

1 **Providence City Planning Commission Minutes**  
2 **Providence City Office Building,**  
3 **164 North Gateway Drive,**  
4 **Providence UT 84332**  
5 **March 11, 2020           6:00 p.m.**

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7 **Call to Order:**     Bob Perry, Chair

8 **Roll Call of Commission Members:** Kathleen Alder, Laura Banda, Rowan Cecil, Michael Fortune (non-voting  
9 alternate), Ruth Ann Holloway, Bob Perry

10 **Absent:** Alex Bearnson

11 **Pledge of Allegiance:** Kathleen Alder

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13 **Approval of the Minutes:**

14 **Item No. 1.** The Planning Commission will consider approval of the minutes for February 12, 2020.

15 **Motion to approve the minutes of February 12, 2020: — R Cecil, second — K Alder**

16 **Vote:**

17 **Yea:** K Alder, R Cecil, R Holloway, B Perry

18 **Nay:**

19 **Abstained:** L Banda

20 **Excused:**

- 21       • K Alder thanked J Bardsley for preparing the minutes accurately.

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

- 28       • No public comments

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30 **Public Hearing(s):** Remarks during the hearing are limited to 5 minutes per person. The total time allotted to  
31 hearing comment is 50 minutes. Persons wishing to address the Commission during public hearing should sign on  
32 the sign-in sheet for the public hearing located at the entry to the meeting room. You may also email comments to  
33 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  
34 are considered public record and will be shared with all parties involved, including the Planning Commission and  
35 the applicant.

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

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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 **Administrative Action Item(s):**

44 **Item No. 1. Amended Final Plat:** The Providence Planning Commission will consider for approval an amended final  
45 plat adjusting the lot lines for Lots 22, 23, and 24 Brookside Village Phase 1, in the general area of 320 North 200  
46 East.

47 **Motion to approve the amended final plat for adjusting the lot lines for lots 22, 23, and 24 of Brookside Village**

48 **Phase 1: — R Cecil, second — R Holloway**

49 **Vote:**

50 **Yea:** K Alder, L Banda, R Cecil, R Holloway, B Perry

51 **Nay:**

52 **Abstained:**

53 **Excused:**

- Correction: S Bankhead said that one of the conditions should be changed. The owner decided that he does not want to vacate the public utility easement. We should strike the first sentence of condition #1.
- S Bankhead explained that the applicant had made some boundary line adjustments without knowing that he needed an amended plat in order to do so. This amended plat combines two of the lots and makes some other adjustments. The staff recommends that the boundary line adjustment be approved.
- S Bankhead explained that there is a public utility easement on the lot. The applicant will leave it on the lot. In the future, a public utility could put something in there. If the applicant wants to expand his house in the direction of the easement, he would need to have it vacated.
- K Alder asked if the owner could vacate a utility easement once utilities were in place.
- S Bankhead said that they would have to pay to relocate the utilities [as part of vacating the easement]. The decision to vacate the easement would be made by the City Council. K Alder asked about the cost. S Bankhead said that if there is no utility in the ground, there is still an application fee from Providence City. If there are utilities in the ground, the utility companies usually allow them to be moved if the applicant will pay for it.

**Legislative – Action Item(s):** None

**Study Items(s):**

**Item No. 1. Development discussion:** Kent Dunkley will discuss development options for property located in the general area of 700 West 300 South, including but not limited to property access and uses.

- K Dunkley spoke about the property, which is on the corner of Highway 165 and 1700 South. Currently, it has a big pile of dirt, which is an eyesore. However, there are parties that are interested in improving the parcel. K Dunkley is here to get some guidance from the Commission on how we can improve that corner.
- K Dunkley said that Civil Solutions Group suggested dividing the parcel into three smaller parcels. Lot #3 would be for a corner commercial lot, and lots #1 and #2 could be combined to form a three acre lot. This is what we would do based on current offers on the property.
- K Dunkley said that we have two offers for the 3 acre parcel (lots #1 and #2). One of the potential buyers is interested in doing high density housing. This is the same owner as the Ridgeview Townhomes, and he would do a similar product at this property. The other potential buyer wants to build commercial storage, warehouse, and office space, and would also like to build a community center. K Dunkley has also been approached by another buyer who would like to put a C-store (convenience store) on the corner.
- K Dunkley said that in the past, they have been told that all of this land would need to be sales tax generating since it is currently zoned Highway Commercial. K Dunkley asked if the Commission would entertain non-sales tax generating land use on the west part of this parcel.
- R Cecil asked about the water running through the parcel.
- K Dunkley said that there is 0.25 acre of wetland that would need to be mitigated. The Army Corps of Engineers will not move forward until we know who the buyer is.
- R Cecil asked if there is a [pipe] allowing the water to drain onto the Alder property. K Dunkley said that there is. The water on the property would probably have to be piped and covered before the corner could be developed.
- K Dunkley said that UDOT would grant an access off of Highway 165, 500 ft from the intersection. They would require Jerry Fickas to share the access. K Dunkley said that they would also like a couple of accesses on 1700 South. The critical access for the C-store or whoever is on the corner would be an access located as close to the corner as possible on 1700 S. The access would need to avoid interfering with the turn lanes located there.
- K Alder asked about the current access off of 1700 South. K Dunkley said that they do not know why it was put where it is. They would like to push it as close to the corner as they can.
- S Bankhead said that the City has no problem with the access on Hwy 165. However, with 300 [1700] South, we will need to have them do a traffic study. We need to be careful that we don't impact the right or left hand turn lanes. We also need to make sure that people turning west off of Highway 165 don't create a stacking problem. We are amenable to moving the access, but we are not sure where the best place is yet. We need a study to be done based on what the owner is building.
- K Dunkley said that they would prefer two accesses, but they understand that they might have to have a joint access.

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- K Dunkley said that the sewer is the other issue. There is currently no sewer in that area.
  - K Alder asked about sewer that was offered to [Seth Alder] in the past.
  - S Bankhead said that the option wasn't exercised. Sewer in that area would involve lift stations because that area is lower than our mainline. When we talked to property owners last year, they were amenable and interested. We have looked at different options to fund it. We would like it to be a joint project between the city and the property owners.
  - S Bankhead said that we thought about putting in the sewer when we did the project with 300 South. We thought that the lift station from Logan City would be available to us, but it wasn't. We are looking at the option of a new lift station.
  - R Holloway asked about the acreages and frontages of the proposed lots. S Dunkley said that #1 and #2 are about 1.5 acres each. Lot 3 is about 2.75 acres.
  - R Holloway suggested a frontage road/section so that there would be more maneuverability for cars and so they would not interfere with the current turn lanes.
  - K Dunkley said that having two separate accesses on 1700 South would also alleviate some of the problems.
  - K Dunkley said that the frontage of Lot 3 on 1700 S is about 210 ft from the intersection.
  - K Alder said that there is a lot of traffic coming on 1700 South and then turning south onto the highway. Sometimes it gets backed up all the way to the pest control business.
  - R Snow said that UDOT has a traffic count that we can access for that location. A traffic study would not be difficult in that location.
  - K Dunkley said that mitigation of wetlands should be easy on this property. There is property behind Jerry Fickas' house that he would allow the new owner to use for mitigation.
  - K Dunkley asked for the Commission's thoughts on high density housing.
  - B Perry would like to see what the high density housing would look like.
  - R Holloway said that she wants to protect our business sector. We can't grow land. We need the tax revenue from businesses to maintain our infrastructure, etc.
  - L Banda asked about the price point of the high density housing. K Dunkley said that they may be priced similar to the Ridgeview townhomes at \$218,000-225,000.
  - M Fortune asked if we have a concept for the sports complex [community center]. K Dunkley said that he does not. It would probably be a metal building. Then there would be separate commercial buildings at the front of the lot.
  - M Fortune said that you can get a good idea of what not to do [with traffic] by going to the [two] Mavericks on 300 South in Logan. When someone turns to go west, there is an immediate entrance in [to the gas station]. It disrupts the traffic. On the other hand, the Maverick on the east side has an entrance that is 150-200 ft away from the intersection and seems to work very well.
  - K Dunkley asked whether the Commission is favorable to a C Store and whether they are favorable to high density housing. The Commission did not give a definite answer on the housing units, but R Cecil and R Holloway indicated that they are favorable to a C Store in that location.

148 **Reports:**

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

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151 Ryan Snow, City Manager

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- R Snow said that the general plan is on our website. The Council has transferred it to a subcommittee. It will probably not come back to the Planning Commission. The Council may pass it in April.
  - R Snow said all the setback changes except the ADU setbacks were approved by the City Council. The ADU setbacks were tabled for a future meeting.
  - R Snow said that the partial road cross section was passed on to the City Council. Because the Planning Commission didn't take any action, the Council was not required to act. They did not take any action.
  - S Bankhead said that we updated our personnel policies, including making a few changes to the holidays and the ability to use paid time off. We also put some information in [that will be required by] the state auditor's office. The Council approved it, but would like to revisit this in six months.

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- The Council approved a recreation philosophy and cost recovery plan. This plan covers how we charge outside people that come in and use our athletic fields. The Council made a subcommittee to work on the methodology behind the plan [so that they can revisit it at a future meeting].
  - The Council approved an impact fee enactment for wastewater treatment facilities. The fee will be established by resolution. It is on the agenda for the next Council meeting. We will collect the fees and remit them to Logan City. This new fee is due to Logan's new wastewater treatment center.
  - R Snow said that we have been working on GIS maps. It is a staff resource at this point. It is used for tracking water, sewer, storm drains, etc. This will be useful for showing developers where there is water and sewer available. It will also be a useful internal resource for us.

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

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- B Perry asked about the sexual harassment training that is on March 17. S Bankhead said that if someone cannot make it, the Utah Local Governments Trust has an online version that they can do.
  - B Perry asked when the next meeting will be. Will the Champlin project come up before then?
  - S Bankhead said that they have not made a submission for a preliminary plat yet. The next meeting will probably be April 8th.
  - R Holloway asked about the schedule for May. S Bankhead said that the second Wednesday in May would be the 13th. We are trying to focus the Planning Commission meetings on the second Wednesday of the month, one week before City Council. The second meeting is optional.
  - L Banda asked about the Champlin parcel. B Perry said that it is north of Ballard Springs in the area of 500 South.

184 **Motion to close the meeting: — R Cecil, second — K Alder**

185 **Vote:**

186 **Yea: K Alder, L Banda, R Cecil, R Holloway, B Perry**

187 **Nay:**

188 **Abstained:**

189 **Excused:**

190 Meeting adjourned at approximately 6:50 PM

191 Minutes prepared by Jesse Bardsley

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Bob Perry, Chair

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Skarlet Bankhead, City Recorder