

1 **Providence City Planning Commission Minutes**

2 **Providence City Office Building**

3 **15 South Main, Providence UT 84332**

4 **October 22, 2014 6:00 pm**

5
6 Attendance: Gary Millburn, Vice Chairman
7 Commissioners: Kirk Allen, Larry Hogge, Sherman Sanders
8 Alternates: Robert James, Wendy Simmons
9

10 **Approval of the Minutes:**

11 **Item No. 1.** The Providence City Planning Commission will consider for approval the minutes of October
12 8, 2014.

13 **Motion to approve the minutes: W Simmons, second – S Sanders**

14 **Vote: Yea: L Hogge, G Millburn, S Sanders, W Simmons**

15 **Nay: None**

16 **Excused: K Allen, R James**

17 **Abstained: None**
18

19 Kirk Allen and Robert James arrived after the approval of the minutes.
20

21 **Business Items:**

22 **Item No. 1. Proposed general plan amendment.** The Providence City Planning Commission will consider,
23 for recommendation to the City Council, proposed amendments to the moderate income housing element
24 of the Providence City general plan.

- 25 • G Millburn reviewed the Affordable Housing Policy Statement recommendations.
- 26 • R James explained that “reduction” as used in this statement is a percentage, a dollar amount
27 predefined, a waiver, modified fee schedule, etc.
- 28 • Under bullet number 10 the following changes were suggested:
 - 29 ○ K Allen suggested “This must be combined and in compliance with current city
30 ordinances to maintain the character of the neighborhood” under bullet number 10.
 - 31 ○ R James suggested changing the words “In essence” to “This would”. Strike everything
32 in parenthesis.
 - 33 ○ Change “Utilize” to “Allow”.
- 34 • S Sanders asked for clarification of the word “bonuses” in the following bullet. (No. 11).
- 35 • J Baldwin suggested using the word “adjustments”.
- 36 • S Sanders felt water issues needed to be addressed in this policy.
- 37 • S Bankhead felt that water requirements should be address in a similar manner to impact fees.
38 She suggested that affordable housing have low impact landscape designs that would have low
39 water demands, such a water-wise or xeriscape requirements.
- 40 • R James also thought transportation and sewage would be something to consider.
- 41 • J Baldwin said that as housing density goes up, landscaping goes down. He felt the water usage
42 issues would self-resolve.
- 43 • S Bankhead said all we need to do is encourage wise water use in the policy.
- 44 • Encourage wise water use and xeriscape will be added as an additional bullet point.

45 **Motion to recommend Proposed General Plan Amendment with the above mentioned changes to**
46 **City Council: S Sanders, second – L Hogge**

47 **Vote: Yea: K Allen, R James, L Hogge, G Millburn, S Sanders, W Simmons**

48 **Nay: None**

49 **Excused: None**

50 **Abstained: None**

1 **Study Item:**

2 Item No. 1. Proposed general plan amendment. The Providence City Planning Commission will review
3 proposed amendments to the transportation element of the Providence City general plan.

- 4 • S Bankhead said the 2010 plan does not show all the recent upgrades that have been done on the
5 roads. The upgrades will need to be shown on the proposed plan as being completed and not
6 future projects. Additional lines will need to be drawn showing the upgrades that need to be done
7 in the future. Once the lines are added and, then types of roads can be considered.
- 8 • W Simmons felt Providence Main street should go through. The road by Discount Tires also
9 needs to be constructed, 200 North could be modified to bring traffic off the hill, also Stan
10 Checketts' property should be considered.
- 11 • K Allen felt Von's Way connecting to 400 east could be considered.
- 12 • S Bankhead said once the lines and suggestions are on the map, then the City Council has
13 something to work from for property acquisition, impact fees, etc.
- 14 • S Sanders felt like stop signs on Foothill Drive at 1000 South would be safer.
- 15 • S Bankhead said there are federal plans that discuss traffic control and the rules for placing stop
16 signs to optimize safety. They cannot be used to control speed. There are guidelines the city has
17 to follow. Traffic control for future needs should be in the printed text.
- 18 • S Sanders asked about widening some of the more narrow roads. He would like to see a
19 consistent plan on Canyon Road. R James agreed. It is a high access road.
- 20 • S Bankhead said Spring Creek needs to be considered when discussing east Canyon Road.
- 21 • K Allen said if we are going to start putting trails in, Providence Canyon is a good place to start.
- 22 • S Bankhead said the city has a nice trail up there already. It is one of the most popular mountain
23 bike trails around. She felt the commission should consider a walking trail since the peddle bikers
24 use the existing trail so much.
- 25 • K Allen said Canyon Road has so much potential, but will require considerable thought and
26 planning.
- 27 • R James said Canyon Road from the canyon to 400 East needs to be highlighted for upgrade.
- 28 • G Millburn suggested a public hearing to discuss Canyon Road two meetings from tonight.
- 29 • S Bankhead will provide an updated map for next Planning Commission meeting. She will email
30 information regarding ROW widths, travel paths, etc., from the federal guidelines.

31 Wendy Simmons and Larry Hogge left meeting at approximately 7:10 pm.

- 32 • K Allen suggested the next meeting be dedicated to highlighting areas and roads of concern, then
33 the meeting following be the public hearing.
- 34 • S Bankhead will advertise to generate interest in the public meeting.

35
36 **Staff Reports:** Any items presented by Providence City Staff will be presented as informational only.

- 37 • S Bankhead said DRC has some suggested changes to site development in the commercial zone,
38 exterior issues such as landscaping, lighting, parking lot issues, etc. Some ordinances are vague
39 and it presents a problem with commercial development. She will send an email with the
40 proposed changes and would like the Planning Commission to consider putting the proposed
41 changes on a future agenda.

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

- 45 • No Commission reports.

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47 **Motion to adjourn: K Allen, second – R James**

48 **Vote: Yea: K Allen, R James, G Millburn, S Sanders,**

49 **Nay: None**

50 **Excused: L Hogge, W Simmons**

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Abstained: None

Meeting adjourned at 7:20 pm
Minutes recorded by S Bankhead and prepared by C Craven.

Gary Millburn, Vice Chairman

Caroline Craven, Secretary