

1 **Providence City Council Meeting**

2 **Providence City Office Building**

3 **15 South Main, Providence UT**

4 **Tuesday, November 9, 2005 6:00 p.m.**

5 **Attendance:** Mayor: Alma H. Leonhardt

6 Council: Stan Checketts, Stacie Gomm, Deon Johnson, Ron Liechty,

7 Vic Saunders

8 City Recorder: Skarlet Bankhead

9 Public Works Director: Randy Eck

10 Policy Management: Dee Barnes

11 **The Providence City Council will hold a study session at 6:00 p.m. in the City Council**
12 **Chambers. This session will be open to the public; however no public comment will be**
13 **heard and no action will be taken on agenda items.**

14 Council Reports:

15 Council Member Vic Saunders:

- 16 • V Saunders explained he invited Derrick Naylor to the meeting to report on his Eagle
17 Scout project. D Naylor reported he trimmed the branches in right-hand fork in
18 Logan Canyon for his Eagle Scout project.

19 Council Member Ron Liechty:

20 Hillcrest Subdivision:

- 21 • R Liechty reported the 400 East survey not complete. He explained the survey
22 should be done within the week. He suggested tabling the decision until the next
23 council meeting.

24 Trails:

- 25 • R Liechty reported citizens have asked about the Primary Path trail (300 South).
26 Kathy Baker reported there is a City right-of-way. R Liechty would like to see the
27 trail improved.
- 28 • S Gomm suggested extending the Von's Park trail further east to Providence
29 Canyon. She also suggested the Von's Park trail be extended to connect with
30 Primary Trail.
- 31 • S Checketts suggested a retaining wall and a sidewalk with a fence along 100 East
32 and Canyon Road. D Barnes reported a set of plans had been drawn. S Checketts
33 suggested getting donations from area residents to go toward the improvements.

34 Council Member Deon Johnson

35 Pineview Subdivision:

- 36 • D Johnson thanked R Eck and D Barnes for working with the developer to get the
37 sidewalk completed.

38 Council Member S Gomm:

39 Water on the streets:

- 40 • S Gomm thanked the Public Works employees for working on the water problems
41 near the intersection of 200 South and 300 East. However, S Gomm and Mayor
42 explained water is still crossing the road.

43 Maintenance agreement for school property trade.

- 44 • D Barnes reported he included the Park Methodology Policy in the maintenance
45 agreement for the school property trade. S Bankhead reported the maintenance
46 agreement had been sent to Bruce Jorgensen for review.

47 Council Member Stan Checketts:

- 1 • S Checketts thanked the Council for allowing him to fill the Council seat vacancy.
2 He is looking forward to serving the community on the City Council, even though it
3 is for a short time.

4 Mayor Leonhardt:
5 165 North 100 East

- 6 • Mayor Leonhardt reported there are numerous cars parked in the right-of-way. He
7 also expressed concern about the large number of “junk” bicycles on the property.
8 • S Bankhead reported Mike Jackson, Code Compliance, has been looking into the
9 matter.

10 Director Reports:

11 Randy Eck, Public Works Director:

12 Pineview Subdivision:

- 13 • R Eck reported Dan Hogan is working with Terry Bingham to complete the frontage
14 improvements.

15 200 South 300 East water:

- 16 • R Eck explained the problem is ground water. He has talked with Dean Shaffer and
17 Gerald Green. There is a sump on 100 East that is full. It is a wet year. The City is
18 doing everything it can do. Public Works will continue to monitor the water in front
19 of Dean Shaffer’s home.
20 • Dee Barnes explained there is a spring east of Dean Shaffer’s home. He suggested
21 the current owner be notified to contain the water. Dee Barnes will follow up.

22 Satellite office space for a Cache County Sheriff’s deputy:

- 23 • R Eck reported Chad Jensen approached him about office space, in the City Office
24 Building, for a Sheriff’s deputy to use during the night shift. The staff suggested
25 sharing the Judge’s office. The Council felt having a satellite office for a deputy
26 would be a plus for the City. S Bankhead will follow up with Judge Vail.

27 Skarlet Bankhead, Finance & Records and Community Development

28 Code Compliance cards explained.

- 29 • S Bankhead explained the City is implementing an idea used several years ago by
30 Darin Bingham. M Jackson has put the City Code, for often sited violations, on
31 business cards.

32 **The Providence City Council will begin discussing the following agenda items at 7:00**
33 **p.m. Anyone interested is invited to attend.**

34 **Pledge:** Mayor Leonhardt **Opening:** Vic Saunders

35 **Minutes:**

36 Motion to approve the minutes of October 25, 2005 – S Gomm, second – D Johnson,

- 37 • Corrections: none

38 Vote: Yea: S Checketts, S Gomm, D Johnson, R Liechty, V Saunders

39 Nay: None

40 Abstained: None

41 Excused: None

42 **Item No. 1. Oath of Office – Stan Checketts**

- 43 • S Checketts was given the Oath of Office by S Bankhead.

44 **Item No. 2. Resolution 05-045. The Providence City Council will consider for adoption**
45 **a resolution approving a preliminary plat for Hillcrest Subdivision, a residential**
46 **subdivision containing fifty-five lots, located generally at 870 South 400 East, requested**
47 **by Jared Nielsen.**

- 1 • Mayor Leonhardt reported a survey of the road has been requested. R Liechty
2 explained the 400 East survey has not been completed; this item will be moved to
3 November 22.
- 4 • Mayor Leonhardt reported the rezoned request will be heard December 20, 2005 by
5 Planning Commission and by the City Council on January 10, 2006. The final plat
6 will be presented after the rezone
- 7 • R Christensen asked what the 400 East survey involved. R Liechty reported the City
8 right-of-way from Canyon Road to 1000 South.
- 9 • Roy Hansen explained he is not happy with ¼ acre lots in the area. The west side of
10 the road has large acreage lots. He also objects to the density. He wants a feeling of
11 room to live comfortable with peace and quiet. They enjoy the space and quiet. He
12 does not want all that goes along with seven new neighbors. He felt the 2000 master
13 plan maintained good space. He felt it was unfair to have smaller lots.
- 14 • Alene Hunt, 339 Meadow Lane, expressed concern about requiring large lots. She
15 felt it would limit the people who can live in Providence, if the lots are too large to
16 afford. She explained there were many good people who live in her neighborhood.
17 They would not have been able to become Providence residents, if they would have
18 had to purchase such large lots.
- 19 • Darcy McEvoy, 875 South 400 East, reported she looked for 10-years for a place for
20 her horses and thought she found it four months ago, when she moved to Providence.
21 She felt the City was losing its amber waves of grain. She felt the Highlands
22 development was a shame. She stated the homes being built are not being lived in,
23 they are for sale. She felt existing homes should be filled before new homes are
24 allowed. She felt people needed pheasants, deer, and all types of wildlife. She felt
25 there needed to be a balance. She felt the County needed to work together, instead of
26 every City wanting to be a Logan.
- 27 • Mark Stimson, 480 Hillsborough, recently moved here because of the growth and
28 development of California. He felt preserving this open part of the community was
29 important.
- 30 • Linda Goetze, 157 South 100 East, stated she has a PHD in Economics and felt
31 assumptions had been made without data. She felt there was an inaccurate
32 assumption that there was no demand for large lots. She explained a realtor, Lois
33 Olsen, had told her large properties sell. She felt if agricultural is the property right,
34 it is the only right the owner has to the property; residential development does not
35 and should not be allowed. L Goetze felt zoning to larger lots would enhance the
36 agricultural property rights; but would also keep the open feel of the area.
- 37 • Kathy Baker asked if the final plat and rezone could be done at two different stages.
38 She felt this would give the Council more time to think through the development. S
39 Gomm explained the preliminary will not be dealt with until November 22, then the
40 rezone will be considered by the Council in January, and the final plat follows the
41 rezone.
- 42 • R Christensen, 570 Aspen Lane, felt development was inevitable. He hoped there
43 were ground rules. He proposed creating a zone between traditional and estate,
44 perhaps ½ acre lots.
- 45 • R Christensen asked about a traffic impact study. Mayor Leonhardt reported he met
46 with representatives from Millville on the possibility of a joint study.

- 1 • V Saunders explained this proposal was made under the current ordinances; the City
2 does not have the zone the audience members are talking about. If the developer will
3 withdraw the request, then it could be considered under a new law.
- 4 • S Checketts stated he is not for or against large or small lots. He expressed concern
5 of large lots that are not taken care of.
- 6 • Craig Schvaneveldt asked if there would be a road standard within the subdivision.
7 R Eck explained there would be 50-foot right-of-ways.
- 8 • Jon Mock asked if 400 East would be built to a 50-foot right-of-way. R Liechty
9 explained the Council is waiting for the survey before making a decision on the
10 width.

11 Motion to table to November 22 – R Liechty, second – V Saunders

12 Vote: Yea: S Checketts, S Gomm, D Johnson, R Liechty, V Saunders

13 Nay: None

14 Abstained: None

15 Excused: None

16 **Item No. 3. Resolution 05-046. The Providence City Council will consider for adoption**
17 **a resolution approving a purchase agreement with Century Equipment Company Inc.**
18 **for a backhoe**

19 Mayor Leonhardt read the resolution.

- 20 • R Liechty asked if the spec listed would take care of all uses and conditions. R Eck
21 stated yes.
- 22 • D Johnson explained the current backhoe is getting to the point where maintenance
23 costs will start to be incurred. He felt it was a good time to upgrade.
- 24 • R Eck explained he spoke with the dealer today. The bid is still active.
- 25 • S Checketts asked if this was the best price. R Eck reported the City has been
26 checking prices; this is the best price.

27 Motion to approve Resolution 05-046 – V Saunders, second – R Liechty,

28 Vote: Yea: S Checketts, S Gomm, D Johnson, R Liechty, V Saunders

29 Nay: None

30 Abstained: None

31 Excused: None

32 **Item No. 4. Ordinance Modification 012-2005. The Providence City Council will**
33 **consider for adoption an ordinance modifying Providence City Cod 7-2-1: Street,**
34 **Sidewalk, Curb and Gutter Construction and Repair; Repair and Replacement.**

- 35 • Mayor Leonhardt explained the current policy requires residents to pay 50% of the
36 installation of a replacement sidewalk. Many times this puts a hardship on the
37 homeowner. This change puts 100% of the responsibility on the City.
- 38 • S Bankhead asked if sidewalks through driveways should be addressed separately. R
39 Eck expressed concern about the homeowner's interpretation of wear and tear. He
40 explained there are specifications for sidewalk through driveways.
- 41 • John Parker asked if the sidewalk, through the driveway, breaks a second time after
42 repaired to specifications, would the property owners still be responsible. D Barnes
43 explained the property owner is responsible for the traffic using the driveway. Some
44 audience members did not feel it could be controlled.
- 45 • Gary Stauffer, 630 South 200 West, felt the sidewalk even through the driveway was
46 the City's responsibility.
- 47 • Roland Jepson, 85 East 500 South, stated the quality of the concrete in the original
48 installation was very important.

1 Motion to accept – S Gomm, second – D Johnson,
2 Vote: Yea: S Checketts, S Gomm, D Johnson, R Liechty, V Saunders
3 Nay: None
4 Abstained: None
5 Excused: None

6 **Note: At any time during the meeting, the City Council may vote to go into an**
7 **executive session pursuant to Utah Code 52-4-5.**

8 Motion to enter executive session – V Saunders, second – R Liechty
9 Vote: Yea: S Checketts, S Gomm, D Johnson, R Liechty, V Saunders
10 Nay: None
11 Abstained: None
12 Excused: None

- 13 • The Council entered the executive session at approximately 8:30 p.m.

14 Motion to close executive session – V Saunders, second – R Liechty,
15 Vote: Yea: S Checketts, S Gomm, D Johnson, R Liechty, V Saunders
16 Nay: None
17 Abstained: None
18 Excused: None

- 19 • The Council returned to the open meeting at approximately 9:15
20 Mayor Leonhardt asked the Council to consider appointing Bill Bagley, 520 East Center, to
21 the Planning Commission. R Liechty suggested appointing V Saunders, with Bill Bagley as
22 the 1st alternate, Lance Campbell as the 2nd alternate.

23 Motion to adjourn – R Liechty, second – V Saunders,
24 Vote: Yea: S Checketts, S Gomm, D Johnson, R Liechty, V Saunders
25 Nay: None
26 Abstained: None
27 Excused: None

28 Meeting adjourned at 9:20 p.m.

29
30 Minutes taken and prepared by Skarlet Bankhead.

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Alma H. Leonhardt, Mayor Skarlet Bankhead, City Recorder