

1 Providence City Planning Commission Agenda  
2 Providence City Office Building, 164 North Gateway Drive, Providence UT 84332  
3 September 26, 2018 6:00 p.m.  
4

5 **Call to Order:** Robert James, Chair  
6 Attendance: Voting: Robert James, Rowan Cecil, Ruth Holloway, John Parker, G Sonntag  
7 Alternates: B Perry, Laura Banda  
8 Excused: None  
9

10 **Oath of Office:**  
11 Laura Banda took the oath of office.  
12

13 **Approval of the Minutes:**  
14 **Item No. 1.** The Planning Commission will consider approval of the minutes for September 12, 2018.

15 Motion to approve the minutes from September 12, 2018 – R Cecil, second – G Sonntag

16 Page 1 Line 6 Ruth Ann ~~Holloway~~ Holloway  
17 Page 1 Line 8 Bearnson  
18 Page 2 Line 84 address addressed  
19 Page 4 Line 194 Ruth Ann ~~Holloway~~ Holloway  
20 Page 4 Line 207 Gary Sonntag, Vice Chair

21 Vote:  
22 Yea: R Cecil, R James, J Parker, G Sonntag, R Holloway  
23 Nay:  
24 Abstained: None  
25 Excused: None  
26

27 **Public Comments:** Citizens may appear before the Planning Commission to express their views on issues within  
28 the City's jurisdiction. Comments will be addressed to the Commission. Remarks are limited to 3 minutes per  
29 person. The total time allotted to public comment is 15 minutes.

- 30 • Steve Guymon, 635 S 200 W Providence asked the status of the annexation of three parcels of land that  
31 was listed as an agenda item on the September 12, 2018 meeting. R James explained it was listed as a  
32 study item on the previous agenda. S Bankhead explained there were protests and is now with the  
33 Boundary Commission. She also explained Mr. Guymon and Mr. Stauffer withdrew their properties from  
34 the annexation. The Theurer property is still being considered by the Boundary Commission.
- 35 • S Bankhead explained if the Boundary Commission recommends the city can consider annexing it would  
36 be put on the agenda as an agenda item.
- 37 • Mayor Drew explained once the Boundary Commission approves the annexation then it goes back to the  
38 city and the council for consideration. The Planning Commission has to approve the annexation plan.  
39

40 **Public Hearing(s):** None

41 **Action Item(s):** None  
42

43 **Study Items(s):**

44 **Item No. 1. Proposed Code Amendments.** The Providence Planning Commission will discuss amendments to  
45 Providence City Code for the following:

- 46 10-9-4 Frontages: Curb, Gutter, and Sidewalk
- 47 10-8-5: Commercial Zoned Districts-Site Development
- 48 11-3-3 Final Plat
- 49 11-5 Public Improvements

- 50 • S Bankhead introduced the proposed code amendments and gave a brief insight. She explained these are  
51 important ordinances and would like to have them discussed in an open meeting.
- 52 • S Bankhead explained one of the problems are the inspections and making sure the developers contact  
53 the city to get their inspections done in a timely manner.
- 54 • S Bankhead reviewed the proposed language for 11-5: Public Improvements. She explained the changes  
55 had a ripple effect on 10-8-5: Commercial Zoned Districts-Site Development.

- 1 • S Bankhead explained the proposed language for 10-8-5: Commercial Zoned Districts-Site Development. She explained the wording was mimicked for the pre-construction meeting for consistency.
- 2
- 3 • S Bankhead explained there are many parcels in the city that are not part of a subdivision. She said these
- 4 were created many years ago. The way the current ordinance is written allows someone to build along a
- 5 street and not be required to put in frontal developments.
- 6 • S Bankhead reviewed the proposed language to 10-9-4. Its addresses those who are developing a single
- 7 parcel that is not part of a subdivision. It allows the city to require them to put in the frontage
- 8 improvements when necessary.
- 9 • S Bankhead reviewed the proposed language for: 11-3-3 Final Plat. She explained it didn't require an
- 10 ordinance that they turn in their SWPP (Storm Water Pollution Prevention Plan) and the engineers cost
- 11 estimate for review with the construction drawings.
- 12 • B Perry asked for clarification on what the contractor covers for the two year period on swells. S
- 13 Bankhead explained they maintain the integrity of the swell.
- 14 • G Sonntag explained the provision for the exception on page 2 line 4 should have language that would
- 15 require them to define the project area.
- 16 • G Sonntag asked in reference to 10-9-4 where it discusses the thickness of the subgrade. S Bankhead
- 17 explained that is under the standards and specifications but is not called out in the ordinance.
- 18 • S Bankhead stated a reference to the standards and specifications will be added to the ordinance.
- 19 • G Sonntag asked if the commercial zone districts language (10-9) is applicable to residential districts. S
- 20 Bankhead suggested adding language suggesting before utility improvements are made there has to be a
- 21 pre-construction meeting.
- 22 • R Holloway recommended to include language to define what an inspection is.
- 23 • R James asked what are the criteria for inspections and how is it being recorded. S Bankhead explained
- 24 there is a document that says pass/fail and then a punch list is created from that.
- 25 • Schedule for public hearing next meeting.
- 26

27 **Item No. 2. General Plan:** The Providence Planning Commission will discuss a draft of general plan Chapters: 5 –  
 28 Land Use, Neighborhoods, & Design, 6 – Transportation Systems, 7 – Moderate Income Housing, 8 – Environmental  
 29 Stewardship, 9 – Public Services, 10 Public Safety and Emergency Management, and 11 – Annexation Policy Plan.  
 30 The Commission will discuss maps associated with the general plan, including but not limited to: transportation  
 31 corridor plan, future rezone of existing districts, and zone districts of future annexations (Discussion time  
 32 approximately 60 minutes)

- 33
- 34 • G Sonntag reported chapters 10, 5, 9 and 6 have been reviewed.
- 35 • S Bankhead reported chapter 7: Affordable Housing is still under construction. S Phippen is adding the
- 36 2016 estimates and will be available for review at the next meeting.
- 37 • S Bankhead explained a few rezone requests have recently been submitted. She felt that the general plan
- 38 was lacking detail that promotes the different zones. R James felt this was discussed and a map would be
- 39 created to show where each zone would be used. S Bankhead asked what the logic to use each zone is.
- 40 • S Bankhead explained the general plan along with setting the goals we want to accomplish also needs to
- 41 paint a visual picture of what those zones are going to create. R Holloway stated it would be like a justified
- 42 narrative. S Bankhead stated it would be a narrative of intent used to help educate.
- 43 • Chapter 8.3 – Overall Goal & Objective – The strategies area
- 44 • Chapter 8 – Strategy e – **Provide Education on pesticides.**
- 45 • Chapter 8 – Strategy 5a – Work with the Utah Department of Wildlife to evaluate ~~deer~~ **animal**
- 46 management strategies.
- 47 • Chapter 8 – Objective 5 - ~~Respect and tolerate~~ **Manage deer and small animal wildlife** populations within
- 48 the city in an ethically responsible manner.
- 49 • Chapter 8 – Strategy 5b - Develop a public education program for ~~deer~~ **wildlife** management strategies.
- 50 • Chapter 8 – Strategy 3c - Utilize development to incorporate open space such as athletic fields, ~~churches~~,
- 51 cemeteries, schools, river walkways, setbacks, buffers, civic gathering places.
- 52 • Chapter 8 – 4a – Protect **and manage** the mountainside area for winter-feeding range.
- 53 • Add number to title - **9.3**
- 54 • Park and trail map, continue green along the entire length of Spring Creek including in Providence Canyon.

- 1 • Add the proper zoning districts on future re-zoning of existing districts & annexed areas of City of
- 2 Providence map.
- 3 • G Sonntag felt we need to create the opportunity for infill and will create an interest. He suggested not
- 4 putting LCR in the proposed annexation.
- 5 • Study item for next meeting: mixed use ordinance, future re-zone map, LCR right-of-way.
- 6 • Action item for next meeting: Chapter 11 of the general plan

7

8 **Reports:**

9 Staff Reports: Any items presented by Providence City Staff will be presented as informational only.

10

11 Commission Reports: Items presented by the Commission Members will be presented as informational only; no

12 formal action will be taken.

- 13 • B Fresz discussed Utopia fiber.

14

15 Motion to adjourn – R Cecil, second – J Parker

16 Vote:

17 Yea: R Cecil, R James, J Parker, G Sonntag, B Perry, R Holloway

18 Nay: None

19 Abstained: None

20 Excused:

21 Excused Alternate:

22

23

24 Meeting adjourned approximately 8:20 PM

25 Minutes prepared by Mindi Petersen

26

27

28 **APPROVED 10/10/2018**

29

30

31

32 \_\_\_\_\_  
Robert James, Chair

33

\_\_\_\_\_

Skarlet Bankhead, City Recorder