

1 **Providence City Planning Commission Meeting**  
2 **Providence City Office Building**  
3 **15 South Main, Providence UT 84332**  
4 **January 28, 2015 10:00 am**  
5

6 **Attendance:**

7 Chair: Larry Raymond  
8 Members: Robert James, Sherman Saunders  
9 Excused: Kirk Allen, Larry Hogge, Wendy Simmons  
10

11 **Election of Vice Chair:** The Providence City Planning Commission will elect a vice chair to fill the  
12 vacancy created by the resignation of Gary Milburn.

13 **Motion to continue to next meeting as more Commissioners will be in attendance: S Sanders,**  
14 **second – R James**

15 **Vote: Yea: L Hogge, R James, S Sanders**  
16 **Nay: None**  
17 **Excused: K Allen, L Hogge, W Simmons**  
18 **Abstained: None**  
19

20 **Approval of the Minutes:**

21 **Item No. 1.** The Providence City Planning Commission will consider for approval the minutes of  
22 December 10, 2014.

23 **Motion to approve minutes for December 10, 2014: S Sanders, second – R James**

24 **Vote: Yea: L Hogge, R James, S Sanders**  
25 **Nay: None**  
26 **Excused: K Allen, L Hogge, W Simmons**  
27 **Abstained: None**  
28

29 **Item No. 2.** The Providence City Planning Commission will consider for approval the minutes of  
30 January 10, 2015.

31 **Motion to continue to next meeting for approval since R James was not at the January 10**  
32 **meeting. He abstained from voting, leaving an incomplete quorum: S Sanders, second – R**  
33 **James**

34 **Vote: Yea: L Hogge, R James, S Sanders**  
35 **Nay: None**  
36 **Excused: K Allen, L Hogge, W Simmons**  
37 **Abstained: None**  
38

39 **Study Items:**

40 **Item No. 1.** Proposed general plan amendment. The Providence City Planning Commission will  
41 review proposed amendments to the transportation element of the Providence City general  
42 plan.

- 43
  - L Raymond mentioned that he would like to add a bicycle path at Grandview and going  
44 east up Canyon Road.

- 1 • R James suggested designating 200 West going south as a bicycle path.
- 2 • Hazards of 100 East/Canyon Road were discussed. S Bankhead suggested adding 3<sup>rd</sup> East
- 3 from 10<sup>th</sup> South going north and connecting to Canyon Road as a bicycle path.
- 4 • S Sanders said improvements need to be made on 4<sup>th</sup> East. It is a narrow road. There is
- 5 an easement on both sides of that street and the road needs to be uniform.
- 6 • S Bankhead asked L Raymond what language he would like specifically to be called out
- 7 on bicycle transportation. He wasn't sure and S Bankhead said she would look into the
- 8 matter.
- 9 • R James brought up the point of alternative transportation vs. recreational
- 10 transportation and questioned whether or not Providence was going to see a lot of
- 11 alternative transportation coming off the east bench.
- 12 • S Bankhead felt with the new high school coming in, 10th South will see more commuter
- 13 bike traffic.
- 14 • S Bankhead also discussed the extension of Gateway Drive into Millville. There will be
- 15 efforts to make this a harmonious flow of traffic with Millville. It is unlikely there will be
- 16 a signal light at 2300 South.
- 17 • S Sanders asked about the area by Zollinger's on 2100 South. S Bankhead said
- 18 Providence paid for a survey to be done in that area. The north side of the road will be a
- 19 challenge. We will have to wait and see what happens in future development.
- 20 • L Raymond felt the new high school would place a burden on the roads in Providence
- 21 which will need upgrading.
- 22 • 10<sup>th</sup> South will need upgrading on the north side of the street. A 66' corridor is
- 23 recommended. 4<sup>th</sup> East will also be upgraded as development comes in. Hillsborough
- 24 going up to the Highlands needs to be included. The end of the street in the Cove
- 25 subdivision needs to connect up to Canyon Road rather than end as a cul de sac.
- 26 • On the north end of Providence the master plan shows three streets all congested
- 27 together and emptying out on 300 East and 400 East. S Bankhead suggested omitting
- 28 300 North and making 360 North the main corridor.
- 29 • J Baldwin suggested eliminating 360 North and keeping 300 North. He felt the area
- 30 north of 360 North would not have much development for a very long time. 300 North
- 31 would probably be put to better use with future development. Could help relieve
- 32 congestion on 300 East.
- 33 • S Bankhead commented there will still be significant traffic using 300 East to get to Utah
- 34 State.
- 35 • 400 East from Center Street to 500 North needs to be upgraded.
- 36 • R James felt developing Sarah Street and Sherwood Drive will change the dynamic of
- 37 that area of town. He suggested continuing Sarah Street to 5<sup>th</sup> North when those areas
- 38 are developed.
- 39 • Development of 4<sup>th</sup> East from Center Street north was discussed, i.e., curb and gutter on
- 40 the west but not on the east.
- 41 • J Baldwin thought taking the trees out on west side of 4<sup>th</sup> East may upset some of the
- 42 residents in that area, but the street could be widened about 5 feet without removing
- 43 the trees. A meandering sidewalk on the west side would save the trees.

- 1 • S Sanders suggesting ranking the recommendations for the master plan with Sarah
- 2 Street being on the top of the list and being done before the development of 4<sup>th</sup> East.
- 3 • R James brought up Center Street dead ending at Zollinger’s and the proposed future
- 4 development over to Gateway Drive.
- 5 • S Bankhead said some unique studies were done by some college students. One of the
- 6 things they suggested was extending Center Street all the way down to Gateway Drive.
- 7 She will get the studies for review.
- 8 • J Baldwin made suggestions for two roundabouts, one at Center Street where it dead
- 9 ends into Zollinger Park, and the second, one block north at 200 West and 100 North.
- 10 (???)
- 11 • S Sanders brought up 100 South by Discount Tire/Tractor Supply.
- 12 • That is a proposed future traffic corridor.

13  
14 **Item No. 2.** Proposed Code Amendment. The Providence City Planning Commission will review  
15 proposed amendments to Providence City Code 10-8-5: Commercial Zoned Districts; Site  
16 Development and 10-8-6: Parking Regulations.

- 17 • L Raymond had questions on page 4, 6, C – parking areas – has this been done in the
- 18 past? S Bankhead said it has not. Page 5, 12, C and D – pedestrian street lights - are
- 19 these private parking areas being addressed? S Bankhead said its the park strip area
- 20 between curb and sidewalk, adjacent to a parking lot. Page 7, B. General Requirements,
- 21 2. Question about parking in garage. S Bankhead said that should probably be taken out.
- 22 “Single-family dwelling unit parking shall be provided on private property” might be a
- 23 better option.
- 24 • S Bankhead said the current commercial site plan ordinance is sparse. Starting over was
- 25 a better option.
- 26 • 10-8-6 is being moved to 10-8-5-B.

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28 **Item No. 3.** Proposed Code Amendment. The Providence City Planning Commission will review  
29 proposed amendments to Providence City Code Title 11 Subdivision Regulations by changing  
30 “Development Review Committee (DRC)” to “staff”.

- 31 • This will be discussed next meeting. DRC is currently in the ordinance, but it was never
- 32 designated as a bona fide land use authority. With the Open and Public Meetings Act,
- 33 we either need to make DRC meetings public or DRC can be defined as staff in order to
- 34 conduct business without all the public notification.
- 35 • S Sanders prefers staff to DRC.
- 36 • S Bankhead said a public hearing needs to be held. She will schedule one for the next
- 37 meeting. She will include the public use zone in the next meeting as well. The public
- 38 hearing for transportation will be scheduled for the last meeting in February.
- 39 • R James would like the transportation map to be included in the utility bill. It is on the
- 40 website, but Skarlet will include a link to the map in the newsletter that goes in the
- 41 utility bill.

1 **Item No. 4.** Proposed Code Amendment. The Providence City Planning Commission will review  
2 proposed amendments to Providence City Code Title 10 Zoning Regulations Chapter 4  
3 Establishment of Districts and Chapter 6 Use Regulations that clarify the Public Use Zone and  
4 discuss changing the existing zones of Providence City parks to the Public Use Zone. In addition  
5 to uses in the Public Use Zone, other Use Chart proposed amendments include adding  
6 upholstery, pet grooming, and making some changes in the Utility and Related Services section.  
7 

- S Bankhead - There is a request from Verizon to put a cell tower in the west yard of  
8 Alma Leonhard Park, but it is currently zoned as agricultural. It needs to be commercial  
9 general use so a cell tower can be put in. R Call suggested zoning parks as a public zone.  
10 The use chart also includes uses in this public zone. There is also a young man that  
11 wants to do auto seat upholstery work as a home business. There is no listing for that so  
12 we need to add upholstery to Seamstress, Taylor and Other Related. Public district  
13 needs summary on first page for explanation of different districts.

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

- No staff reports.

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

- No commission reports.

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23 **Motion to adjourn: R James, second – S Sanders**

24 **Vote: Yea: L Hogge, R James, S Sanders**

25 **Nay: None**

26 **Excused: K Allen, L Hogge, W Simmons**

27 **Abstained: None**

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29 Meeting adjourned at 7:35 pm.

30 Minutes recorded by S Bankhead and prepared by C Craven.

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Larry Raymond, Chairman

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Caroline Craven, Secretary