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PROVIDENCE CITY PLANNING COMMISSION MINUTES
February 13, 2008, 6:00 p.m.
Providence City Office Building
15 South Main, Providence, UT 84332

ATTENDANCE:	Chairman:	Jon Mock
	Commissioners:	H Ames, D Astle, W Wimmer
	Excused:	L Campbell, D Briel
	Alternates:	None
	Staff:	Skarlet Bankhead, City Administrator
		Katie McDermott, Office Specialist
		Max Pierce, City Engineer

ACTION ITEMS:

Item No. 1. The Providence City Planning Commission will consider for approval the minutes for January 23, 2008.

Motion to approve the minutes of the January 23rd meeting- D Astle Second- W Wimmer

Page 1, line 41- "has now been legally resolved"

Page 1, line 42- clarify which appeal is being spoken of

Page 2, line 17- he was inquiring how much water the City would need to supply to the church.

Page 1, line 21- change to "what step will be next"

Page 1, line 46- "phase", not "phases".

There was a brief discussion to clarify the Grandview Chapel Site.

J Mock asked if there is an ERC number that is supplied for churches.

M Pierce said usually it is a 2 inch line.

S Bankhead said there is adequate water from the annexation agreement.

Vote: Yea: H Ames, D Astle, J Mock, W Wimmer

Nay: None.

Abstained: None.

Excused: None.

Conflict of Interest.

None.

PUBLIC HEARING:

6:15pm- Item No. 1. The Providence City Planning Commission will receive public comment on a request from Providence Highlands LC for preliminary plat approval of the Grandview Chapel Site.

J Mock asked how the Commission felt about continuing this to the next meeting due to the weather. He also asked S Bankhead if there is anything in the code or bylaws that required them to reschedule.

S Bankhead said they weren't required to reschedule for the weather.

H Ames didn't know if there would be a great deal of public concern for this issue, but if it were a larger property he may feel differently.

W Wimmer said we could just see how the public hearing goes.

Motion to open the public hearing on Item No. 1. The Providence City Planning Commission will receive public comment on a request from Providence Highlands LC for preliminary plat approval of the Grandview Chapel Site.- H Ames Second- D Astle

Vote: Yea: H Ames, D Astle, J Mock, W Wimmer

Nay: None.

Abstained: None.

Excused: None.

Sharell Eames asked if the church has purchased the land.

Rick Arnold, representing Providence Highlands, said they have a contract with the church, and the land will be sold when the final plat goes through. They asked the church to wait until there is a legal description.

1 H Ames asked if this plat falls in the middle of the large subdivision.
2 R Arnold said it is nothing unusual. The entire property is zoned and a church is a permitted use in the zone.
3 D Astle said it would be like a phase of the larger subdivision.
4 H Ames asked if the Development Review Committee's point of view is that this is not unusual. He wanted
5 to know if we should fast track this piece of property.
6 S Bankhead said it is not super common, but it has happened before.
7 H Ames wanted to know that the church can be occupied and functioning before the rest of the development.
8 D Astle said that it requires them to put the roads in.
9 W Wimmer asked R Arnold about the grade going up to the church.
10 R Arnold said it is within ordinance. It does comply, but it is pretty steep.
11 D Astle said that on the positive side it is a west facing road. He also asked which direction the church will
12 face.
13 R Arnold said that there were going to be some of the church officials here, but they were apparently unable
14 to make it.
15 D Astle asked if utilities are in place and sized appropriately.
16 R Arnold said most of the major infrastructure is already up there.
17 D Astle asked if a commitment of service letter had been issued.
18 S Bankhead said it would be by the next meeting.
19 Motion to close the public hearing- D Astle Second- H Ames
20 Vote: Yea: H Ames, D Astle, J Mock, W Wimmer
21 Nay: None.
22 Abstained: None.
23 Excused: None.
24 This will be an action item on February 27th.

25
26 **STUDY ITEMS:**
27 **Item No. 1. Sagecrest Subdivision: The Providence City Planning Commission will discuss a request from**
28 **Anderson Development for preliminary plat approval of approximately 126.5 acres of property located on the**
29 **east bench.**
30 Jim Bradshaw, Danny McFarlane, Jordan Hasler, and Rod Blossom represented Anderson Development.
31 J Bradshaw wanted to make clear that the pictures in the brochure are not what will be built. It is a picture of
32 what the development could look like. The land for parks will be deeded to the City, and they would pay for
33 whatever they want to there.
34 J Mock asked about the storm detention pond.
35 S Bankhead said the developer would put in the infrastructure for the detention pond.
36 J Bradshaw said they would build it and then turn it over to the City if the City was interested.
37 D McFarlane said that they discussed the trails being built by the developer as well.
38 D McFarlane said on page 2 of their color brochure the lots are shown by size in different colors. There are
39 about 18.5 acres of open space proposed for this development.
40 D Astle asked if that 18.5 acres includes the trail and the space below the power lines.
41 J Bradshaw said DWR doesn't want all the land owners to have a gate through the deer fence so they have
42 agreed to allow Anderson Development to move the deer fence to the east property boundary line. He also
43 tried to find out if there is a Bonneville Shoreline Commission that could own the trail.
44 D McFarlane said sheet 1 shows the trails and fire break.
45 H Ames asked the width of the open space.
46 D McFarlane said it is about 40 feet.
47 D Astle asked about putting a fence along the eastern property line.
48 J Bradshaw said they could put it in the CC&R's that the property owners can only build a certain fence.
49 D Astle said it is good to delineate the trail for the property owner.
50 W Wimmer asked if they would deed it with the 7th phase or if they would be willing to deed it with the 1st or
51 2nd.
52 D Astle asked who will own the trail.

1 J Bradshaw said if the City is willing then they would own the trail. He said it will be open to the public by
2 deed. He said they haven't committed to when the park land will be deeded.

3 D Astle said they need to find out who the owner of the Bonneville Shoreline Trail is.

4 W Wimmer asked about Center Street and traffic. She sees about 74 homes that would feed off Center Street.
5 She thinks the east bench developers should get together to put some traffic calming devices on Center
6 Street. She mentioned that Park City has some great traffic calming options.

7 J Bradshaw said that people on the bench who are going north will favor 200 North.

8 W Wimmer asked if there were any possibilities to move the road around Lot 184.

9 D McFarlane said it was hard to maintain the City Master Plan. He said it is a double edged sword. The City
10 is still getting a second access off the east bench.

11 W Wimmer said if they can't move the road then she would really like them to put traffic calming on Center
12 Street.

13 D McFarlane said that there are several different traffic calming measures. He felt Randy Eck, the Public
14 Works Director, would encourage stop signs.

15 S Bankhead said that the City does not encourage stop signs as traffic calmers.

16 D Astle asked if W Wimmer wants a noise strip.

17 W Wimmer said she has talked to some Public Works employees in Park City. Their devices are snow plow
18 friendly.

19 H Ames said that there isn't much they can do about the traffic. He said because of the annexations and other
20 things they just have to deal with it. He said that the sheriff's substation needs to have more enforcement
21 because that is the only thing that works.

22 S Bankhead mentioned that she has been told that the elementary schools are redoing their boundaries. The
23 north side of Providence may go to River Heights. Providence kids could go to three different elementary
24 schools.

25 D McFarlane said that eventually 900 East will connect to the west.

26 J Mock said there may be a realignment of 200 North.

27 D Astle said that 200 North may need to have major reconstruction.

28 S Bankhead said that the original plan Anderson Development came in with was different. Now they own
29 property to the south so 200 North will be straight.

30 J Mock asked if 400 East will need to be upgraded. He knows there was concern among residents about
31 pulling into their driveways. He asked M Pierce if it has been discussed.

32 M Pierce said that it has been discussed. He would suggest that the road is upgraded.

33 S Bankhead said that there is a 66 ft. right-of-way. They did some preliminary looks. She said it won't be the
34 dramatic impact that some residents think it will be. She said it is very doable.

35 J Mock asked about the roads stubbed out to the north. He wanted to know if they are in the Master Plan.

36 S Bankhead said that the developer was good to redesign some of their roads to work with the City's Master
37 Plan. She said they have been working with our design.

38 H Ames asked if the fire department has signed off on it.

39 S Bankhead said that the fire department has been very involved with DRC. She said that they have some
40 guidelines.

41 J Bradshaw said that they will use the Urban Land Interface to the east and do the trail as a fire break. They
42 will ensure that the building envelope will be removed from open space or/and they will build with materials
43 that are fire resistant.

44 W Wimmer wants to know if a condition can be put on the developer that they would build the trails similar
45 to what the color elevations in the brochure look like. She would like the developer to do it as close to
46 possible as they are showing it.

47 R Blossom said that one thing they worked through with DRC is the need for fire resistant materials on the
48 trail. The City also wants something that will not be hard to maintain.

49 W Wimmer said that she feels it should be drought resistant.

50 D McFarlane said they put the concept brochure together, but the Fire Marshal has concerns about certain
51 plants. He said they want to leave it natural.

52 J Bradshaw said they will have a dirt trail that would be engineered.

53 W Wimmer asked if a dirt trail would be more maintenance.

1 M Pierce said it would depend on the execution.
2 W Wimmer felt that page 4 was very deceiving. It has a paved trail shown.
3 D McFarlane said that one of the trails will connect to the Bonneville Shoreline Trail. He said in the parks
4 the trails could be paved. He said the large trail is proposed as a mountain biking/walking trail.
5 J Bradshaw said on page 1 they can see that there are 3 trails. They wanted to have one trail that would
6 connect Providence to the Bonneville Shoreline Trail. He said the park trail is open for discussion.
7 J Mock asked what the width of the trail would be. He was envisioning fences and a corridor trail. He said it
8 could turn into a “no-mans land”. He said he sees the need for some landscaping and some way to water it.
9 D McFarlane said it is about 60-70 feet and goes down to about 30 feet.
10 W Wimmer asked if there were street lamps. She asked why what they put on the brochure isn’t what they
11 are really envisioning.
12 J Bradshaw said they will give the City the land and then construct a dirt trail. He said if the City wants to do
13 more than that it would be up to them.
14 D McFarlane said they proposed the booklet before they met with the fire department. He said they can make
15 a brochure that is more what the developer is actually proposing.
16 J Bradshaw said if the City doesn’t want the trail they would take it out in a heartbeat.
17 J Mock said he really likes it going to the Bonneville Shoreline Trail, but it all depends on how it gets
18 executed.
19 H Ames said they like the trail a lot and want it executed in a certain way. He said certain families will really
20 like this development. He said the developer basically just wants to give the City the land and the City would
21 have to take care of it and landscape it.
22 J Bradshaw said it would be engineered for drainage but not be paved. He felt people will like the dirt trail.
23 H Ames said they will now psychologically connect to the brochure that was handed out. They are now stuck
24 with the ideas they have seen on the paper.
25 H Ames also asked about construction traffic. He asked how often the phases will be finished.
26 J Bradshaw said it is unknown. Some of it is the market and some is growth in Cache Valley. He said they
27 anticipate at least 8-10 years.
28 J Bradshaw said on page 3 there is a phasing plan. He said they tried to do it the best way it will make sense.
29 Phase 2 was moved at the City’s request to get the second access off the bench sooner.
30 W Wimmer said it makes sense to deed the park property to the City during phase 2.
31 D Astle asked what will be dedicated for the water line.
32 D McFarlane said they will give the City an easement to maintain it.
33 D Astle wanted to know about assurances that the entire subdivision will be built. He said a lot of the
34 amenities are invested in the later phases.
35 J Bradshaw said that he doesn’t know how to guarantee the future. He said everyone is subject to the market.
36 He said there are some discussions about when the amenities come.
37 K Baker said she thinks D Astle is getting at the fact that the parks are all in the later phases.
38 D McFarlane said that it is realistically the best that can happen. The park can’t make sense before phase 2
39 anyway.
40 S Bankhead said that they are getting density credits in phase 1 that are dependant on the park property.
41 D Astle asked if they have talked to Rocky Mountain Power.
42 J Bradshaw said that there are requirements as far as access and how far any structure can be from a power
43 line. He said eventually Rocky Mountain Power is going to move the west line to the east.
44 D McFarlane said the setbacks show the building envelope. He said they are at least 30 feet away from the
45 setback.
46 D Astle asked about the grades in the subdivision and if houses would actually be able to go there after the
47 roads are cut.
48 D McFarlane said that it would be good to consult with someone before any of the lots get built on and
49 consider the roads.
50 R Blossom said that there will be retaining walls but at the same time the developer doesn’t want to build lots
51 that can’t have homes on them.
52 D McFarlane said they have to do what works best according to the client. He believes that homes will fit on
53 all of the lots.

1 H Ames appreciates the brochure. He thinks a construction master plan would be good for the public hearing.
2 He said they should be prepared and at least think about how they can keep construction traffic away from
3 schools.
4 J Mock asked where they are with water. He said he saw something about secondary water in the Staff
5 Report.
6 S Bankhead said they are in the process of getting water. She said the City would like to control peak day
7 demand. A good way to do that would be to put in a secondary water system. The developer has been
8 working with them to think about getting the secondary system.
9 S Eames asked if this development will not bring any water.
10 S Bankhead said that the construction of the secondary water system is at the City's request.
11 J Bradshaw said they have the water transfer pending. The State Water Engineer told them that their transfer
12 would not go forward until the Highlands lawsuit was settled. The City in the mean time asked if the
13 developer would put in the infrastructure for a secondary system. They were amiable for discussions about it.
14 S Bankhead said that the Staff is proposing that the City Council will create a secondary water utility. It will
15 only show up for people who utilize the City's water shares. She said the developers are being very good to
16 work with them.
17 H Ames asked if the City is leaning towards the secondary option.
18 S Bankhead said that she feels that yes they are leaning towards it.
19 M Pierce said that there are still some things that must be worked out.
20 H Ames asked if there is an ordinance being talked about that would ask for culinary and secondary water.
21 J Mock asked if there have been any earthquake or hazard zones have been identified on the property.
22 S Bankhead said that the build-able envelope is put in place because the developer needs to deal with it.
23 D McFarlane said there is a fault. They haven't analyzed it yet.
24 H Ames asked if we have ever brought anyone in from the university to look at the plats and come up with
25 thoughts and recommendations.
26 D Astle said that geotechnical and soil testing are in the preliminary plat requirements and should be
27 addressed.
28 S Eames said that there is a bill being proposed at the State Legislature that will hold cities responsible if
29 there is negligence with any geological type problems.
30 S Bankhead said in 11-3-2 there is a requirement for a statement requiring the geological testing.
31 J Bradshaw said that they might need to do a geotechnical study and submit that to the City.
32 D Astle said the trail needs to be discussed a lot with the developers and DRC.
33 S Bankhead said that a Councilmember needs to get that rolling.
34 This will be a public hearing on the 12th of March.
35 M Pierce said depending on how the trail is done it could be difficult to maintain.
36 S Bankhead said that this development is a huge financial investment so the Staff feels the City Council
37 should buy off on it.
38 S Bankhead thanked the Planning Commission for holding the developer to what they were showing on the
39 brochure.
40 J Mock wanted DRC to consider making the park land get pushed to phase 2. The first 2 phases are high
41 density.
42 S Bankhead said once the land is dedicated with the final plat the property will be the City's property. When
43 the City accepts the improvement of the streets/parks/trails will be up to Max.
44 M Pierce said that J Bradshaw will probably be willing to deed the park land but asked when the City will
45 have money to build it. He feels that we should at least make the developer rough grade the park. He thinks it
46 needs to be very clear who will put what where. He thinks the parking lots need to be put in by the developer.
47 W Wimmer asked if there would be enough space for a small soccer field.
48 S Bankhead said that has been discussed.
49

50 **Staff Reports:**

51 S Bankhead said that Max is finishing the downtown street inventory. It had to go on the back burner to work
52 on secondary water. The City didn't think the Highlands lawsuit was going to be dismissed so fast.
53

1 **Commission Reports:**

2 J Mock asked about the water. He wanted to know if we would need another well.

3 S Bankhead said the thought is that people will use secondary water in the summer on their lawns. She said
4 the City has been allowing people to use our shares, but we haven't used all of them. We have a lot of shares.
5 We are thinking about getting Zollinger Park on a secondary water system. Part of that is working with
6 Blacksmith Fork Irrigation Company's Millville section. They now want to use the Spring Creek shares on
7 the east bench where we legally can. The City is proposing the secondary water system will include not only
8 new pipes but also the open ditches.

9
10 Motion that we conclude this meeting- H Ames Second- W Wimmer

11 Vote: Yea: H Ames, D Astle, J Mock, W Wimmer

12 Nay: None.

13 Abstained: None.

14 Excused: None.

15
16 _____
17 Jon Mock, Chairman

Katie McDermott, Office Specialist

18
19 Meeting adjourned at 8:20pm.

20 Minutes taken and prepared by Katie McDermott.