

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**

2 **June 22, 2011 6:00 p.m.**

3 **Providence City Office Building**

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

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6 **Chairman: G Busch**
7 **Commissioners: R Sneddon, R Gustaveson, C Kirk**
8 **Excused: S Flammer, R Cecil**
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 April 13, 2011.

13 **Motion to approve the minutes with the following changes: R Sneddon, C Kirk second**

14 Page 1 – Line 48 – 100 year storm event

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

16 **Nay: None**

17 **Abstain: None**

18 **Excused: S Flammer, R Cecil**

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20 **STUDY ITEM:**

21 **Item No. 1.** The Providence City Planning Commission will discuss a request from Chris & Sandra Checketts for approval of a lot consolidation/boundary line adjustment at 990 E. Canyon Road and 920 E. Canyon Road.

22 S Bankhead told the Commission that their Attorney, the City Attorney and Staff have asked for this item to be continued until July 13, 2011.

23 Chris Daines told the Commission that he would be glad to give them some background on this item if they would like.

24 G Busch asked that this be continued until July 13th so the 2 Commissioners that are absent will be present.

25 David Bowles asked if C Daines would be able to tell some of the background on this item even though it will have to be repeated at the July meeting.

26 C Daines explained to the Commission that the Land Use Authority approved a conditional use for this business. One of the conditions was the home and the accessory dwelling has to be connected. They are asking for the boundary line adjustment so the business would be approved. The Checketts need to find out if this is a boundary line adjustment or if the Weston's and the Bindrup's need to be present for this approval so that is why they are asking for a continuance. He explained some of the history with this property.

27 R Sneddon asked why a 1 foot strip of property.

28 C Daines said a 1 foot protective strip is not unusual.

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37 **ACTION ITEM:**

38 **Item No. 1.** The Providence City Planning Commission will consider for approval a request from Chris & Sandra Checketts for a lot consolidation/boundary line adjustment at 990 E. Canyon Road and 920 E. Canyon Road.

39 S Bankhead explained to the Commission what they will be voting on concerning this item. It's not mandatory to hold a public hearing because all parties are cooperating.

40 **Motion to continue until July 13, 2011 and hold a public hearing on Action Item No. 1: R Sneddon, L Frank second**

41 **Vote: Yea: R Sneddon, R Gustaveson, L Frank**

42 **Nay: C Kirk, G Busch**

43 **Abstain: None**

44 **Excused: S Flammer, R Cecil**

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49 **STUDY ITEM:**

50 **Item No. 2.** The Providence City Planning Commission will discuss the maximum height for wildlife fences in residential zones regarding deer problems.

51 S Bankhead explained that numerous citizens have asked for help with the deer damaging their gardens and fruit trees.

52 She gave a brief history of the deer problems in the City. If 8 foot fences are allowed the top 2 feet would need to be something that you can see through. DRC would like for it to read a maximum of 8 feet tall with openings no larger than 6 inches. This would give citizens an option that may give them some relief from the deer. This would be part of the Land Use Ordinance and if you're ok with this we will set it for public hearing.

53 **Motion to hold a public hearing on July 13, 2011 concerning the wildlife fence: C Kirk, R Sneddon second**

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

1 Nay: None

2 Abstain: None

3 Excused: S Flammer, R Cecil

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5 Item No. 3. The Providence City Planning Commission will discuss amending the General Plan.

6 S Bankhead told the Commission that she will make changes as requested from the Commission.

7 C Kirk asked about some City owned property on 400 East and 800 South that isn't listed on the map.

8 S Bankhead explained that this is a retention pond that is owned by the City. The neighbors didn't want a park there so
9 the City has been keeping the weeds knocked down. There is enough property there that could be a park. She suggested
10 using 2 different colors for open space and manicured parks. This would help with the acreage amounts. She told the
11 Commission that the Canyon Trail has been started and will be finished shortly.

12 R Sneddon asked about the future park in the creek bottom coming up from Von's Park.

13 S Bankhead said this is part of a wish list. She suggested having an open house for parks and transportation when the
14 Commission is comfortable with the maps and wording and let the public give their suggestions.

15 S Bankhead told the Commission that the downtown park by the Elementary School needs a name.

16 C Kirk suggested using the park/transportation open house to name the park.

17 R Gustavson asked if the City owned the lands for the future parks.

18 S Bankhead said most of the future parks are private property. There is no way to know what will happen with some of
19 these properties. This is attainable long range and if it's on the general plan it gives the developer a heads up of possible
20 parks. It will take about 10 years for projected build out with our zoning.

21 S Bankhead told the Commission how Zollinger Park was purchased. She talked about the Baker property on 400 East
22 and 1000 South becoming a possible park. This could eventually be acquired through impact fees.

23 R Gustavson suggested finding some property for a large park like Zollinger Park.

24 G Busch asked how that would be done.

25 S Bankhead said they would recommend to the City Council that they negotiate for Park property. She told the
26 Commission about the City looking at purchasing the Old Rock Church and using the grounds for a Park.

27 R Sneddon asked about identifying the Old Rock Church in the General Plan.

28 S Bankhead said she doesn't know if that would make any difference in the negotiations. The City has to do fair market
29 value on property. The north end of the City, west of 100 East the big square behind the retirement center was where the
30 original campsite of the Mathews and Campbell's were. This would make a beautiful park area.

31 R Gustavson asked where the future growth would be.

32 S Bankhead said it seems to be less expensive to develop the west side of town. The City has been asked to redo their
33 annexation policy to include the south side of 2100 South. The property by Ballard Springs has also asked to be
34 annexed.

35 C Kirk asked about the Church property on 1000 South being listed as private open space.

36 C Kirk asked about extending Alma Leonhardt Park to the west.

37 S Bankhead said that property is owned by the City.

38 G Busch suggested adding under future needs something cultural. He will e-mail S Bankhead wording.

39 C Kirk wondered about a dog park.

40 The Commission studied the transportation map.

41 C Kirk said if 400 East and 1000 South eventually have a park she doesn't want a road running through it.

42 S Bankhead said you would want access to the park but not necessarily a road through it.

43 C Kirk thinks that 500 East should connect with 800 South.

44 S Bankhead said it will connect it's just not a master plan road.

45 G Busch said that a road going through a park isn't necessarily a bad thing. He would like to leave it on the
46 transportation plan.

47 S Bankhead said a road doesn't have to run right through the park.

48 S Bankhead told the Commission that the round-a-bout on Gateway Drive is in the budget. It will be done shortly. She
49 also talked about the traffic light on 300 South. They discussed the Canyon Road round-a-bout.

50 R Gustavson suggested putting accesses behind Edward's Furniture to 500 South.

51 G Busch suggested labeling it as a future traffic corridor instead of roads.

52 C Kirk said to do the same on the west side of Highway 165.

53 G Busch asked about CVTD stops.

54 S Bankhead talked about some of the stops being relocated.

55 She told the Commission that they have a new draft of the Transportation Plan.

56 The Commission talked about the Transportation Plan.

57 S Bankhead talked about the changes necessary for the traffic light on 300 South.

58 G Busch suggested refining the text some more and holding an open house the first meeting in August at 7:00 p.m.

1 S Bankhead talked about the public hearing on the Checketts property at the next meeting. The attorneys need to work
2 out some legal hassles before the public hearing. She told the Commission the rules for a home business. She told the
3 Commission that they need to consider what the ordinances are right now.
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5 **STAFF REPORTS:**

6 S Bankhead told the Commission about the Gardeners Market & Bazaar from 3:00 to 6:00 on Saturdays starting in July.
7 There is an ordinance concerning an Oxford House that will be brought to the Commission shortly.
8 Councilman Bagley told the Commission that he is very impressed with the way they handle and conduct themselves.
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10 **COMMISSION REPORTS:**

11 G Busch thanked the City for the City Celebration. He talked to the Commission about the decision that the Council
12 made on the Dan Cox Annexation.

13 C Kirk asked if G Busch felt like the City Council respected the choice that the Commission made on the annexation.
14 G Busch said he felt like the Council had already made up their minds before the meeting and did not take into
15 consideration the decision from the Commission.

16 C Kirk feels like the Commission wasted their time with this decision.

17 Councilman Bagley said the Council respects the decisions of the Commission. He believes that what hurt the decision
18 the most was that no Commissioners had gone down to look at the area.
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20 **Motion to adjourn: R Sneddon, C Kirk second**

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

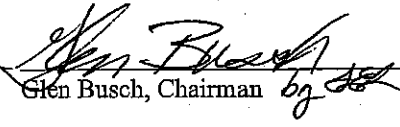
22 **Nay: None**

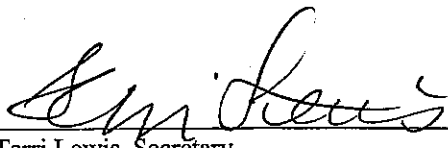
23 **Abstain: None**

24 **Excused: S Flammer, R Cecil**
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26 Meeting adjourned at 8:04 p.m.

27 Minutes taken and prepared by Terri Lewis
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Glen Busch, Chairman *bg*


Terri Lewis, Secretary