

1 **Providence City Planning Commission Minutes**
2 **Providence City Office Building**
3 **15 South Main, Providence UT 84332**
4 **December 10, 2014 6:00 pm**

5
6 **Attendance:**

7 Commissioners: Kirk Allen, Larry Hogge, Gary Millburn, Larry Raymond, Sherman Sanders
8 Alternates: Robert James, Wendy Simmons
9 Excused: None

10
11 **Approval of the Minutes:**

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

14 **Motion to approve the minutes of November 12, 2014: Larry Hogge, second – Kirk Allen**

15 **Vote: Yea: K Allen, L Hogge, G Millburn, L Raymond, S Sanders**

16 **Nay: None**

17 **Abstained: None**

18 **Excused: None**

19
20 Study Item No. 1 was the first item addressed on the agenda.

21
22 **Item No. 1.** Proposed general plan amendment. The Providence City Planning Commission will review
23 proposed amendments to the transportation element of the Providence City general plan.

- 24 • L Raymond would like to consider the following items for the transportation plan:
25 ○ Current or future traffic concerns that need to be addressed: Foxridge ingress and egress;
26 southeast section of the city; the new high school access and impact; Canyon Road –
27 Spring Creek, the width of the road, especially at 1st East; vehicle, bike and foot traffic
28 up Providence Canyon.
29 • There will be a public hearing on the updates once the Planning Commission has decided what
30 needs to be addressed.
31 • S Sanders would like to include the list of future needs from the August 11, 2014 Planning
32 Commission meeting.
33 • L Hogge went out with the Mayor some time ago and felt that was very beneficial to actually look
34 at certain sections of the city.
35 • This discussion will be continued to the next Planning Commission meeting.
36 • K Allen felt 400 East needs to be addressed.

37
38 **Public Hearing (6:15 p.m.):** - Public Hearing started at 6:20 pm.

39 **Item No. 1.** Proposed Rezone. The Providence City Planning Commission will hold a public hearing to
40 receive public comment on a rezone request by Carol Fae Jensen Wilde to rezone a 2.03 acre parcel
41 located at 196 West 100 North from Single-Family Traditional to Commercial.

- 42 • Heather Hansen (169 W. 100 N.) representing several residents living in the area. Read a letter
43 signed by several residents. Letter is attached.
44 • Jared Fitzgerald (140 W. 100 N.) does not want this area rezoned for commercial. He prefers the
45 quiet of his back yard without commercial interests.
46 • James Fargo (48 S. 100 W.) intersection concern, feels granting this rezone would open a
47 Pandora's box of unintended consequences.
48 • Hank Lund (95 W. Center) Agrees with what has been said, feels there could be some kind of
49 commercial enterprise that would benefit the community, however, without knowing what that is,
50 it would be unwise to grant the rezone.

- 1 • Carol Jensen Wilde – owner of property, commented that the home has been in the family since
2 the city was established. She and her brother jointly discussed the selling of this property. When
3 post office was build the city approached her father to sell the property to the post office. At that
4 time there was some consideration for rezoning. The ball field is always busy during the summer
5 and that impacts the neighborhood. Whatever home is built there will be impacted by the baseball
6 fields. She and her brother love Providence and they have ties to the community. She feels this
7 property is not desirable for a home because of the property and proximity to commercial
8 businesses. She did not realize this was part of the historic district since all home built around the
9 property were built in the 1970's. She and her brother work and operate the property and house
10 together, not separately. She did not appreciate that people felt they were only rezoning for
11 financial gain.
- 12 • L Hogge asked if a sub development had ever been considered for this property.
- 13 • Don Jensen, brother to Carol Jensen Wilde and co-owner of the property, answered that half acre
14 lots would be the smallest that could be done. He reiterated that financial concerns are not the
15 only issue driving this rezone request.
- 16 • K Allen felt a future owner could probably design a home so the ball fields would not have a
17 negative impact.
- 18 • Ann Christensen (40 N. 100 W.) grew up in a large city, prefers the smaller community. She
19 wants this property to remain residential.
- 20 • Harley Christensen (40 N. 100 W.) loves the ball diamonds, would have bought a lot if this
21 property had been available when they moved into their home. If this is rezoned commercial, they
22 will relocate.
- 23 • Ashton Young (173 W. 100 N.) does not like the lights from the ball fields during the summer,
24 and does not want additional lights from commercial development added to the problem. Does
25 not want the view destroyed. Has small children and wants them to grow up with other children in
26 the neighborhood. He is against the commercial rezone.
- 27 • Brian Bingham (178 W. 150 N.) lives near Baer Welding, desires the rural setting of Providence.
28 Does not want to see this rezoned commercial. Housing would be preferable.
- 29 • Curtis Crockett (42 N. 200 W.) like others, has concerns about what type of commercial business
30 could move in if this is rezoned commercial. He likes the idea of a subdivision rather than
31 commercial.

32 Public hearing closed at 6:50 pm.

33
34 **Action Items:**

35 **Item No. 1.** Proposed Rezone. The Providence City Planning Commission will consider for
36 recommendation to the City Council a rezone request by Carol Fae Jensen Wilde to rezone a 2.03 acre
37 parcel located at 196 West 100 North from Single-Family Traditional to Commercial.

- 38 • L Raymond suggested further consideration for next meeting.
- 39 • S Sanders felt it could be resolved tonight.
- 40 • K Allen felt people had made an effort to come to two meetings, felt like concerns had been
41 expressed and a decision should be made tonight. G Millburn agreed.
- 42 • J Baldwin also supported a vote tonight.
- 43 • S Sanders commented it is not part of the master plan. Providence is a bedroom community not
44 looking for a lot of commercial enterprise according to the Master Plan. Until there is a specific
45 purpose he does not want to rezone it commercial.
- 46 • L Raymond agreed that unless there was a specific use for commercial rezone, it should remain
47 residential. He feel the Commission should recommend the City Council reject the application. If
48 owners want to come back with a specific reason for a rezone, they can.
- 49 • K Allen feels Zollinger Park is a great buffer between the residential area and the commercial
50 areal of Providence.

1 **Motion to recommend City Council deny the request for a rezone at this time based on not being**
2 **part of master plan, not in harmony with residential community: S Sanders, second – K Allen**

3 **Vote: Yea: K Allen, L Hogge, G Millburn, L Raymond, S Sanders**

4 **Nay: None**

5 **Abstained: None**

6 **Excused: None**

- 7 • S Sanders said it should be noted these are good people requesting the rezone and there is nothing
8 personal in the vote.

9
10 Robert James left meeting at 7:00 pm.

11
12 **Study Items:**

13 **Item No. 2.** Proposed Code Amendment. The Providence City Planning Commission will review
14 proposed amendments to Providence City Code 10-8-5: Commercial Zoned Districts; Site Development
15 and 10-8-6: Parking Regulations.

- 16 • This item was not discussed.

17
18 **Item No. 3.** Discussion. The Providence City Planning Commission will discuss nuisances on property in
19 regards to back yards.

- 20 • Steve Hobbs (180 W. 100 S.) would like commission to identify what “premises” is.
- 21 • S Bankhead said it is the entire yard.
- 22 • S Hobbs said according to the Mayor, there is a difference. There are situations in the city that
23 according to the code are nuisances and nothing is being done. In his neighborhood a resident
24 who was evicted from Logan has moved in and it was allowed by the City. According to city
25 code, if something devalues adjacent property or is a safety issue, it violates City Code. He met
26 with City Council six weeks ago and he had driven through Providence and there are areas that
27 need to be addressed. He feels the City is allowing conditions that should not be allowed. The
28 nuisance officer should go out in the city and identify nuisance areas. He feels there has been a
29 delineation between front yard and back yard and this should not make a difference. Abandoned
30 vehicles are a problem throughout Providence. He asks Planning Commission to take a serious
31 look at the situation in Providence. He feels the concerns are not being addressed.
- 32 • Cindy Dunkley, 613 E. 675 S., lives in Cove subdivision and signed CCR’s. Who has
33 responsibility to make sure CCR’s are filed? One of the properties in the subdivision has been
34 turned into a motorcycle field with constant activity that is annoying. Sheriff’s department has
35 been notified. Roads are being used as motor cycle roadway by children. It is a nuisance and a
36 danger to other children. The motor cycles are an issue in the neighborhood.
- 37 • S Bankhead said the city does not approve CCR’s.
- 38 • S Sherman and K Allen said the developer needs to be held accountable by those who signed the
39 CCR’s.
- 40 • S Bankhead said road use by motor cycles is a traffic concern and falls under the sheriff’s
41 department.
- 42 • C Dunkley asked if the noise was a violation of the nuisance ordinance.
- 43 • S Bankhead said it is in the noise ordinance. Generally neighbors have to be willing to sign a
44 complaint because the Sheriff’s office usually does not witness the issue of concerns.
- 45 • S Sherman suggested getting the neighbors together to petition for the concerns, but there are
46 certain criteria that need to be followed.
- 47 • L Hogge read the nuisance ordinance.
- 48 • K Allen said Providence doesn’t have its own police force so it makes enforcement difficult.
- 49 • S Sherman said the only way the Sheriff’s department will act is if someone files a complaint.
- 50 • W Simmons said these issues should be handled compassionately and tactfully.

- 1 • S Bankhead said state code is involved, as well as personal property rights, so the City needs to
2 proceed carefully.
- 3 • L Hogge said perhaps we could get community support to clean up some of the properties.
- 4 • L Raymond reiterates the Planning Commission is not an enforcement Commission.
- 5 • S Hobbs and C Dunkley said if there is a code, it needs to be enforced.
- 6 • S Hobbs asked if between 1st W. and 2nd W., east/west roads, could be looked at in the master
7 plan. Deteriorating asphalt, no sidewalks, less than 24' wide. He feels these streets are in great
8 need of repair/maintenance.
9

10 Planning Commission will review certain areas of the city on January 10th at 10 am. Skarlet will notify the
11 City. The Commission will review NE part of city (Foxridge) and Canyon Road. Mayor Calderwood will
12 accompany if he can.
13

14 **Motion to meet January 10th at 10 am, at Von's Park, to review areas of the City. This meeting will**
15 **replace the January 14th meeting: S Sherman, second – K Allen**

16 **Vote: Yea: K Allen, L Hogge, G Millburn, L Raymond, S Sanders**

17 **Nay: None**

18 **Abstained: None**

19 **Excused: None**
20

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

- 22 • No staff reports.
23

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

- 26 • No commission reports.
27

28 **Motion to adjourn: L Hogge, second – W Simmons**

29 **Vote: Yea: K Allen, L Hogge, G Millburn, L Raymond, S Sanders**

30 **Nay: None**

31 **Abstained: None**

32 **Excused: None**
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34 Meeting adjourned at 7:45 pm.

35 Minutes recorded by S Bankhead and prepared by C Craven.
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41 _____
Larry Raymond, Chairman

41 _____
Caroline Craven, Secretary
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