

1 **Providence City Planning Commission Minutes**  
2 **Providence City Office Building,**  
3 **164 North Gateway Drive, Providence UT 84332**  
4 **February 12, 2020 6:00 p.m.**

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6 **Call to Order:** Kathleen Alder, Vice Chair

7 **Roll Call of Commission Members:** Kathleen Alder, Vice Chair

8 **Attendance:** Kathleen Alder, Rowan Cecil, Michael Fortune (voting alternate), Ruth Ann Holloway

9 **Excused:** Laura Banda, Bob Perry

10 **Absent:** Alex Bearson (alternate)

11 **Pledge of Allegiance:** M Fortune

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13 **Approval of the Minutes:**

14 **Item No. 1.** The Planning Commission will consider approval of the minutes for January 22, 2020.

15 **Motion to approve the minutes of January 22 2020: — R Cecil, second — M Fortune**

16 **Vote:**

17 **Yea:** K Alder, R Cecil, M Fortune, R Holloway

18 **Nay:**

19 **Abstained:**

20 **Excused:** B Perry, L Banda

21 **Corrections:**

- 22
  - None

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24 **Public Comments:** Citizens may appear before the Planning Commission to express their views on issues within  
25 the City's jurisdiction. Comments will be addressed to the Commission. Remarks are limited to 3 minutes per  
26 person. The total time allotted to public comment is 21 minutes. Persons wishing to address the Commission  
27 during Public Comments should sign on the public comment sign-in sheet located at the entry to the meeting  
28 room.

- 29
  - No public comments

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31 **Public Hearing(s):** Remarks during the hearing are limited to 5 minutes per person. The total time allotted to  
32 hearing comment is 50 minutes. Persons wishing to address the Commission during public hearing should sign on  
33 the sign-in sheet for the public hearing located at the entry to the meeting room. You may also email comments to  
34 the City Recorder, [sbankhead@providence.utah.gov](mailto:sbankhead@providence.utah.gov) by 2:00 PM the day of the meeting. By law, email comments  
35 are considered public record and will be shared with all parties involved, including the Planning Commission and  
36 the applicant.

- 37
  - No public hearings

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39 **Action Item Note:** Should the Planning Commission not be able to make a decision or take exception to an Action  
40 Item(s), then that item will be tabled and revert back to a study category. The applicant will have 15 minutes to  
41 introduce and make a brief presentation.

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43 **Legislative – Action Item(s):**

- 44
  - No action items

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46 **Study Items(s):**

47 **Item No. 1. Street Cross-Sections:** The Planning Commission will review the street cross-section options and partial  
48 streets.

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  - K Alder said that she received an email from City Council member Josh Paulsen. She read from the email. J  
50 Paulsen felt that most of the added cost to the developer comes from the curb and gutter and park strip.  
51 Requiring them to lay more asphalt width would have minimal cost and would make the road more  
52 usable.
  - K Alder asked if there are any comments from city staff.
  - Mayor Drew said that he recommends that the Commission hear from the City Engineer.

- 55 • R Stapley said that this topic is a big topic. There are many different situations you could find yourself in.
- 56 There are also differences in different parts of town. There are also some legal issues involved, such as
- 57 requiring too much of developers.
- 58 • R Holloway asked about the shoulder of the unfinished side of the road. Last meeting, we said it would be
- 59 leveled off. The city would have to maintain that. The runoff could cause erosion there. She asked what R
- 60 Stapley has seen with regards to water problems.
- 61 • R Stapley said that currently, our partial street cross section tapers to the side with the curb and gutter.
- 62 There is no crown in the road. If we changed the cross section to add more asphalt, we might end up with
- 63 a crown. The specifications would then need to address the water issue on that side of the road.
- 64 • R Holloway asked if the code could be written in such a way that each individual road had to go through a
- 65 city engineering process so that we could take into account the unique factors of each situation.
- 66 • R Stapley said that we try to give the developer flexibility while also keeping to the city's vision. The road
- 67 designation (collector, arterial, etc., with their respective widths) comes into play [with how we would
- 68 look at a partial road].
- 69 • R Stapley said that if we make a developer do more than their share, we may have to help with the cost.
- 70 Or, we may have to adjust things within the development so that they are not negatively impacted.
- 71 • R Holloway asked if the city has liability if something happens to someone due to the incomplete nature
- 72 of the road. This could be a problem. On the other hand, we don't want code language that doesn't give
- 73 us enough flexibility.
- 74 • R Stapley said that sometimes we have had to adjust the crown when completing the unfinished section
- 75 of partial roads. This costs us a bit of money.
- 76 • M Fortune said that while it would be nice to require the first developer to put in more asphalt, it will
- 77 create an issue if we create a road wide enough to require a crown. We would then create a drainage
- 78 issue on the [incomplete] side.
- 79 • R Stapley said that it would also require the first developer to shift the road onto his/her property so as to
- 80 make room for a swale or other drainage mitigation. We might get into legal issues with requiring a
- 81 developer to do this unless we are willing to pay for part of it.
- 82 • Mayor Drew said that 300 East used to be a dirt road. The city finished the road and put curb and gutter
- 83 on one side. This is a partial road according to our current partial road profile. The road slopes to the
- 84 [curb and gutter side].
- 85 • R Holloway asked what would happen if the other side of the road didn't develop for a long time. Would it
- 86 create an issue for half of the road to have more wear and tear on it?
- 87 • M Pierce said that sometimes, if the asphalt has already lived its life, the city would probably pay to
- 88 repave that section of the street when the other side develops. If the city doesn't have the money, they
- 89 could just have old asphalt on one side and new asphalt on the other.
- 90 • R Holloway asked if we have situations where part of the road is private and part is public.
- 91 • M Pierce said that this happens in some places where roads were built a long time ago. Sometimes roads
- 92 were built on private property. It doesn't happen that often anymore.
- 93 • K Alder asked what other cities in Cache Valley do about partial roads.
- 94 • M Pierce said that most cities do have some type of partial street cross section.
- 95 • R Holloway said that L Banda emailed a suggestion. L Banda thought that we could have them put the
- 96 asphalt on both sides, but the undeveloped side wouldn't have curb and gutter. This might actually be a
- 97 good thing because the next developer wouldn't be crossing over the curb and gutter. This was the same
- 98 as J Paulsen's suggestion.
- 99 • R Cecil said that this would require the first developer to pay for all of the asphalt.
- 100 • M Fortune said that we had come to a consensus that this was the best way of doing it. The main expense
- 101 is the curb and gutter and sidewalk. However, having the entire asphalt width might create a drainage
- 102 issue because of the crown that would be required with that width. He felt that requiring the asphalt
- 103 would benefit the city, but we don't want to require something that will create legal issues.
- 104 • R Holloway said that having the full width of asphalt benefits the neighborhood. It makes it so cars can
- 105 turn around, etc., and it might raise the value of the real estate.
- 106 • R Cecil suggested that the next developer compensate the original developer for the extra cost of laying
- 107 the extra asphalt.
- 108 • K Alder asked how much extra cost we are talking about.

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- M Pierce said that the expense of laying the asphalt depends on the width and how well it fits with a lay-down machine. The amount of asphalt we require from the first developer will also impact how much right-of-way he has to give to the city and will increase his/her costs.
  - R Holloway said that the next developer will have to cut the existing asphalt and clean up the edge before they put in the sidewalk and curb and gutter. This will be an extra expense [that might make up for some of the difference in cost to the first and second developer].
  - R Holloway said that we are considering several factors related to the partial street: the liability to the city, the effect on the neighborhood, the aesthetics, the unfinished edge, etc.
  - K Alder said that another issue is property ownership. The developer would have to reduce the size of their lots if we require them to put down more asphalt.
  - R Cecil asked if M Pierce participated in developing the current [partial road] cross section. M Pierce said that he did.
  - R Holloway said that if the first developer put down the asphalt, that would be an advantage for the second developer. She said that we should think about various scenarios and which developer would be getting the advantage in each scenario. We don't want to be too loose-ended in our code, but we also don't want to have too little flexibility. Perhaps certain situations should require that the situation be discussed and approved by the city [on a case-by-case basis].
  - R Cecil brought up the partial street cross section drawing.
  - M Pierce said that section F is about the unfinished side of the road.
  - K Alder noted that a crown is shown in the partial street cross-section drawing. M Pierce noted that the drawing indicates that the crown needs to be approved by the city. In some situations the city would allow it, but in some situations it would not.
  - R Cecil felt that our current partial street cross-section is well done.
  - K Alder asked for M Pierce's recommendation.
  - M Pierce felt that the current street cross section has been working well. He doesn't feel that it needs to be changed.
  - R Cecil asked if we need a public hearing for this.
  - S Bankhead said that we do not need a public hearing to change our standards and specifications. The City Council can change this by resolution. However, if we got rid of the partial streets entirely, then a public hearing would be required because we would need to change Title 11 Chapter 4 Section 3 of our city code, which mentions partial streets.
  - K Alder felt that we probably don't need to make any changes.
  - M Fortune thanked the staff for the explanations. He felt that the City's ability to decide the crown in the road addresses the drainage issue. M Fortune felt that we don't need to change our current cross section.

144 **Motion to accept the [partial street cross section] as it exists and that we send it back to the city council with**

145 **our recommendation that it be accepted as is: — M Fortune, second — R Cecil**

146 **Vote:**

147 **Yea: K Alder, R Cecil, M Fortune, R Holloway**

148 **Nay:**

149 **Abstained:**

150 **Excused: B Perry, L Banda**

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152 **Reports:**

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

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155 Ryan Snow, City Manager

- R Snow appreciated the work that the Commission has done on this issue. A good planning commission makes a lot of difference.

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

160 formal action will be taken.

- None

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163 **Motion to close the meeting: — R Cecil, second — R Holloway**

164 **Vote:**

165 **Yea: K Alder, R Cecil, M Fortune, R Holloway**

166 **Nay:**

167 **Abstained:**

168 **Excused: B Perry, L Banda**

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Kathleen Alder, Vice Chair

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Skarlet Bankhead, City Recorder

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