

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**

2 **March 9, 2011 6:00 p.m.**

3 **Providence City Office Building**

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

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6 **Chairman: G Busch**  
7 **Commissioners: S Flammer, R Sneddon, C Kirk**  
8 **Excused: R Gustaveson**  
9 **Alternates: L Frank, R Cecil**

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11 **APPROVAL OF THE MINUTES:**

12 The Providence City Planning Commission will consider for approval the minutes of February 23, 2011.

13 **Motion to approve the minutes with the following changes: R Sneddon, S Flammer second**

14 Page 2 – Line 15 – Why did I feel there was an interest in higher density?

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

16 **Nay: None**

17 **Abstain: None**

18 **Excused: R Gustaveson**

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20 **PUBLIC HEARING (6:05 P.M.):**

21 The Providence City Planning Commission will hold a public hearing to receive public comment on a request from Dan  
22 Cox for zone approval of approximately 6.8 (+/-) acres of property (conditional on annexation of the property) located  
23 adjacent to the southwest boundary of the City from Agricultural to Single Family Residential.

24 **Motion to open the public hearing: R Cecil, S Flammer**

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

26 **Nay: None**

27 **Abstain: None**

28 **Excused: R Gustaveson**

29 Sharell Eames asked the Planning Commission to recommend to the City Council that they deny this request. She asked  
30 why the zoning request is coming before the annexation.

31 S Bankhead said that a developer can ask for a zone change and it will be worked into the annexation agreement.

32 S Eames said then she is begging the Planning Commission to recommend the City Council deny this request. She  
33 believes that Providence City is ill prepared to allow more homes into the City. She feels like the schools are also ill-  
34 prepared. Children in Providence have to go to River Heights schools. Also, this is the point where the City can say we  
35 are not ready. The Planning Commission doesn't have to give a reason to not annex but once the development is  
36 allowed in the door the developer has to be allowed to build.

37 R Sneddon said he understands her comment about the schools but he doesn't understand about Providence being ill  
38 prepared.

39 S Eames said maybe culinary water would be a concern.

40 S Flammer asked where the water would come from.

41 S Bankhead said it would just come from the general water.

42 S Eames said water is the only concern for Providence City. She is more concerned about the schools.

43 Ken Simms lives in the connecting subdivision. They welcome the new development and the new neighbors. He doesn't  
44 feel like this zone would meet the existing plan for Providence. The other developments in this area are single family  
45 traditional. This zone will be single family residential which means smaller lots. This would result in the existing  
46 neighborhood becoming an island. This request for zoning represents leap frog development which he feels is not legal.  
47 He does agree with the zoning of single family traditional. He also asked the Planning Commission to rethink the  
48 walking trail along the canal. The residents in Sunrise Acres paid a lot of money to pipe the canal. A trail would not  
49 connect to the park and it would cause problems with the clean up of the canal. He asked the Planning Commission  
50 recommend to the Council that the canal be piped by the developer.

51 G Busch asked K Simms if the canal was piped how the residents would feel about a trail being on the canal with a  
52 bridge to the park.

53 K Simms said the park is not a kid park at this time. It is just a soccer field. People would park on the street just to use  
54 the trail and he doesn't like that idea. They are asking for 3 things. Please be consistent with the 12,000 square foot lots,  
55 don't allow a walking trail along the canal and require the canal to be piped.

56 R Sneddon asked if the canal is piped and the easement is on the edge of the canal how would the land be used as long  
57 as the Canal Company has access.

58 K Simms said homeowners would have an easement to the canal.

1 Emily Simms said they didn't understand about the canal easement when they bought the property. She explained that  
2 15 feet of property cannot be used by the property owner. You cannot change the canal at all. If you want to fence your  
3 yard you have to fence off of the easement. The property owners paid for the canal to be piped. The Canal Company  
4 now has an easement across the back side of our property. The Canal Company cleans out the canal and they leave the  
5 garbage on our property. Please request that the canal be piped before they build. This canal is not a pretty canal. Why  
6 would you want a walking trail? She talked about the density of the new subdivision. The new subdivision will just be a  
7 continuance of the original subdivision.

8 R Sneddon asked if a piped canal with a trail and zoning single family traditional would be acceptable.

9 E Simms asked who the trail would serve.

10 S Bankhead said people could walk along the trail and they wouldn't have to go along the street to the park. This could  
11 be a very lovely trail along the pipe canal.

12 E Simms drew a map showing where the park is compared to the adjacent homes.

13 **Motion to close the public hearing: C Kirk, L Frank second**

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

15 **Nay: None**

16 **Abstain: None**

17 **Excused: R Gustaveson**

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19 **ACTION ITEM:**

20 **Item No. 1.** The Providence City Planning Commission will consider for recommendation to the City Council a request  
21 to zone approximately 6.8 (+/-) acres of property (conditional on annexation of the property) located adjacent to the  
22 southwest boundary of the City from Agricultural to Single Family Residential.

23 Dan Cox explained that all of this has gone through City Staff. The path concept that E Simms talked about is exactly  
24 what Staff has recommended. He said the school district grows with development not the other way around. The lot  
25 sizes were originally 10,000 square feet for Sunrise Acres. They decided to put in 12,000 square foot lots. Staff has  
26 recommended that these lots be 10,000 square feet. With the development change there are 3 lots that are 10,000 square  
27 feet plus, but the average is 12,000 square feet plus. The reason to stay with single family residential is frontage. Randy  
28 Eck doesn't like cul-de-sacs. The cul-de-sac was taken out and made a thru street. They have created an extension of the  
29 existing subdivision. This will be a very nice transition. The annexation is a combination annexation request from  
30 himself and the City. The road and the canal annexation were requested by the City. Some of the maintenance easement  
31 is on the property. What was not presented is packing a lot of density into the area. They have presented the very best  
32 and most functional development for the City. He showed the Commission a couple more designs with higher density.  
33 He explained that they are ready to give the City water shares for this annexation. He explained that this is just a  
34 concept plan. For storm water purposes there has to be a drainage point. This breakdown will be on the preliminary plat.  
35 This could be shown on the concept plan. However the City wants it constructed is how it will be done.

36 G Busch asked about the higher density plan. Will it connect westward to the north side?

37 D Cox said the road runs along the north side of the development. Because of the slope of the land the sewer system can  
38 be pretty shallow. Houses on the north side will have to pump. There will be no sewer behind the homes. Homes going  
39 east to west on the back side of the development will have to pump. For everyone involved this is the cleanest easiest  
40 way. 8 inches is the shallowest point for the sewer. The sewer is shallower going to the north. The standard depth is 3  
41 feet.

42 G Busch asked if single family residential is what the Commission wants this land to be annexed as.

43 Don Calderwood asked if all of their lots would be single family traditional.

44 D Cox said they would be single family residential but will have some 12,000 square foot lots.

45 D Calderwood asked if they allowed single family residential could the developer change his mind on the sizes of the  
46 lots.

47 D Cox said that is why staff is involved in these meetings.

48 G Busch said if you sold the development the City would have to go by the single family residential zone.

49 D Calderwood said the Commission needs to be careful how they recommend this to the Council.

50 R Cecil asked if D Cox could change his roads to allow 12,000 square foot lots.

51 D Cox said this was designed this way to eliminate the cul-de-sac and because staff asked for it.

52 D Calderwood asked about the road south of the property. Are there going to be improvements done on this road?

53 D Cox said that is correct. Staff has requested that. He is trying to do what the City wants. The lots in Sunrise Acres on  
54 the east side are almost exactly 12,000 square feet.

55 R Sneddon asked Ken Simms if this discussion changes his decision.

56 K Simms said no. The storm water detention pond jumps up the average lot size. This action will make the future  
57 developments come in as smaller lots.

1 S Bankhead said as long as their plan meets the legal requirements they can design it legally. The lots have to be at least  
2 80 feet wide. Stacie Gomm has a beautiful yard with the detention pond on it. The geometry and the slope will restrict  
3 some of what they can do.

4 D Cox said he has given the Planning Commission all of the scenarios.

5 C Kirk feels like we need to do what is best for Providence City. The City Council makes the final decision.

6 The zoning does have to transition somewhere.

7 **Motion to recommend to the City Council that the request to zone approximately 6.8 acres of property**  
8 **(conditional on annexation of the property) located adjacent to the southwest boundary of the City from**  
9 **Agricultural to Single Family Residential be approved: C Kirk, L Frank second**

10 **Vote: Yea: G Busch, S Flammer, C Kirk, L Frank**

11 **Nay: R Sneddon**

12 **Abstain: None**

13 **Excused: R Gustaveson**

14

15 **DISCUSSION:**

16 Dan Hogan and Rod Blossom will discuss the City's Transportation Plan.

17 Jack Nixon and Chad Checketts are also here to discuss this item.

18 R Blossom said all of these developers have met with staff on these developments on the bench off of Center Street.

19 There is an issue with access with these developments.

20 D Hogan said there is a bottle neck across from the shops on Center Street.

21 R Blossom showed them a map that shows the projected roads with any new developments on the bench. These roads  
22 will be put in as development occurs. They are putting their 2 cents in since the Commission is looking at the Master  
23 Plan. He showed the Commission what they felt like the shortest route would be until more development occurs. They  
24 would like to make this work so when someone decides to develop there is secondary access. Is there a way that this  
25 safety issue can be taken care of? The road by the shop could be tied into as a temporary access.

26 G Busch asked for background on this situation.

27 S Bankhead told the Commission that this problem was dealt with in an ordinance. The Council drew a line in the sand  
28 saying no more houses on the bench until the access is taken care of. Sagecrest, D Hogan's land and Checkett's land  
29 each has a clause that says an extra road has to be built before anymore building is allowed. D Hogan is the unfortunate  
30 one because he is stuck in the middle. City council has to change the ordinance to allow more houses being built on the  
31 bench. D Hogan is looking for an alternate way to continue with his building. She doesn't like the idea of a road going  
32 through Von's Park.

33 R Blossom said it doesn't make sense for a road to be built before any building happens. There is a road planned in the  
34 Sagecrest Development but nothing is happening with this.

35 D Hogan said Sagecrest Development isn't coming back. The ordinance says the road has to connect with an alternate  
36 besides Center Street. You can't put a road in without putting in the utilities. You can't put utilities in when you don't  
37 know what's being built.

38 R Blossom said nothing is going to happen this year or next year. A decision needs to be made on how to proceed.

39 G Busch asked if you could cut the lots in half.

40 R Blossom said this wouldn't make a difference.

41 C Kirk asked if a temporary road would be dirt.

42 R Blossom said it would be gravel and would need to allow fire apparatus.

43 The Commission discussed different options that might work.

44 R Blossom said the Master Plan needs to show your future roads.

45 R Sneddon asked who would pay for this temporary road.

46 R Blossom said the future developers could offer to do this.

47 R Sneddon said the City could do it and the developers could pay for it down the road.

48 R Blossom said yes or the developers could do it now.

49 J Nixon said he and D Hogan owned the property that the City shop is located on.

50 L Frank said all he sees is they're moving the bottle neck down a couple of blocks.

51 S Bankhead said the problem with the temporary street is it requires maintaining like a regular city street. It could be a  
52 little bit problematic.

53 L Frank said building homes on the bench with an emergency road would just make the congestion worse.

54 S Bankhead said an emergency road would make it better for the people on the bench.

55 R Blossom said the only way a new road is going to get paid for is by building new homes. They just want to put it into  
56 the planning process.

57 They discussed different ideas for coming down off the bench.

58 D Hogan told the Commission about a park in Japan that he thought would work well in the Von's Park area.

1 K Thompson talked about a road going along the deer fence. Where is the County in all of this planning?  
2 S Bankhead said that property has all been annexed into Providence City. If the City wanted to spend a lot of time and  
3 money we could get the County to participate.  
4 S Bankhead asked the Commission if they wanted the Council to amend their ordinance and ask for a temporary road.  
5 The annexation was done through ordinance.  
6 G Busch suggested the developers give the Commission 3 practical ideas that they would be willing to participate in and  
7 they will work with the City Engineer and Staff.  
8 R Sneddon said it occurs to him that a plan should have a step that initiates a process that allows this plan to take place.  
9 R Cecil suggested extending 600 East over to the stub. The City gets a bond and finishes the road and then any lots that  
10 are sold will have to repay the city.  
11 R Blossom said they would like to be involved in the transportation planning as it proceeds.  
12 J Nixon said having an emergency exit provides some sense of security to those homes that are already up there. He  
13 would be willing to participate in this endeavor.  
14 S Flammer is still worried about bottlenecks.  
15 R Blossom said every intersection can be a bottleneck. They just really want to help with this.  
16 G Busch said at this point the Commission is just looking at different options.  
17 R Blossom said this is something that needs to be looked at with the transportation plan. They would all like to be  
18 involved with this project.  
19 D Hogan said the Commission and Staff do a really good job.  
20 J Nixon told the Commission about when he first started developing in the City. He asked the Commission to try and  
21 find a way to resolve this problem.  
22

23 **STUDY ITEM:**

24 **Item No. 1.** The Providence City Planning Commission will discuss amending the General Plan.

25 **Motion to continue this item to the next meeting: C Kirk, R Cecil second**

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

27 **Nay: None**

28 **Abstain: None**

29 **Excused: R Gustaveson**  
30

31 **STAFF REPORTS:**

32 S Bankhead told the Commission that there was no Council meeting last night. She caught them up to speed with the  
33 Amsource/Sears.

34 D Calderwood asked if the Council would look at the concept plan for Sunrise Acres 2, could it be zoned single family  
35 traditional.

36 S Bankhead said if you drive through neighborhoods that are zoned single family traditional and single family  
37 residential you couldn't tell the difference. The market just isn't here right now for bigger lots.  
38

39 **COMMISSION REPORTS:**

40 None  
41

42 **Motion to adjourn: S Flammer, L Frank second**

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

44 **Nay: None**

45 **Abstain: None**

46 **Excused: R Gustaveson**  
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48 Meeting adjourned at 8:26 p.m.

49 Minutes taken and prepared by Terri Lewis  
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54 Glen Busch, Chairman

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54 Terri Lewis, Secretary

