

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**

2 **February 23, 2011 6:00 p.m.**

3 **Providence City Office Building**

4 **15 South Main, Providence, UT 84332**

5
6 **Chairman: G Busch**

7 **Commissioners: S Flammer, R Sneddon, R Gustaveson, C Kirk**

8 **Excused:**

9 **Alternates: L Frank, R Cecil**

10
11 **APPROVAL OF THE MINUTES:**

12 The Providence City Planning Commission will consider for approval the minutes of January 12, 2011.

13 **Motion to approve the minutes: R Sneddon, C Kirk second**

14 **Vote: Yea: G Busch, S Flammer, R Sneddon, R Gustaveson, C Kirk**

15 **Nay: None**

16 **Abstain: None**

17 **Excused: None**

18
19 **ACTION ITEM:**

20 **Item No. 1.** The Providence City Planning Commission will consider for recommendation to the City Council a
21 request to amend Providence City Code Title 10 Zoning Regulations, Chapter 3 Permits, Plans and Annexations by
22 adding Section 7 Utility and Communication Facilities.

23 **Motion to recommend: S Flammer, R Gustaveson second**

24 S Bankhead explained the changes that were made from the last meeting.

25 R Gustaveson said he believed that the Commission was trying to prevent the big galvanized poles coming into the City.

26 G Busch said right now in Providence there aren't any big galvanized power poles.

27 S Bankhead believes that any new ones that have been put in lately are either wood or the rusted looking poles.

28 **Vote: Yea: G Busch, S Flammer, R Sneddon, R Gustaveson, C Kirk**

29 **Nay: None**

30 **Abstain: None**

31 **Excused: None**

32
33 **STUDY ITEM:**

34 **Item No. 1.** The Providence City Planning Commission will discuss a zone change for a possible annexation of 6.8
35 acres (+/-) located adjacent to the southwest boundary of the City from Agricultural to Single Family Residential.

36 S Bankhead told the Commission where this property is located.

37 Brian Lyons from Alliance Engineering explained to the Commission that they would like for this to be zoned SFR, the
38 same as the previous subdivision Sunrise Acres.

39 R Cecil asked what the density would be.

40 B Lyons said this will all be single family, around 14 homes.

41 L Frank asked about the canal that's located there.

42 B Lyons said that is not on their property. Staff has asked that it be included in the annexation.

43 R Gustaveson asked about any irrigation ditches. Does the City require them to be piped?

44 S Bankhead said if it runs through the subdivision it would be required to be piped.

45 S Flammer asked where the road from the north would go.

46 B Lyons said it comes out of Sunrise Acres.

47 The Commission discussed the access with B Lyons on the map.

48 R Gustaveson asked about 450 West coming into the subdivision.

49 B Lyons said they haven't gotten that far on the plans yet.

50 R Gustaveson asked if there would be houses on the east side of 380 East.

51 B Lyons said there would be. There is about 6 acres they are annexing.

52 G Busch said Brian Olsen from the irrigation company is requesting that the canal be piped. There could be a trail put
53 on the top of the canal if it's piped or along the side of the canal.

54 R Gustaveson asked about the homeowners putting fences up.

55 S Bankhead said she believed that because of the easement they probably won't be able to put up a fence.

56 R Cecil said behind his home there is a piped canal. Everyone but them have a fence up. He believes piping the canal
57 would be a good thing.

58 R Sneddon asked about the ingress and egress of a trail.

1 B Lyons said because of the easement their property line would go to the east side. They could put a fence right up to
2 the easement. There are water shares that go with the property.
3 S Bankhead said the staff is recommending that the property come with a fee in lieu instead of the water shares so the
4 City can do a secondary water system.
5 The Commission discussed how a trail could work in this area.
6 G Busch said the canal company could give up their easement if they wanted to.
7 R Sneddon said they need to think about whose feathers it would ruffle if they allowed a trail there.
8 S Bankhead said you are considering rezoning this with the annexation. This needs to be scheduled for a public hearing
9 at the next meeting and then recommend to the Council whether it should be rezoned. Immediately north is SFT but a
10 little more north is SFR.
11 R Sneddon asked what the width of the easement is for the canal company.
12 B Lyons said he will have to check with the canal company. He believes its 12 or 16 feet.
13 G Busch asked if the developer would have any interest in higher density.
14 B Lyons said he doesn't believe there is a market for that right now.
15 C Kirk asked G Busch why he is interested in higher density.
16 G Busch said to preserve open space, less cost for street maintenance, public transportation, Envision Utah and Envision
17 Cache Valley all are for higher density.
18 S Bankhead said you have to remember that the developer has to take out the land for streets and easements.
19 G Busch doesn't want them to be shy about asking for higher density.
20 R Liechty said he doesn't think the Council will go for higher density. You can always make the recommendation and
21 see what happens.
22 R Sneddon asked what power B Lyons has with the development.
23 B Lyons said he is the engineer. Someone else is the developer.
24 G Busch said he would like it brought back as a Public Hearing.
25 B Lyons said he can bring some ideas for the Commission to look at for the Public Hearing.
26 R Sneddon asked about the responsibility of the trail being the homeowner or the development.
27 B Lyons said that is something that would have to be looked at when they start the subdivision.
28
29 **Item No. 2.** The Providence City Planning Commission will discuss amending the General Plan.
30 R Sneddon said he and Don Calderwood went and looked at the trail from Von's Park to possibly the mouth of the
31 Canyon. He handed out a map that shows the area.
32 S Flammer said the concern in that area is when you put down asphalt can 4-wheelers, etc. use it.
33 S Bankhead said she doesn't know if you can stripe a bicycle or walking path if there isn't enough room for a path and
34 two lanes of traffic on Spring Creek Road.
35 R Sneddon said you could asphalt to the shoulder of the road.
36 S Bankhead said the history of that street is the citizens don't want sidewalk.
37 R Sneddon said he doesn't see where they could put a sidewalk but they could widen the road.
38 R Liechty said the City has wanted a trail from Von's Park to the mouth of the Canyon for a long time.
39 G Busch feels it is a great idea to widen Spring Creek Road but he doesn't know if that's a battle they want to fight.
40 C Kirk said property changes hands all the time. Put it in the master plan and wait. She would love to see a trail along
41 the creek bed.
42 R Gustavson said as long as people own the land they won't allow people on it for liability reasons.
43 R Liechty said he would find out who owns the property down to the creek and see if they would be interested in letting
44 a trail be put along the creek.
45 R Sneddon showed a map of the flood areas that could become a concern upon development. It also showed some
46 sloping areas that could be of concern.
47 G Busch suggested showing these areas on the map as potential hazards.
48 G Busch told R Sneddon that there is a natural hazard website if he has the time to look at it.
49 G Busch said he would like to add a trail on top of the canal connecting it to Hampshire Park from the annexation area.
50 He would also like to have an east/west route connecting it to 330 West.
51 G Busch said the annexation area might be a great place to put a new park. This can be put on the map for a later date.
52 C Kirk said 400 East and 1000 South would be a great place for a future park.
53 S Bankhead said putting this on the general plan as open space would probably make the owners happy. Eventually
54 there will need to be a road put through.
55 G Busch asked how far the property goes.
56 S Bankhead said she believes it goes almost to Grandview Hills.
57 G Busch said he would like to make that a future park on the Master Plan.
58 S Bankhead said the City needs about 30 more acres of parkland.

1 S Bankhead suggested putting a trail off of the south bench to Main Street.
2 S Flammer said put it on the map as a potential trail connecting to Bauer Avenue.
3 S Bankhead said something that is enticing to a developer is to allow them to cluster.
4 R Sneddon asked if the developer would be happier with SFL or less density.
5 S Bankhead said a lot of people feel like back yards are open space. If I was a developer I would rather cluster the
6 homes. It would be cheaper.
7 R Sneddon said the SFL zone would be a great place for a park but it would need to be smaller lots.
8 S Bankhead said leave it SFL but allow clustering of homes on 10,000 sq. foot lots and have large open space.
9 R Sneddon said he will get more information on the egresses of the Canyons.
10 S Bankhead said she would like for the Commission to call out the different types of open space. Some places need to
11 be kept natural and other parks are more manicured.
12 G Busch said Brian Olsen talked to him about curb and gutter in the downtown area. Brian believes that if the streets are
13 left as they are now the storm water will run down the street.
14 S Bankhead said Staff and the last Planning Commission looked at the areas with curb and gutter. In certain high traffic
15 streets, curb, gutter and sidewalks are the way to go. 100 East was designated as a full blown street with curb gutter and
16 sidewalk. This street is 39 feet of asphalt and 15 feet of park strip. Most water that ends up in the gutters goes to the
17 canals. The storm water issue will have to be looked at down the road. At some point in time certain streets will have to
18 be redone. At that time curb and gutter will be put in.
19 S Bankhead said a storm water plan does need to be developed for the City.
20 G Busch said maybe this is something that doesn't need to be messed with. He told the Commission that Dan Hogan
21 and Rod Blossom would like to talk to the Commission on the City's transportation plan. It will be on the next meeting
22 agenda.
23 S Bankhead explained to the Commission what was agreed to on the subdivisions on the East Bench transportation.
24

25 **STAFF REPORTS:**

26 S Bankhead told the Commission that the State Legislature is looking at Historic Districts. She reminded the
27 Commission on the Appeal Authority training in Smithfield.
28

29 **COMMISSION REPORTS:**

30 Mayor Liechty thanked the Commission for the time and work that they do for the City.
31 G Busch reported that there has been some shooting up the Canyon where the new trail is.
32 S Bankhead said she would talk to the Sheriff's Department about this.
33

34 **Motion to adjourn: S Flammer, R Sneddon second**

35 **Vote: Yea: G Busch, S Flammer, R Sneddon, R Gustaveson, C Kirk, L Frank**

36 **Nay: None**

37 **Abstain: None**

38 **Excused: None**
39

40 Meeting adjourned at 8:02 p.m.

41 Minutes taken and prepared by Terri Lewis
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46 Glen Busch, Chairman



Terri Lewis, Secretary

