

1 **PROVIDENCE CITY COUNCIL MEETING MINUTES**  
2 **Wednesday, December 4, 2019 6:00 PM**  
3 **Providence City Office Building**  
4 **164 North Gateway Drive, Providence UT**  
5  
6

7 **Opening Ceremony:**

8 Call to Order: Mayor Drew  
9 Roll Call of City Council Members: Mayor Drew  
10 Attendance: John Drew, Kirk Allen, Kristina Eck, Brent Fresz, Dennis Giles, Roy Sneddon  
11 Pledge of Allegiance: Mayor Drew  
12 Opening Remarks – Prayer: Carrie Kirk  
13

14 **Staff Reports:** Items presented by Providence City Staff (including but not limited to: City Engineer, City Attorney,  
15 Public Works Director, and Administrative Services Director) will be presented as information only.

- 16 • Mayor Drew introduced Ryan Snow, incoming Providence City Manager. R Snow introduced himself.  
17 Rob Stapley, Public Works Director:
- 18 • Streets: We had a lot of unanticipated overtime due to the storms that came through.
  - 19 • K Allen asked about the streets in Ridgeview subdivision. R Stapley said that they have passed final  
20 inspection. We try to do street maintenance, such as plowing, after the streets have passed the final  
21 inspection.
  - 22 • K Eck asked about the plow that broke down. R Stapley said that it is already back on the road. It fell into a  
23 hole on Von’s Way due to a water leak that cleared out some dirt under the asphalt.
  - 24 • K Eck asked about snow that is left on corners. Will we clean it up?
  - 25 • R Stapley said that it is a difficult situation. Widening the plowed area can cause some problems, such as  
26 making a mess on people’s driveways. K Eck asked R Stapley to check the intersection of 300 South and  
27 Spring Creek Road. R Stapley said that he would.
  - 28 • R Stapley said that they are working on fixing potholes. He invited members of the public to let him know  
29 about any potholes.
  - 30 • R Stapley said that the asphalt fix on Von’s Way may be a permanent fix. The temperatures weren’t  
31 perfect, so we can’t be sure.
  - 32 • R Stapley spoke about 200 South. We made a temporary turnaround there for garbage trucks, etc. The  
33 water leak caused saturation which compromised the integrity of the asphalt at the end of the road.
  - 34 • 500 South Water Line project: It is complete.
  - 35 • R Stapley spoke about the exception that we were granted by the Division of Drinking Water Quality for  
36 the deep rooted vegetation issue at Broad Hollow Springs. We worked out the problems we were having  
37 with the stipulations.
  - 38 • K Allen asked how long the exception is valid. R Stapley said that the exception is permanent. The  
39 stipulation requires us to take extra water samples out of the spring for the next 12 months. We are not  
40 worried about that as all the samples we have taken lately look great.
  - 41 • Zone 2 Tank: We are starting to design it.
  - 42 • The potable divers will come this Friday to clean Redd’s reservoir.
  - 43 • K Allen asked what we clean off in the tank. R Stapley said that it is usually a thin layer of silt.
  - 44 • R Sneddon asked about the sanitation protocol of the divers. R Stapley said they spray their [suits] with  
45 Clorox before they go in. This is basically chlorine, which is already in our water system anyway.
  - 46 • R Stapley said that the divers also do a physical inspection of the tank.
  - 47 • B Fresz asked about installing backup cameras on the big ploughs. R Stapley said that we will look into it.

48  
49 Skarlet Bankhead, Administrative Services Director

- 50 • S Bankhead said that business license renewal started November 1<sup>st</sup> and that dog license renewal started  
51 [December 1<sup>st</sup>].
- 52 • We have one transient merchant license active and six solicitor licenses.
- 53 • S Bankhead spoke about the check register. She said that we are using our capital project fund. We spent

54 \$121,000 finishing up our cemetery project. We also spent money engineering the [Zone 2 Tank], and  
55 making payments on the 500 South project.

- 56 • B Fresz asked about our asphalt preventative treatment budget and why we are over budget on it.
- 57 • S Bankhead said that we will recover that overage from developers and then make a budget adjustment.
- 58 • S Bankhead said that we are doing a new tree lighting event tomorrow night. We are selling ornaments to  
59 benefit The Family Place and accepting donations for the food pantry. This is a new event that recreation  
60 director Sheyler Gunnell suggested. The event will have Santa Clause and singing from the Vocal Stepz  
61 children's choir. We have several sponsors, including Canyon Landscaping, McDonalds, Macey's, David  
62 Stock [and Cache Valley Media Group].
- 63 • S Bankhead expressed appreciation to the council members who have served on the council and who are  
64 now having their last meeting. She presented a certificate of appreciation.

65  
66 **Approval of the minutes**

67 **Item No. 1.** The Providence City Council will consider approval of the minutes of November 12, 2019

68 **Motion to approve the minutes of November 12, 2019: — B Fresz, second — R Sneddon**

69 **Vote:**

70 **Yea: K Allen, K Eck, B Fresz, D Giles, R Sneddon**

71 **Nay:**

72 **Abstained:**

73 **Excused:**

74 **Corrections:**

- 75 • No corrections

76  
77 **Public Comments:** Citizens may appear before the City Council to express their views on issues within the City's  
78 jurisdiction. Comments will be addressed to the Council. Remarks are limited to 3 minutes per person. The total  
79 time allotted to public comment is 15 minutes. The City Council may act on an item, if it arose subsequent to the  
80 posting of this agenda and the City Council determines that an emergency exists.

- 81  
82 • Hal Hansen of Providence thanked those who have served on the council. It is a thankless job that  
83 involves a lot of work that nobody sees.

84  
85 **Public Hearing(s):** None

86  
87 **Administrative Business Item(s):**

88 **Item No.1. Resolution 042-2019 – Development Agreement:** The Providence City Council will consider for  
89 adoption a resolution approving the Development and Public Improvement Installation Agreement for Vineyard  
90 Phase 2, a life-cycle residential development containing 15 single-family detached lots and 24 single-family  
91 attached units (townhomes), located in the general area of Spring Creek Parkway and 300 East., Providence UT.

92 **Motion to approve resolution 042-2019 Development Agreement: — K Allen, second — D Giles**

93 **Vote:**

94 **Yea: K Allen, K Eck, B Fresz, D Giles, R Sneddon**

95 **Nay:**

96 **Abstained:**

97 **Excused:**

98 **Discussion:**

- 99 • K Eck disclosed that her husband works for the developer. He is a salaried employee and does not get  
100 bonuses, etc., in regards to K Eck's vote. This applies to this Administrative Business Item and also to item  
101 No. 2.
- 102 • S Bankhead said that the Planning Commission will consider the final plats for both phase 2 and 3 of the  
103 Vineyard subdivision at their next meeting. The final plats were delayed at the last Planning Commission  
104 meeting due to some issues which have now been worked out.
- 105 • S Bankhead said that the developer will be paying a fee in lieu of water shares. They were unable to use  
106 the water shares that they had in a water company for secondary water.

- 107 • S Bankhead said that city staff recommended utilizing the trail [as a sidewalk] instead of having a trail and
- 108 a sidewalk right next to each other. There will be an easement dedicated to the city, and the trail will
- 109 connect to the 300 East sidewalk.
- 110 • S Bankhead said that R Stapley asked for seal coat for the trail. That is something above what we usually
- 111 ask for. The rest of the development agreement is fairly standard.
- 112 • R Sneddon asked if the developer has received final approval for the bridge. S Bankhead said that we have
- 113 not received the confirmation email from FEMA yet. We are expecting to receive their decision in the next
- 114 couple of weeks.
- 115 • Mayor Drew suggested having a ribbon cutting when the bridges across Spring Creek open.
- 116 • K Eck asked about requiring the developers to put in nicer street lights. She has asked about this before
- 117 and wants to keep pushing it. She asked R Stapley what his objections are.
- 118 • R Stapley said that Vineyard will probably install nicer street lights because it is a private development.
- 119 • K Eck asked if a discussion about requiring nice street lights in our developments can be on the agenda for
- 120 January. She said that if other cities can do it, we can do it.
- 121

122 **Item No. 2. Resolution 043-2019 – Development Agreement:** The Providence City Council will consider for  
 123 adoption a resolution approving the Development and Public Improvement Installation Agreement for Vineyard  
 124 Phase 3, a life-cycle residential development containing 6 single-family detached lots, 15 single-family attached  
 125 units (townhomes), and 40 single-family attached units (condominiums), located in the general area of 170 East  
 126 Spring Creek Parkway, Providence UT.

127 **Motion to approve resolution 043-2019 Development Agreement: — B Fresz, second — K Allen**

128 **Vote:**

129 **Yea: K Allen, K Eck, B Fresz, D Giles, R Sneddon**

130 **Nay:**

131 **Abstained:**

132 **Excused:**

133 Discussion:

- 134 • S Bankhead said that the contents of development agreements are set out in city code. This is why it is an
- 135 administrative item, and there is not much chance for the council to say “no” to them if they meet city
- 136 code.
- 137 • S Bankhead said that this phase will also use a fee-in-lieu to take care of the water requirement.
- 138 • S Bankhead said that even if the Planning Commission approves the plat at their meeting next week, the
- 139 developer still cannot record his plat with the county until the plat, development agreement, and the
- 140 construction drawings are approved, and the bond is posted.
- 141 • S Bankhead said that there will be a second access to the development. Once you exceed 30 units, fire
- 142 code requires a second access. The access is for emergencies. It is not part of minimum improvements,
- 143 but it is required by fire code once they exceed 30 units.
- 144 • K Allen asked if the second access will be only for emergencies. S Bankhead said that it will be maintained
- 145 and plowed, but it will not be used for everyday access.
- 146 • Dallas Nichol of Visionary Homes said that in the future, that road/access will continue to the north. This
- 147 will happen when they build on the parcel to the north which is currently under referendum.
- 148 • Mayor Drew asked how many units will be on this parcel of land that is being developed. D Nicholl said
- 149 that there will be 149 built on the current parcel.
- 150 • K Allen said that as he looks at this development, with its blend of single family homes, townhomes, trails,
- 151 etc., and the blend of potential residents who could live there, he feels like it was a great decision to make
- 152 this rezone.
- 153

154 **Legislative Business Item(s)**

155 **Item No. 1. Code Amendment – Ordinance No. 2019-026:** The Providence City Council will consider for adoption  
 156 an ordinance amending Providence City Code Title 10 Zoning Regulations-Chapter 14-Section 1 Cluster and Inner  
 157 Block Development, by clarifying hearing notice requirements and expanding the area where inner block

158 development can occur; and Section 2 Planned Unit Development by adding requirements for a storm water  
159 system, allowing home businesses, clarifying public and private right-of-ways.

160 **Motion that the council adopt Ordinance 2019-026: — R Sneddon, second — B Fresz**

161 **Vote:**

162 **Yea: K Allen, K Eck, B Fresz, D Giles, R Sneddon**

163 **Nay:**

164 **Abstained:**

165 **Excused:**

166 **Discussion:**

- 167 • S Bankhead said that this ordinance went through the staff and the Planning Commission.
- 168 • S Bankhead read from the staff report.
- 169 • S Bankhead said that the Planning Commission unanimously recommended that the Council approve the  
170 amendment.
- 171 • S Bankhead explained that we are adding language that says that the city may collect a fee for the cost of  
172 publishing notices for a public hearing. We reference state code with regards to how this notice should be  
173 given.
- 174 • S Bankhead explained that we changed the language in the code to say that the “Land Use Authority”  
175 needs to approve the request. There was a time when the City Council approved land use decisions, but  
176 now the request goes to the appropriate Land Use Authority. For subdivisions and multi family site plans,  
177 this is the Planning Commission. Other types of requests go to the Administrative Land Use Authority.
- 178 • S Bankhead explained that for a time, inner block development has been prohibited in the downtown  
179 area. We have received requests to reconsider that action. There are deep lots there, and some people  
180 would like to use [part of their property for development].
- 181 • S Bankhead said that there are requirements that someone will have to meet in order to do inner block  
182 development. She read from the proposed code amendment. The Land Use Authority will have the  
183 authority to impose conditions relating to certain development features, such as road capacity, ingress  
184 and egress, amount of off-street parking, building mass and location, noise, etc.
- 185 • S Bankhead said that we added requirements that a Planned Unit Development needs to comply with  
186 some of our construction policies found elsewhere in the code.
- 187 • S Bankhead said that we also allowed home businesses in planned unit developments.
- 188 • S Bankhead said that we added language about commercial buildings because some developers have  
189 talked to us about adding commercial buildings in their planned unit development. We also added  
190 reference to parking requirements for commercial businesses.
- 191 • S Bankhead said that we also changed the definition of “planned unit development” to our general  
192 definition as found in PCC 10-1.
- 193 • S Bankhead said that in a PUD, there will be four water systems installed: A culinary water system, an  
194 outside watering system, a storm water system, and a fire line system.
- 195 • S Bankhead said that we also added a section about the storm water system. It requires them to meet the  
196 requirements in our code and gives the HOA responsibility for maintaining all private storm water  
197 infrastructure. We also added a section on storm water impact fees and billing services. We don’t yet  
198 have storm water impact fees, but it opens the door in case we create them.
- 199 • S Bankhead said that we will require monthly billing for [all utilities] to be done by the HOA.
- 200 • S Bankhead said that we added a section about public right of ways and private right of ways. We are  
201 allowing private right of ways in a PUD. These are not required to be built to Providence City standards.  
202 However, the developer must provide for pedestrian traffic somewhere within the development. This  
203 gives them some flexibility to do alleyways, trails, etc. They also need to make sure that their roadways  
204 meet public safety and fire code requirements, which includes safety for emergency vehicles.
- 205 • S Bankhead said that there has been a problem in the past with snow plowing. Some HOAs had trouble  
206 managing their own plowing and wanted the city to help. If PUDs don’t build their streets to our standard,  
207 we may not be able to plow them. This is why we previously required streets in a PUD to be built to our  
208 standards. However, this took away the incentive for doing a PUD. Now, however, state code has stronger

209 laws on HOAs which improve their overall management and maintenance [and so we can trust them to  
210 plow their own streets].  
211

212 **Item No. 2. Rezone – Ordinance No. 2019-025:** The Providence City Council will consider for adoption an  
213 ordinance changing the zone for Parcel No. 02-162-0015; a 1.47-acre parcel located at 220 N Spring Creek  
214 Parkway, Providence UT. The property is currently zoned Commercial General District (CGD). The applicant is  
215 requesting Multi-Family High (MFH).

216 **Motion to approve ordinance No 2019-025 changing the zone of a parcel: — K Allen, second — R Sneddon**

217 **Vote:**

218 **Yea: K Allen, K Eck, B Fresz, D Giles, R Sneddon**

219 **Nay:**

220 **Abstained:**

221 **Excused:**

222 Discussion:

- 223 • S Bankhead said that the property is located north of the city offices. The property is currently zoned  
224 Commercial General District. This is our broadest commercial district, which can have retail, doctor's  
225 offices, light manufacturing, etc. The applicant would like to have Multi Family High. The applicant is  
226 currently building townhomes on an adjacent lot.
- 227 • K Eck said that this is not necessarily a sales tax generating commercial area. S Bankhead said that this is  
228 correct.
- 229 • S Bankhead said that executive staff reviewed the request and then presented it to the Planning  
230 Commission. S Bankhead read from the staff report. The general plan does not currently call for this  
231 parcel to be rezoned to Multi Family High.
- 232 • S Bankhead said that the Planning Commission recommended to deny this application.
- 233 • S Bankhead said that if the Council chooses to make a zone change, it is recommended that they make a  
234 change on the general plan map as well.
- 235 • Danny MacFarlane, the applicant, gave the council concept plans.
- 236 • D Macfarlane said that the units will have more than 2 parking stalls per unit. Each unit will have a one car  
237 garage.
- 238 • D Macfarlane said that his intent is to keep as many trees as possible on the property.
- 239 • D Macfarlane said that he did a tax analysis and found that the townhomes would generate more  
240 property tax than a business [that would fit the character of the surrounding businesses]. Also, there is a  
241 bus stop nearby, as well as shopping, etc.
- 242 • D Macfarlane did a traffic analysis and found that residential use would generate 1/5 the amount of traffic  
243 that an office would generate. Also, the state has identified the need for more affordable housing.
- 244 • D Macfarlane said that the townhomes will be high quality. They will be for rent. The units he is currently  
245 building will rent for about \$1400 a month.
- 246 • D Macfarlane brought up the City's access easement. The access would be accommodated in the layout of  
247 the site and would not be used by residents
- 248 • D Macfarlane said that they would be open to putting in a fence.
- 249 • K Allen said that he was surprised when he saw how close to the road the townhomes are which are  
250 currently being built. D Macfarlane said that these new townhomes will have the same 25 ft setback as  
251 the ones K Allen is referring to.
- 252 • K Allen asked about whether the trees will stay. D Macfarlane said that the majority of trees are around  
253 the exterior. They want to keep as many as possible.
- 254 • Linda Christensen, a part owner of one of the properties abutting the proposed rezone, spoke about some  
255 of her concerns. She felt that the current development is very large next to the other businesses on Spring  
256 Creek Parkway, and they come close to the entrance to those businesses. She is concerned about the  
257 requirements that could be imposed on her property due to having residential units behind them and  
258 with the issue surrounding the city access easement.

- 259 • L Christensen was concerned that if the multi-family zone spreads to the lot next to her, her business will
- 260 be isolated from the customers that come from being next to other businesses. Her business thrives on
- 261 other businesses. She said that she is not necessarily against this development, but she has concerns.
- 262 • L Christensen said that traffic is also a concern. It is a high traffic area.
- 263 • K Eck asked if they currently own the building that they are in. L Christensen said that they do not.
- 264 • K Eck said that she understands the concerns about the lot next to L Christensen's lot. She said that if that
- 265 lot came in for a rezone to multi-family, she wouldn't approve it because of the way it would affect
- 266 parking lots, etc. As to the current proposal for townhomes, it might be good to have people living near
- 267 the business to provide more patients.
- 268 • L Christensen said that this could be true. She just doesn't want to be blocked out to where the visibility
- 269 of her business is compromised. She asked about requirements that the city might have with her lot being
- 270 next to multi-family.
- 271 • Mayor Drew asked if Jake Basset's property (the property next to L Christensen's) can have its zone
- 272 changed. It might be locked into the HOA. S Bankhead was not sure.
- 273 • D Macfarlane said that he and a partner are buying the lot to the south (#02-153-0022) and will be putting
- 274 in an office building.
- 275 • B Fresz asked what will be done at the south border of the property. D Macfarlane felt that a fence would
- 276 make sense.
- 277 • Nathan Christensen, part owner of one of the parcels adjacent to the parcel in question, asked how often
- 278 rezones happen.
- 279 • B Fresz said that we have to review all applications for rezone that are brought in by property owners.

280  
281 **Item No. 3. General Plan Discussion:** The Providence City Council will discuss the Future Zoning Map, Parks and  
282 Open Space Map, and Transportation Classification Map in the proposed general plan.

283 The Council discussed the Transportation Classification Map:

- 284 • Correction: B Fresz said that in Millville the roundabout is not shown.
- 285 • B Fresz asked if 200 West and 100 South should be a roundabout.
- 286 • Mayor Drew spoke about intersections that are misaligned. Mark Thompson and Kent Dunkley have
- 287 latched onto this idea with regards to 100 South, saying that the city will not be aligning the intersection.
- 288 Mayor Drew said that the Council decided not to realign the intersection due to the fact that it would
- 289 require taking out older trees and some existing garages/sheds. Instead, we decided to acquire property
- 290 to the south [which does not align the intersection].
- 291 • Mayor Drew said that he spoke with our Sherrif's deputy and asked him if he could find any accidents
- 292 attributable to a misaligned intersection. He could not. A misaligned intersection often causes people to
- 293 pause, which can be a good thing. Mayor Drew said that there was a woman killed north of Providence
- 294 city limits [700 S 100 E] within the past year. She was proceeding quickly through the intersection and t-
- 295 boned an SUV. At the time, the local mayors got together and came to the conclusion that it was human
- 296 error. That was an aligned intersection. Mayor Drew said that a book [Walkable City Rules by Jeff Speck]
- 297 advises not to fix misaligned intersections. They have a traffic calming effect.
- 298 • Mayor Drew said that a roundabout is not so much about aligning the intersection as about traffic
- 299 management.
- 300 • K Eck said that she does not want to put a roundabout at 200 West 100 South for now. It was a hot topic,
- 301 and people were not understanding it correctly. For the sake of reducing stress in the community, we
- 302 should leave it off for now.
- 303 • K Allen agreed. He said that the area will probably not have a traffic problem.
- 304 • The council decided not to put a roundabout at 100 South 200 West.
- 305 • K Allen and K Eck felt that 300 East 200 North should definitely get a roundabout.
- 306 • Mayor Drew asked about the cost of a roundabout. He remembered M Pierce saying that the small ones
- 307 cost about \$500,000.
- 308 • R Snow said that he did not have any roundabouts in the city of Roosevelt. He said that roundabouts are
- 309 not very pedestrian friendly, but they are traffic friendly. They stayed away from them in Roosevelt due to
- 310 pedestrian safety.
- 311 • D Giles said that he has seen many close calls on our roundabout with pedestrians, especially with kids

- 312 coming out of school.
- 313 • S Bankhead said that in Logan there is a roundabout at 500 North and 200 East. They have signs that flash
- 314 when pedestrians are crossing.
- 315 • K Eck said that we should be careful where we place roundabouts. They can get clogged up.
- 316 • S Bankhead said that we do have a traffic study being done. We will use that to put together a traffic
- 317 master plan. Some of these questions will be answered when we get the report back from the engineers.
- 318 • Correction: take away “align intersection” from 300 South 200 West.
- 319 • B Fresz said that the intersection at 300 South 200 West should definitely be a roundabout.
- 320 • K Allen said that 400 South is the road that carries the most traffic in that area. He felt that connecting
- 321 300 South to the bench would be a difficult project due to the slope.
- 322 • B Fresz said that people will probably use 300 South the most once it is improved (smoothed and
- 323 widened). It goes directly to the highway.
- 324 • S Bankhead asked if the Council is OK with the changes recommended from the Planning Commission:
- 325 That Gateway Drive be labeled as a major collector from the north boundary of the city to 100 north, and
- 326 that Spring Creek Parkway in the Hollows area should be changed to a minor collector. The council
- 327 approved of the changes.
- 328 • Mayor Drew asked about Gateway Drive south of [100 South], and whether it should be a major collector
- 329 because it will connect to Millville in the future. S Bankhead said that if the Council decides to do that, we
- 330 can have it changed.
- 331 • R Snow said that the Federal Highway Administration can provide funding if a road is classified as a major
- 332 collector. UDOT would have to accept the classification as well. If we think a road should be a major
- 333 collector, we should classify it as such.
- 334 • K Eck asked if this is something that won’t be relevant until far out in the future because it will take time
- 335 before we can extend that road.
- 336 • S Bankhead said that it is hard to predict. She also said that this road is on the CMPO plan.
- 337 • K Eck asked about Spring Creek Parkway. It will carry a lot of traffic. Should it be left as a minor collector?
- 338 • S Bankhead said that it probably will carry a lot of traffic. As long as we are not changing the right of way
- 339 width, we could consider designating it as a major collector in order to apply for federal funding.
- 340 • R Snow said that he would have to check to see if the right-of-way width would need to change.
- 341 • B Fresz is fine with leaving Spring Creek Parkway as a minor collector until we see how much traffic will
- 342 pass through it.
- 343 • S Bankhead said that Garden Drive was built to a 66 ft profile. It is wider because it was anticipated that
- 344 the road would go on through into Millville and Nibley.
- 345 • Mayor Drew brought up Canyon Road, which is designated on the map for upgrading of the existing
- 346 corridor. He said this will be a challenge.
- 347 • S Bankhead said that we had M Pierce look at this because of a home that is being proposed on the corner
- 348 of 400 South and 100 East on the east side of the road.
- 349 • Mayor Drew reported that M Pierce estimated it would cost \$4-5 million and require the removal of two
- 350 homes in order to improve [widen] Canyon Road and put in sidewalk through the steep area where it
- 351 becomes 100 East.
- 352 • S Bankhead reviewed the decisions so far:
- 353 • Leave intersection at 100 South 200 West as shown.
- 354 • Take away “align intersection” from 300 South 200 West.
- 355 • Put the blue color in the hollows area along Spring Creek Parkway
- 356 • Change north end of Gateway Drive to peach color (major collector)
- 357 • Designate Garden Drive as a major collector
- 358 • S Bankhead said that Garden Drive is shown on the CMPO [regional transportation plan].
- 359 • Mayor Drew said that designating it as a major collector could also help Millville if they applied for COG
- 360 money.
- 361 • B Fresz suggested that we should make the map have the Google Maps background
- 362 • K Eck brought up the “future corridor” designation on the hill on 300 South. She felt that we should
- 363 remove it. It is too hard to build on that steep slope, etc.
- 364 • B Fresz said that we should leave it in order to keep our options open.

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The Council discussed the Parks and Open Space Map

- K Eck brought up the proposed dog park. She said that our community needs one.
- Correction: B Fresz suggested a bike route up 1000 South. It would go from 2<sup>nd</sup> west up 1000 south, take a left on Grandview, and then connect with Canyon Road. Many people use that route.
- Correction: B Fresz suggested a bike route on 300 South from 100 East to 200 West. He doesn't think that the bikers will want to go all the way to 100 North
- R Snow asked about roundabouts and biking.
- S Bankhead said that cyclists don't seem to have problems with roundabouts. C Wooley agreed.
- R Snow said it would be useful to overlay the bicycle routes onto the transportation plan.
- Mayor Drew asked about connecting 500 South to 100 East. S Bankhead said that engineering wise, it could be done. However, it would make a dangerous intersection.
- Correction: 100 South from 100 East to Gateway Drive as a bike route.
- Correction: B Fresz noted that Hillcrest park is not on the map.
- Correction: The Spendlove property (02-115-0038) should be green (south and east of "existing private open space" on south of map).
- Correction: B Fresz suggested a trail from 1000 South going north under the power lines. We should also put a trail between the mouth of the canyon along the water company pipeline and connecting with the power line trail. There will be a bit of a problem with two homes near the mouth of the canyon.
- S Bankhead said that we extended our annexation declaration to include some of the property that is in Millville (the Celco property). However, we didn't do anything with it yet. It might be a good place for a bike park.
- Correction: Green should extend south under the power lines as far as the annexation declaration.
- Mayor Drew said that it would be unlikely to see Millville do anything on that property with water or sewer.
- S Bankhead asked if it should be designated as some kind of open space.
- Mayor Drew said that we should put something there. We can change it later if we need to.
- Correction: B Fresz said that it should be green from the deer fence to the east [in the south east of the map in the area covered by the annexation declaration]. We should be consistent with the width of the green line around the fence [with what is to the north].
- Correction: Continue the blue line for a trail along Spring Creek all the way east to the canyon. Right now it ends at the power lines.
- Mayor Drew said that if Spring Creek irrigation ditches became piped, we could use the easement to make a trail.
- Correction: Connect existing section of Spring Creek trail to future section (near Stonehenge Drive) on both sides.
- Correction: Connect the gap in the trail near Hawthorne Drive.
- D Giles said that it will be hard to create a trail along certain sections of Spring Creek because it goes through people's yards. This is especially true near the entrance to Von's Park.
- B Fresz said that the plan does not have to be practical right now. Things can change in the future.
- D Giles said that Jon Hubbard talked to him about making a park on his land, which is on Spring Creek. He said he may be willing to work with the city on it. It is something to keep in mind. [This is the triangular piece south of the Chugg property/Vineyard subdivision].
- Mayor Drew said that this would be a great place for a regional park.

The Council discussed the Future Rezone of Existing Districts and Annexed Areas Map:

- B Fresz suggested changing the parcels to the south west that are marked as SFT (Single Family Traditional) and SFR (Single Family Residential) to MXD (Mixed Use District) because they are next to proposed MXD. MXD works well when there is a lot of it.
- B Fresz suggested changing the two SFL parcels on the northeast to something else. They should not be zoned large. We have had issues with large zones in areas with difficult topography.
- Mayor Drew said that Blake Parker would like to put \$500,000 townhomes up there.
- S Bankhead said that there are zones other than LCR that would allow townhomes, such as Multi Family

- 418 Residential, etc.
- 419 • B Fresz said that he just doesn't want them to be Single Family Large.
- 420 • Jeanell Sealy of Providence asked about the size for Single Family Large lots. S Bankhead said that they
- 421 have about a 0.5 acre minimum lot size. Lots can be larger than the minimum lot size.
- 422 • B Fresz said that because of the large lot minimums, developers are putting back yards under the power
- 423 lines. K Eck didn't think this is a problem.
- 424 • K Eck asked why it is problematic to have large lots with a hill.
- 425 • S Bankhead said that it is not problematic to have some large lots. However, it can be problematic to
- 426 require all the lots to be 20,000 square feet once you try to fit the road in there, etc. You might get a
- 427 better product if you clustered them and used the steep areas for open space.
- 428 • K Eck asked what size lots you would use if you clustered. B Fresz thought Single Family Traditional would
- 429 be best.
- 430 • Mayor Drew brought up Form Based Code. It would allow someone to build whatever they want as long
- 431 as they stay within the density [for the overall parcel].
- 432 • K Allen asked if Stan Checketts is struggling with this issue in his [Little Baldy] subdivision. S Bankhead said
- 433 that he is.
- 434 • K Eck said that since those SFL areas border SFT, she is fine with changing them to SFT.
- 435 • Mayor Drew asked if S Checketts could do a form-based code type development on [some of his
- 436 remaining land].
- 437 • S Bankhead said that this is more of an engineering question. S Checketts is locked into the numbers of
- 438 units he can have in some areas because of the infrastructure that he has put in.
- 439 • Correction: Change the two SFL pieces in the northeast to SFT.
- 440 • Correction: Change Danny MacFarlane's piece that was just rezoned to MFH.
- 441 • K Eck said that she didn't like the suggestion to change the SFR to MXD down by the MXD area on the
- 442 southwest of the city. She felt that stores will not come in until there are enough rooftops.
- 443 • Correction: the lot east of Edwards Furniture should not be Multi Family High. The council denied that
- 444 rezone application. It should be mixed use.
- 445 • B Fresz brought up the area to the southwest again that has mixed use.
- 446 • K Eck said that it is a weird place for mixed use. She doesn't think there should be any mixed use in that
- 447 area.
- 448 • S Bankhead said that Millville has designated the area to the west as commercial. Mayor Drew felt that
- 449 this is wishful thinking.
- 450 • Mayor Drew felt that this area could be good for light manufacturing. It is close to the highway, but it is
- 451 not on the highway.
- 452 • B Fresz suggested Commercial General District for the area. He doesn't think that Single Family Residential
- 453 makes sense.
- 454 • Mayor Drew asked about the parcel east of the Edwards building, and whether it could have retail on the
- 455 street front and multi-family behind.
- 456 • S Bankhead said that maybe we need to look at the percentages for our retail requirement for our mixed
- 457 use zone. Maybe we need to consider a more live/work situation.
- 458 • K Eck asked if we even need to put a future zone on the properties to the southwest. K Eck felt that we
- 459 should not worry about zoning them now.
- 460 • S Bankhead said that we got requests about one of those parcels, the one owned by Dave Matthews.
- 461 • The Council left the parcels in the southwest (around the Mixed Use pieces) the way they are shown on
- 462 the map.

463

464 **Council Reports:** Items presented by the City Council members will be presented as informational only; no formal

465 action will be taken. The City Council may act on an item, if it arose subsequent to the posting of this agenda and

466 the City Council determines that an emergency exists.

- 467 • D Giles was glad that we changed the light color on the Christmas tree on the roundabout.
- 468 • The council members thanked each other for their time serving together.
- 469 • Mayor Drew said that by this Friday, we should have an RFP from UTOPIA [for fiber installation]. The only
- 470 other possible bidder, Syringa, dropped out.

- 471 • B Fresz said that Providence Blacksmith Fork Irrigation Company had a meeting. They have new bylaws.  
472 They have a few action items for R Stapley. We are also trying to work out the math for the exchange  
473 agreement as far as how many shares go towards it and to iron out the maintenance agreement. The  
474 President of Blacksmith Fork resigned, so Jon Hubbard is now President.  
475 • R Snow reported on the meeting of the Spring Creek Water Company. He felt that things were pretty  
476 normal. They did mention the legal expenses that they were paying and that these expenses were  
477 preventing them from doing other things. Most of the questions at the end of the meeting were related to  
478 the issues with the city. He felt that Brent Speth did fairly well with talking about his differences with the  
479 city. He mentioned that there could be declarable conflicts [of interest] as he comes on to the city council.  
480 It seemed that the company is willing to try to work with the city. If we negotiate with them, we should  
481 carefully choose who participates to avoid personal feelings between certain individuals. There were no  
482 votes taken. There were about 30-40 shareholders present.  
483 • Jeanell Sealy of Providence, who was also at the meeting, felt that the shareholders in general had no idea  
484 what was going on regarding the legal issues with the city.  
485 • R Snow said that there were some who seemed not to know about it, and there were some who were  
486 asking questions in order to highlight the city's perspective.  
487 • R Snow said that both water companies seemed to think of R Stapley, our Public Works Director, in  
488 positive terms.  
489 • Mayor Drew asked about our next court date and submissions to the court regarding Spring Creek Water  
490 Company. C Wooley said that C Smith, our water attorney, is reviewing the submissions.

491  
492 **Motion to enter executive session: — B Fresz, second — K Eck**

493 **Vote:**

494 **Yea: K Allen, K Eck, B Fresz, D Giles, R Sneddon**

495 **Nay:**

496 **Abstained:**

497 **Excused:**

498 Entered executive session at approximately 10:06 PM  
499

500 **Executive Session Notice:**

501 The Providence City Council may enter into a closed session to discuss pending or reasonably imminent litigation as  
502 allowed by Utah Code 52-4-205(1)(c).

503 The Providence City Council may enter into a closed session to discuss professional competence or other factors  
504 allowed by Utah Code 52-4-205(1)(a).

505 The Providence City Council may enter into a closed session to discuss land acquisition or the sale of real property  
506 Utah Code 52-4-205(1) (d) and (e).  
507

508 **Motion to close the executive session: — K Allen, second — K Eck**

509 **Vote:**

510 **Yea: K Allen, K Eck, B Fresz, D Giles, R Sneddon**

511 **Nay:**

512 **Abstained:**

513 **Excused:**

514 Executive session closed at approximately 11:10 PM  
515

516 **Motion to adjourn: — B Fresz, second — D Giles**

517 **Vote:**

518 **Yea: K Allen, K Eck, B Fresz, D Giles, R Sneddon**

519 **Nay:**

520 **Abstained:**

521 **Excused:**

522 Meeting adjourned at approximately 11:10 PM  
523

524 Minutes prepared by Jesse Bardsley

525

526

527

528

529 \_\_\_\_\_  
John Drew, Mayor

\_\_\_\_\_  
Skarlet Bankhead, City Recorder

DRAFT