

1 Providence City Planning Commission Agenda
2 Providence City Office Building, 164 North Gateway Drive, Providence UT 84332
3 May 9, 2018 6:00 p.m.
4

5 **Call to Order:** Robert James, Chair
6 Attendance: Rowan Cecil, Brent Fresz, John Parker, Gary Sonntag
7 Robert Perry (Alternate)
8 Excused: Ruth Ann Holloway
9

10 **Approval of the Minutes:**

11 **Item No. 1.** The Planning Commission will consider approval of the minutes for April 25, 2018.

12 Motion to approve – J Parker, second – R Cecil

13 Corrections:

- 14 • Page 2 line 40 She stated that **she** will get

15 **Vote:**

16 **Yea: R Cecil, R James, J Parker, G Sonntag**

17 **Nay: None**

18 **Abstained: B Fresz**

19 **Excused: R Holloway**
20

21 **Public Comments:** Citizens may appear before the Planning Commission to express their views on issues
22 within the City’s jurisdiction. Comments will be addressed to the Commission. Remarks are limited to 3
23 minutes per person. The total time allotted to public comment is 15 minutes.

- 24 • Sharell Eames spoke against discussion Item No. 1. She explained the document that was
25 submitted with the proposal mentions the commercial in the area. She did not feel it took into
26 account the feelings of the neighbors in the area. The document acknowledges this is the
27 gateway to the City; that is exactly why the area residents are against this.
28

29 **Public Hearing(s):** None
30

31 **Action Item(s):** None
32

33 **Study Items(s):**

34 **Item No. 1. Discussion:** Andy Bentley will discuss a proposed townhome development for property
35 located at 196 West 100 North.

- 36 • A Bentley explained he feels this is a perfect spot. Having direct access to two major roads,
37 access to offices, shopping, park, and school make the location a good option.
38 • A Bentley explained the foundation of the existing home is no longer structurally sound; it will
39 need to come down at some point.
40 • A Bentley explained he designed the units to meet the “downtown area” requirements.
41 • R Cecil asked about townhomes similar to Cobblestone.
42 • A Bentley plans to set the structures closer to the street to avoid the feeling that they are
43 looking into the backyards of the existing homes. He does not feel retail fits in this area.
44 • J Parker asked about traffic control for the intersection. The transportation plan shows a
45 roundabout.
46 • G Sonntag spoke to the strategy of zoning in Providence. He felt from 200 West to 455 West was
47 a buffer zone. From 455 West to SR165 is all commercial. This is on the boarder. Everything east
48 of 200 West is predominately single-family, with some grandfathered in businesses. R James
49 asked about other areas that are a buffer, such as Gateway Drive. G Sonntag agreed that

1 Gateway Drive was a buffer. He felt between 200 West and Gateway was a buffer. He felt
2 looking east and west may be a different aspect.

- 3 • R Cecil reminded the Commission 200 West is a County road. He felt the travel paths needed to
4 be wider. He felt something should be done about intersection control, a stoplight, a
5 roundabout, something.
- 6 • A Bentley felt, with the amount of traffic in the area, the addition of the 24 units would not be a
7 big impact. He also felt there would be similar problems if the property was developed as single-
8 family.
- 9 • S Bankhead explained the future zoning map does not address this area.
- 10 • R James explained this is the strategy and an objective. If the objective is to improve the
11 intersection, what should the strategy be? We need to address these types of concerns in the
12 general plan. B Fresz explained the proposed general plan discusses pedestrians, bicycles, zoning
13 compatibility, etc. throughout the City. It does not identify specific intersections.
- 14 • R James explained he understands the need for increased density housing, but is concerned
15 about getting the cart before the horse. He felt these real scenarios should be considered in the
16 general plan.
- 17 • Alese Crockett asked how many units per acre were allowed in medium density. S Bankhead
18 answered 12 units per acre. Multi-family Residential (MFR) is a maximum 7.25 units per acre.

19 **Item No. 2. General Plan:** The Providence Planning Commission will discuss a draft of the general plan,
20 prepared by CRSA. (Discussion time approximately 20 minutes)

- 21 • G Sonntag felt the general plan was encouraging higher density, and diversity was good. The big
22 question is where.
- 23 • Chapter 8 Discussion:
 - 24 ○ The Commission discussed the objectives. They added two objectives: 6. Acknowledge
25 Sensitive Areas discussed in Providence City Code Title 10 Chapter 5, and 7. Protect
26 areas throughout Providence City from the spread of invasive plants.
 - 27 ○ The Commission discussed the strategies. They added the following:
28 Objective 1. d. Provide public education for the application of pesticides that
29 incorporates principles in the storm water pollution prevention plan.
30 Objective 2.a. ~~Enact a plan to eliminate sumps in order to protect ground water.~~
31 Develop a water conservation plan that includes public education for the disposal of
32 contaminants and the costs of pollution and pumping.
33 Objective 3.c. Specify a north/south “power line trail” and select scenic views native to
34 our area and create a plan to provide for their enjoyment.
35 Objective 4.b. Develop a public education program that addresses coexistence with both
36 domestic and non-domestic animals
37 Objective 4.c. Develop a plan to preserve green space along Spring Creek
38 Objective 5.b. Develop a public education program for deer management strategies.
39 Objective 6.a. Utilize the BRAG Pre-Disaster Mitigation Plan 2015 to identify sensitive
40 areas.
41 Objective 7.a. Work with Cache County Weed Division
42 Objective 7.b. Develop a public education program to assist the public in identifying and
43 eradicating Noxious Weeds.
- 44 • Chapter 9 Discussion:
 - 45 ○ The Commission discussed the objectives. They added three objectives:
46 7. Review the current National Pollutant Discharge Elimination System (NPDES) Permit
47 and the General Permit for Discharges for Small Municipal Separate Storm Sewer
48 Systems (MS4) to ensure compliance.
49 8. Evaluate and manage Providence City’s stock in the various irrigation companies.

- 1 9. Maintain and promote recreation, cultural, and civic programs and events to create
- 2 and/or preserve a sense of community and heritage.
- 3 ○ The Commission discussed the strategies. They amended or added the following:
- 4 Objective 1.c. Develop a public education program to encourage low impact design and
- 5 development approaches for landscaping.
- 6 Objective 2.b. ~~Develop a secondary water system to provide relief on the demand for~~
- 7 ~~high quality culinary water.~~ Review and update the water master plan as
- 8 needed.
- 9 Objective 2.c. ~~Investigate and incorporate storm water as a source to supplement~~
- 10 ~~secondary water needs.~~ Develop a plan for maintenance, repair, and
- 11 replacement of existing facilities.
- 12 Objective 2.d. Evaluate and preserve water shed and point source protections areas.
- 13 Objective 2.e. Evaluate water quality testing procedures and results.
- 14 Objective 2.f. Evaluate and develop procedures to prevent cross-contamination.
- 15 Objective 2.g. Incentivize reduced water demand ~~and use of non-potable water~~ for
- 16 outdoor water needs.
- 17 Objective 2.h. ~~Consider a shared secondary water system with Millville and Nibley.~~
- 18 Encourage decreased water demand and use through a public education
- 19 campaign.
- 20 Objective 3.a. Review and update the current sewer system plan.
- 21 Objective 3.b. Evaluate the feasibility of the options for wastewater treatment.
- 22 Objective 3.c. Continue the cleaning and filming of the collection lines.
- 23 Objective 3.d. Review flows throughout the system and strategically implement weirs
- 24 and/or metering stations to monitor flows. Consider regional monitoring
- 25 stations.
- 26 Objective 3.e. Develop a public education program explaining the problems with home
- 27 sump pumps connected to the sewer disposal system.
- 28 Objective 5.a. ~~Require~~ Develop park space as a part of new developments and ensure
- 29 the location contributes to a city-wide network of parks and open spaces.
- 30 Objective 5.b. ~~Create a~~ Maintain a current parks ~~and recreation~~ master plan identifying
- 31 target locations for new parks and expansion of existing parks or sports
- 32 facilities to meet current and future demand.
- 33 Objective 5.c. Evaluate current impact fees for property acquisition and construction
- 34 new parks and the expansion of existing parks, and sports facilities to meet
- 35 future demands.
- 36 Objective 7.a. Evaluate current assets and prepare a Storm Water Master Plan.
- 37 Objective 7.b. Coordinate and work with the Cache County Storm Water Coalition to
- 38 meet the requirements of the current NPDES and MS4 Permits.
- 39 Objective 7.c. Create a public education program for maintenance of private storm
- 40 water facilities.
- 41 Objective 7.d. Evaluate current user fees to ensure monies for maintenance, repair and
- 42 replacement of current facilities, and the construction of future facilities.
- 43 Objective 7.e. Evaluate the feasibility of a storm water impact fees.
- 44 Objective 8.a. Prepare a feasibility study to consider a secondary irrigation water
- 45 system.
- 46 Objective 8.b. Investigate and incorporate storm water as a source to supplement
- 47 secondary irrigation water needs.
- 48 Objective 8.c. Consider a shared secondary water system with Millville.
- 49 Objective 8.d. Develop and implement a maintenance plan and agreement with the
- 50 various irrigation companies.

- 1 Objective 9.a. When feasible, work with the County and surrounding communities to
2 share facilities.
3 Objective 9.b. Continue support of the Cache County Library Providence/River Heights
4 Branch.
5 Objective 9.c. Continue and improve public information distribution via the newsletter,
6 website, Mayor’s Town Hall, Providence Pipeline (mass communication
7 system), social media, etc.
8 Objective 9.d. Sponsor and support events and civic engagements; and provide facilities
9 for use by external groups.
10 Objective 9.e. Expand and promote recreational and cultural activities and opportunities
11 for children, youth and adults.
12 Objective 9.f. Expand and promote and events that focus on the heritage and diversity
13 of Providence City.

- 14 • The Commission felt the city staff should add a chapter 10 for public safety and emergency
15 management.

16
17 **Reports:**

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

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

- 21 • Check on the 19th training meeting.
- 22 • Mayor Drew reported the City received an award from Utah Local Government Trust TAP
- 23 • Mayor Drew reported in a recent OSHA inspection the city received an outstanding.

24
25 **Motion to adjourn – R Cecil, second J Parker**

26 **Vote:**

27 **Yea: R Cecil, B Fresz, R James, J Parker, G Sonntag**

28 **Nay: None**

29 **Abstained: None**

30 **Excused: R Holloway**

31
32 Meeting adjourned approximately 8:55 pm

33 Minutes prepared by S Bankhead.

34
35 APPROVED June 13, 2018

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38 _____
39 Robert James, Chair

Skarlet Bankhead, City Recorder