

1 **PROVIDENCE CITY COUNCIL AND PLANNING COMMISSION JOINT WORKSHOP MINUTES**

2 **January 15, 2008**

3 **Providence City Office Building**

4 **15 South Main, Providence UT**

5 **7:00PM**

6
7 Call to Order: Mayor Randy Simmons
8 Roll Call of City Council Members: Mayor Randy Simmons
9 City Council Attendance: Mayor Simmons, K Baker, R Liechty, J Russell,
10 D Low(arrived at 7:10pm)
11 Planning Commission Attendance: H Ames, D Astle, D Briel, L Campbell, J Mock
12 Visitors: Professor Richard Toth, Ellie Leydsman McGinty
13 Staff: Katie McDermott, Office Specialist
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15 **Item No. 1: The Providence City Council and Planning Commission will hold a joint workshop to hear**
16 **a presentation from Professor Richard E. Toth from Utah State University regarding CACHE VALLEY**
17 **2030, a report by the Bioregional Planning Program at Utah State University.**

18 Mayor Simmons explained that the workshop was Katie McDermott’s idea because she was at the Citizen Planner
19 Workshop. The Mayor and Katie felt it would be a good idea to get brains working about ideas for different types
20 of planning for the valley.

21 Professor Toth explained how the process for Cache Valley 2030 came about.

22 Professor Toth said they looked at Cache Valley as a unit. They do not look at the state boundaries to help see
23 Cache Valley all as one piece. He said one of the biggest issues is that we are growing. The population is expected
24 to double by 2030. He explained the methodology behind the report. They looked at issues specific to our valley
25 including biophysical and social attributes. They then did some models to evaluate the development of their
26 project. They then developed alternative futures for Cache Valley. He said an important concept of bioregional
27 planning is to evaluate how biophysical and social attributes correlate together. He showed them about modeling
28 with GIS. First they went over public health, safety, and welfare. Their model concerned wetlands, floodplains,
29 slopes greater than twenty percent, fault zones, liquefaction, and fire hazard. Professor Toth also showed the
30 critical wildlife habitat model. Next he showed them the model for visual quality. He lastly addressed public
31 transportation. They recommended having buses go to Preston as part of their report. Buses now travel frequently
32 between Logan and Preston.

33 Professor Toth next showed the alternative futures. He first showed them a model of what they believe Cache
34 Valley would look like in 2030 if nothing changes. He then showed them a model where all the development
35 happens on the east bench. The next model was a model developing traditional towns. The last model was about
36 critical lands.

37 D Astle asked if the 89,000 people of the first ring of the traditional towns model included infill principles.

38 E Leydsman McGinty said that no, it didn’t include anything about infill.

39 H Ames said on the traditional town model the open areas would not be able to be sold if they weren’t in the
40 “town” area. He said there would have to be a lot of agreement from a lot of diverse stakeholders with a lot of
41 different agendas.

42 J Mock asked if there was a regional council.

43 Professor Toth said that they would address that a little later in his presentation.

44 The last model was about critical lands. He said by keeping people out of harms way there would be money
45 saved. He then showed them a summary of the models that they made.

46 D Low asked about how the summary is evaluated.

47 E Leydsman McGinty said they are all measured against the future and that is how they were evaluated.

48 Professor Toth showed them a picture of Providence in 1997 and showed them a picture of 2006. He then showed
49 them a picture from the Little Bear River Watershed Study from 2007 of the south end of Cache Valley now and
50 what the south end of Cache Valley may look like in the future if it keeps developing. He said they may be

1 apprehensive to feel like development can be projected. He said that growth is already happening. He showed
2 them Providence. He showed them boundaries of how far the growth would be with 1.4 units per acre. He then
3 showed them a more efficient model with more units per acre.

4 Professor Toth lastly showed them some useful websites that the City Council and Planning Commission could
5 use.

6 Mayor Simmons asked him if he could say something about smart growth literature and mixed uses. He wanted
7 suggestions or ideas about things we should consider.

8 Professor Toth said they are trying to entice people to look at higher densities. He said that at the Governor's
9 library website there may some very useful things. He thinks communities can work things out if they agree on
10 what they want to be when the City "grows up". He said private property rights are like cars. If you own your car
11 you respect certain limitations for public health, safety, and welfare. He said if you use your property a way that
12 you see fit but that harms others then it is not acceptable. He thinks once we get a sense about that we can make a
13 lot more progress.

14 Mayor Simmons asked about how to do infill without ruining "old town Providence".

15 Professor Toth said that they could hire planners, architects, landscape architects, and others. He said he would
16 not try to battle it out in an open meeting. He said someone should set the stage and then have the Council look at
17 options for the City. He compared complex questions to surgery. He told them not to "operate on yourself". He
18 suggested getting professionals.

19 E Ledysman McGinty said the senior planner for Park City would be a good person to speak with about infill in
20 historic areas.

21 Professor Toth said that on the APA website there are always questions with a lot of answers. He said the Utah
22 chapter is very helpful.

23 He told them that if they just ignore things and keep their "heads in the sand" that they are going to have results
24 they do not want. He said that Scott Wyatt tried twice to get revenue sharing. The legislature wouldn't allow
25 Cache Valley to try it for a few years.

26 Mayor Simmons talked about the HWY 165 road meeting next week.

27 Mayor Simmons said they need to think about what will happen to old town. He also said they need to think about
28 mixed use. They need to look at building neighborhoods instead of just sprawling until build-out.

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30 Meeting adjourned at 8:19pm.

31 Minutes taken and prepared by Katie McDermott.
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35 Randy Simmons, Mayor

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35 Skarlet Bankhead, City Recorder