

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**

2 **February 9, 2011, 6:00 p.m.**

3 **Providence City Office Building**

4 **15 South Main, Providence, UT 84332**

5
6 **Chairman: G Busch**

7 **Commissioners: R Sneddon, R Gustaveson, C Kirk**

8 **Excused: S Flammer**

9 **Alternates: L Frank**

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11 **APPROVAL OF THE MINUTES:**

12 The Providence City Planning Commission will consider for approval the minutes of January 12, 2011.

13 **Motion to approve the minutes: C Kirk, R Gustaveson second**

14 **Vote: Yea: G Busch, R Sneddon, R Gustaveson, C Kirk, L Frank**

15 **Nay: None**

16 **Abstain: None**

17 **Excused: S Flammer**

18
19 **DISCUSSION:** The Providence City Historic Preservation Commission will discuss the City Historic District.

20 Hoyt Kelley and Alma Leonhardt are representing the Historic Preservation Commission.

21 They handed out a Historic District Design Standards for the Planning Commission to consider.

22 H Kelley told the Planning Commission that a major portion of the City is included in the Historic District. They feel
23 that the core area of the district should be protected and preserved by special zoning and building restrictions if the
24 historic nature is to survive. This core area is from 100 West to 100 East and from 200 North to 200 South. This area
25 includes all the commercial area, the Old Rock Church and about 90% of the homes of historical value in the City.

26 Historic buildings on both sides of the bounding streets are included in the core area. They recommend that the single
27 family zoning remain for the core area and the commercial area be maintained as present, because of the proximity of
28 other commercial areas in the City. Present zoning should be enforced. Older areas of our City offer mature trees and
29 landscaping that is not usually found in the newer areas. It is important to retain as much of this character as possible.
30 There are a few vacant lots and other lots may be available in the core area, due to fire or necessary demolition. The
31 character of this historic area can best be served if special consideration is made to allow owners to develop their
32 property, even if the lot does not meet all other standards for the City as long as it compliments the historic nature of the
33 area.

34 A Leonhardt said that they really want to keep the downtown area as historic as possible without putting to many
35 limitations on the owners.

36 G Busch asked if the Historic District wanted them to incorporate this information into the General Plan.

37 H Kelley said that is correct.

38 S Bankhead suggested giving it to Staff and let them work on it and bring it back to Planning.

39 The Planning Commission agreed to let Staff work on it.

40
41 **STUDY ITEM:**

42 **Item No. 1.** The Providence City Planning Commission will discuss amending Providence City Code Title 10 Zoning
43 Regulations, Chapter 3 Permits, Plans and Annexations, by adding Section 7 Utility and Communication Facilities.

44 S Bankhead explained that this is the text from Rocky Mountain Power and Questar Gas.

45 G Busch said this gives definition to our ordinance.

46 The Commission read thru the ordinance and made a couple of grammatical changes.

47 S Bankhead explained to the Commission that if there are no changes they can send it to Council with their
48 recommendations.

49 R Gustaveson suggested putting wording in that deals with the color of the power poles. He feels like there should be
50 stipulations for areas like the Historic District.

51 G Busch thinks it should be the rustic look in the residential areas.

52 C Kirk feels like the rustic look should be throughout the whole City.

53 S Bankhead said in the utility pole part of the ordinance we could require a certain color of the pole.

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55 **ACTION ITEM:**

56 **Item No. 1.** The Providence City Planning Commission will consider for recommendation to the City Council a request
57 to amend Providence City Code Title 10 Zoning Regulations, Chapter 3 Permits, Plans and Annexations by adding
58 Section 7 Utility and Communication Facilities.

1 **Motion to postpone the ordinance for new wording until the next meeting: R Gustaveson, R Sneddon second**
2 **Vote: Yea: G Busch, R Gustaveson, R Sneddon, C Kirk, L Frank**
3 **Nay: None**
4 **Abstain: None**
5 **Excused: S Flammer**
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7 **STUDY ITEM CONT:**

8 **Item No. 2.** The Providence City Planning Commission will discuss amending the General Plan.

9 The Commission studied the maps that Max Pierce provided for them dealing with Park, Urban Areas, Trails and
10 Hazard Areas.

11 G Busch asked about the open space on 1000 South.

12 S Bankhead said that is an area owned by the LDS Church.

13 S Bankhead showed the area that is being considered for annexation. Staff would like a trail system to be considered for
14 this area. She reminded the Commission that the trail up the canyon will be finished this spring.

15 Brian Olson suggested making it part of the developers responsibility to pipe the canal and utilize the area for trails if it
16 is annexed.

17 G Busch asked about potential natural breaks in cities. He wondered about 300 East that bumps up against the County.

18 G Busch asked about natural features that a trail could be developed.

19 B Olson reminded them that there is a canal that runs north to south along 400 East through Zollinger Tree Farm.

20 G Busch asked what the restrictions are for developing in high water zones.

21 S Bankhead said wetland areas have restrictions. It is the Corp of Engineers that controls these areas.

22 S Bankhead said that the park impact study suggest that our park area needs to be doubled. This could be more natural
23 type park areas. This would be good to put on the general plan. A couple more soccer fields, another softball diamond
24 and tennis courts would be good, maybe another park like Zollinger Park.

25 C Kirk thought the land just south of Hampshire Park would be great for a big baseball/soccer park or the land south of
26 500 South and west of Garden Drive. She thought it would be good to mark some future parks for possible City
27 acquisition.

28 R Sneddon asked if certain areas should be designated hazard zones due to large amounts of rain.

29 S Bankhead said there were studies done and there aren't any areas that fit that designation. She suggested listing them
30 as buyer beware.

31 R Sneddon said people assume that if the City says it's safe it is.

32 S Bankhead said strong language can be put into the general plan to try and be as strict as we can with the developers
33 without taking the value of the land away. You also might want to work into the plan wildlife urban interface.

34 Dan Hogan suggested talking to the Fire Departments and Water Resources concerning flooding and fire.

35 S Bankhead said park impact fees can also be used for the City to purchase property.

36 C Kirk suggested the land on 400 East and 1000 South be looked at for a park.

37 G Busch asked about continuing the Vons Park trail up to the Canyon.

38 D Hogan suggested the City make the trail a little nicer as far as they own.

39 S Bankhead said Dan Turner drew the plans to improve the area and the City did receive some RAPZ monies and did
40 some work.

41 R Sneddon suggested designating the area for purchase down the road.

42 D Hogan suggested looking at under the utility poles on the bench for trails. He also said to look at larger parks instead
43 of little pocket parks.

44 B Olson said more pavilion areas would also be nice.

45 C Kirk suggested taking a couple of weeks and looking around the City for areas that would be good for parks.

46 G Busch asked R Sneddon about slope areas.

47 R Sneddon said he thinks homes should be further away from a 30% slope.

48 S Bankhead said if the slope is away from homes it is 30 feet, if the slope is towards the home it is 20 feet. If you want
49 to protect the slopes you might want to say something about retaining the slopes.

50 R Sneddon said the slopes become more unstable when you start messing with them.

51 G Busch said we need to look at the text concerning the general plan.

52 R Sneddon asked if there are geologic maps that show the details of an area.

53 S Bankhead said there are maps out there that show the areas.

54 D Hogan said there are also fault maps that you can look at on-line.

55 R Sneddon asked if there is anything in our code that requires different standards for building on a fault line.

56 S Bankhead said that is dealt with in the State Building Code.

57 D Hogan said the Developer is responsible for information concerning fault lines if they are building near one.


58 G Busch suggested revisiting these topics at the next meeting.

1 **STAFF REPORTS:**
2 S Bankhead told the Commission about the City Council meeting. She asked the Commission for their permission to
3 bring the rezone request from Dan Cox to them. Gold's Gym is still on hold from Amsource. Amsource is requesting a
4 final plat on another piece of their property. She talked about the change that the Council approved concerning the
5 business licensing floor area.

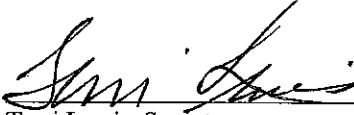
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7 **COMMISSION REPORTS:**
8 None

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10 **Motion to adjourn: R Sneddon, C Kirk second**
11 **Vote: Yea: G Busch, R Sneddon, R Gustaveson, C Kirk, L Frank**
12 **Nay: None**
13 **Abstain: None**
14 **Excused: S Flammer**

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16 Meeting adjourned at 8:00 p.m.
17 Minutes taken and prepared by Terri Lewis

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Glen Busch, Chairman



Terri Lewis, Secretary

