
- 27 • S Bankhead said this should be allowed as a conditional use. There are guidelines already in the code for
28 this.
- 29 • H Hansen felt mortuary should be removed from the AGR zone. F.3 Bakery/confectionery Sales and F.8.
30 Florist Store should be allowed and the grocery store should not be allowed.
- 31 • R James felt a c^ would be a good idea for a lot of the uses in AGR zone.
- 32 • K Allen asked what the difference is between F.10 – Specialty Store/Shop and F. 16 or F.17 – Music Store
33 and Paint Store respectively. How is a specialty store or a grocery store allowed and a music store or paint
34 store not allowed: If someone wants to have a specialty store, a paint store or a music store, he feels that
35 person should open a shop in the commercial zone.
- 36 • S Bankhead said she disagreed based on the fact that there are a lot of home based businesses in
37 Providence.
- 38 • H Hansen felt a c^ should be added to F.8, F.12, F.13, F.14, F.16, F.17, F.18 & F.25.
- 39 • W Simmons asked what the impact is on neighborhoods, even on a large plot, in allowing a lot of these
40 types of uses, especially when there are similar businesses throughout the valley.
- 41 • K Allen felt that some types of businesses would make some homes in neighborhoods look junky and have
42 a negative impact on the neighborhoods.
- 43 • H Hansen pointed out that a business that is collecting junk is no different than just anyone who decides
44 to collect items as a hobby and then that property ends up being junky also. At least if it is a home
45 business the City has some recourse to try and keep the junk under control.
- 46 • L Raymond asked the commission to consider the future objective in the AGR zone. Does the city want to
47 preserve what we have or is the future of the city going to move away from agriculture.
- 48 • W Simmons and R James felt the AGR zones would be sold and subdivided within the next few years.
- 49 • S Bankhead thought that whoever in the past permitted stores in the AGR zone, intended to allow stores
50 not necessarily a home business. She isn't sure how a grocery store was allowed.
- 51 • H Hansen suggested adding a home sales and retail sales line, but not allow store fronts to Section F.
- 52 • B Baker said anyone can build a building in the AGR zone and then use the building for retail sales.
- 53 • S Bankhead said there is a big difference between a structure and the use of a structure.

- S Bankhead felt if the AGR zone use chart was separate from the residential zone use chart it would be easier to detail what is and what is not allowed.
- R James asked if Skarlet got a lot of calls on the AGR zone. She said she did not, usually only for county tax questions. R James felt if there are no problems with the zone as it currently stands and it is a zone that may be disappearing over the next few years, it can be left alone.
- B Barker felt if a large property was not being used for agricultural purposes, it should not be zoned AGR.
- H Hansen and R James said we don't want to spot zone. One owner may use a tract of land for agriculture, but the next property owner may not. We wouldn't change the zoning for each property owner. No matter what the land is used or not used for, the zoning should remain the same.
- R James felt if there were no issues with the AGR zone uses it should be left alone.
- S Bankhead said usually the only people who come in with AGR use questions are those who want to subdivide. On the subject of subdividing, area regulations are included in each zone. Maximum lot sizes should be addressed. Often when a developer includes a few very large lots in a development, then someone will want to buy one of the larger lots with the intent to subdivide it anyway. For true planning purposes maximum lot size need to be addressed.
- R James said that would present a problem for integration of various lot sizes.
- S Bankhead said she isn't sure how integration for affordable housing would be protected with maximum lot size restrictions.
- There was discussion about whether or not continued discussion for uses in the AGR zone was warranted. It seems to be a zone that is shrinking rather than growing.
- It was decided that grocery store will be removed since nobody is requesting that use, but the rest of the items will stay.
- R James suggested moving G.8 gasoline/petroleum storage (not bulk) be move from commercial and related use to agricultural use.
- S Bankhead suggested breaking the use chart down by zone and do one to two zones per meeting, or breaking it down by use and discussing a few groups of uses per meeting.
- R James felt the AGR zone needed a written use intent.
- There was discussion about defining some of the terms that may be ambiguous, such as specialty shop and retail.
- Planned unit development should be removed (a.12), inner block development and public park can be removed.
- There was discussion on home based businesses and not allowing store fronts, and retail businesses.
- B Baker will work on a definition of retail establishments.
- SFE and SFL will be discussed at next meeting.

Item No. 2. Pending ordinance – Code Amendments to Providence City Code 10-6-1: The Providence City Planning Commission will consider code amendments to the Use Chart including but not limited to adding the words “counter top or” before the words “cabinet shop” in Item H. Industry and Manufacturing, Use 3.

Item No. 3. Proposed Code Amendment: The Providence City Planning Commission will consider a code amendment adding Chapter 6 Condominium Approval to Providence City Code Title 11 Subdivision Regulations.

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

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

Items No. 2 and 3 were not discussed. There were no staff reports and no commission reports.

Motion to adjourn: H Hansen, second – R James

Vote: Yea: K Allen, H Hansen, R James, L Raymond, W Simmons

Nay: None

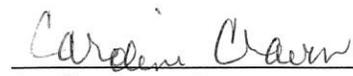
Abstained: None

Excused: None

Meeting adjourned at 7:45 pm.

Minutes recorded and prepared by C Craven.


Larry Raymond, Chairman


Caroline Craven, Secretary