

1 Providence City Planning Commission Agenda
2 Providence City Office Building, 164 North Gateway Drive, Providence UT 84332
3 May 9, 2018 6:00 p.m.
4

5 **Call to Order:** Robert James, Chair
6 Attendance: Rowan Cecil, Brent Fresz, John Parker, Gary Sonntag
7 Robert Perry (Alternate)
8 Excused: Ruth Ann Holloway

9 **Approval of the Minutes:**

10 **Item No. 1.** The Planning Commission will consider approval of the minutes for April 25, 2018.

11 Motion to approve – J Parker, second – R Cecil

12 Corrections:

- 13 • Page 2 line 40 She stated that she will get

14 **Vote:**

15 **Yea: R Cecil, R James, J Parker, G Sonntag**

16 **Nay: None**

17 **Abstained: B Fresz**

18 **Excused: R Holloway**
19

20 **Public Comments:** Citizens may appear before the Planning Commission to express their views on issues within
21 the City's jurisdiction. Comments will be addressed to the Commission. Remarks are limited to 3 minutes per
22 person. The total time allotted to public comment is 15 minutes.

- 23 • Sharell Eames spoke against discussion Item No. 1. She explained the document that was submitted with
24 the proposal mentions the commercial in the area. She did not feel it take into account the feelings of the
25 neighbors in the area. The document acknowledges this is the gateway to the City; that is exactly why the
26 area residents area against this.

27 **Public Hearing(s):** None
28

29 **Action Item(s):** None
30

31 **Study Items(s):**

32 **Item No. 1. Discussion:** Andy Bentley will discuss a proposed townhome development for property located at 196
33 West 100 North.

- 34 • A Bentley explained he feels this is a perfect spot. Having direct access to two major roads, access to
35 offices, shopping, park, and school make the location a good option.
36 • A Bentley explained the foundation of the existing home is no longer structurally sound; it will need to
37 come down at some point.
38 • A Bentley explained he designed the units to meet the "downtown area" requirements.
39 • R Cecil asked about townhomes similar to Cobblestone.
40 • A Bentley plans to set the structures closer to the street to avoid the feeling that they are looking into the
41 backyards of the existing homes. He does not feel retail fits in this area.
42 • J Parker asked about traffic control for the intersection. The transportation plan shows a roundabout.
43 • G Sonntag spoke to the strategy of zoning in Providence. He felt from 200 West to 455 West was a buffer
44 zone. From 455 West to SR165 is all commercial. This is on the boarder. Everything east of 200 West is
45 predominately single-family, with some grandfathered in businesses. R James asked about other areas
46 that are a boarder, such as Gateway Drive. G Sonntag agreed that Gateway Drive was a boarder. He felt
47 between 200 West and Gateway was a buffet. He felt looking east and west may be a different aspect.
48 • R Cecil reminded the Commission 200 West is a County road. He felt the travel paths needed to be wider.
49 He felt something should be done about intersection control, a stoplight, a roundabout, something.
50 • A Bentley felt, with the amount of traffic in the area, the addition of the 24 units would not be a big
51 impact. He also felt there would be similar problems if the property was developed as single-family.
52 • S Bankhead explained the future zoning map does not address this area.
53 • R James explained this is the strategy and an objective. If the objective is to improve the intersection,
54 what should the strategy be? We need to address these types of concerns in the general plan. B Fresz

1 explained the proposed general plan discusses pedestrians, bicycles, zoning compatibility, etc. throughout
2 the City. It does not identify specific intersections.

- 3 • R James explained he understands the need for increased density housing, but is concerned about getting
4 the cart before the horse. He felt these real scenarios should be considered in the general plan.
- 5 • Alese Crockett asked how many units per acre were allowed in medium density. S Bankhead answered 12
6 units per acre. Multi-family Residential (MFR) is a maximum 7.25 units per acre.

7 **Item No. 2. General Plan:** The Providence Planning Commission will discuss a draft of the general plan, prepared
8 by CRSA. (Discussion time approximately 20 minutes)

- 9 • G Sonntag felt the general plan was encouraging higher density, and diversity was good. The big question
10 is where.
- 11 • Chapter 8 Discussion:
 - 12 ○ The Commission discussed the objectives. They added two objectives: 6. Acknowledge Sensitive
13 Areas discussed in Providence City Code Title 10 Chapter 5, and 7. Protect areas throughout
14 Providence City from the spread of invasive plants.
 - 15 ○ The Commission discussed the strategies. They added the following:
16 Objective 1. d. Provide public education for the application of pesticides that incorporates
17 principles in the storm water pollution prevention plan.
18 Objective 2.a. ~~Enact a plan to eliminate sumps in order to protect ground water.~~ Develop a water
19 conservation plan that includes public education for the disposal of contaminants and the costs
20 of pollution and pumping.
21 Objective 3.c. Specify a north/south “power line trail” and select scenic views native to our area
22 and create a plan to provide for their enjoyment.
23 Objective 4.b. Develop a public education program that addresses coexistence with both
24 domestic and non-domestic animals
25 Objective 4.c. Develop a plan to preserve green space along Spring Creek
26 Objective 5.b. Develop a public education program for deer management strategies.
27 Objective 6.a. Utilize the BRAG Pre-Disaster Mitigation Plan 2015 to identify sensitive areas.
28 Objective 7.a. Work with Cache County Weed Division
29 Objective 7.b. Develop a public education program to assist the public in identifying and
30 eradicating Noxious Weeds.
- 31 • Chapter 9 Discussion:
 - 32 ○ The Commission discussed the objectives. They added three objectives:
33 7. Review the current National Pollutant Discharge Elimination System (NPDES) Permit and the
34 General Permit for Discharges for Small Municipal Separate Storm Sewer Systems (MS4) to
35 ensure compliance.
36 8. Evaluate and manage Providence City’s stock in the various irrigation companies.
37 9. Maintain and promote recreation, cultural, and civic programs and events to create and/or
38 preserve a sense of community and heritage.
 - 39 ○ The Commission discussed the strategies. They amended or added the following:
40 Objective 1.c. Develop a public education program to encourage low impact design and
41 development approaches for landscaping.
42 Objective 2.b. ~~Develop a secondary water system to provide relief on the demand for high quality~~
43 ~~culinary water.~~ Review and update the water master plan as needed.
44 Objective 2.c. ~~Investigate and incorporate storm water as a source to supplement secondary~~
45 ~~water needs.~~ Develop a plan for maintenance, repair, and replacement of existing
46 facilities.
47 Objective 2.d. Evaluate and preserve water shed and point source protections areas.
48 Objective 2.e. Evaluate water quality testing procedures and results.
49 Objective 2.f. Evaluate and develop procedures to prevent cross-contamination.
50 Objective 2.g. Incentivize reduced water demand and use of non-potable water for outdoor
51 water needs.
52 Objective 2.h. ~~Consider a shared secondary water system with Millville and Nibley.~~ Encourage
53 decreased water demand and use through a public education campaign.
54 Objective 3.a. Review and update the current sewer system plan.
55 Objective 3.b. Evaluate the feasibility of the options for wastewater treatment.

- 1 Objective 3.c. Continue the cleaning and filming of the collection lines.
2 Objective 3.d. Review flows throughout the system and strategically implement weirs and/or
3 metering stations to monitor flows. Consider regional monitoring stations.
4 Objective 3.e. Develop a public education program explaining the problems with home sump
5 pumps connected to the sewer disposal system.
6 Objective 5.a. ~~Require~~ Develop park space as a part of new developments and ensure the
7 location contributes to a city-wide network of parks and open spaces.
8 Objective 5.b. ~~Create a~~ Maintain a current parks and recreation master plan identifying target
9 locations for new parks and expansion of existing parks or sports facilities to meet
10 current and future demand.
11 Objective 5.c. Evaluate current impact fees for property acquisition and construction new parks
12 and the expansion of existing parks, and sports facilities to meet future demands.
13 Objective 7.a. Evaluate current assets and prepare a Storm Water Master Plan.
14 Objective 7.b. Coordinate and work with the Cache County Storm Water Coalition to meet the
15 requirements of the current NPDES and MS4 Permits.
16 Objective 7.c. Create a public education program for maintenance of private storm water
17 facilities.
18 Objective 7.d. Evaluate current user fees to ensure monies for maintenance, repair and
19 replacement of current facilities, and the construction of future facilities.
20 Objective 7.e. Evaluate the feasibility of a storm water impact fees.
21 Objective 8.a. Prepare a feasibility study to consider a secondary irrigation water system.
22 Objective 8.b. Investigate and incorporate storm water as a source to supplement secondary
23 irrigation water needs.
24 Objective 8.c. Consider a shared secondary water system with Millville.
25 Objective 8.d. Develop and implement a maintenance plan and agreement with the various
26 irrigation companies.
27 Objective 9.a. When feasible, work with the County and surrounding communities to share
28 facilities.
29 Objective 9.b. Continue support of the Cache County Library Providence/River Heights Branch.
30 Objective 9.c. Continue and improve public information distribution via the newsletter, website,
31 Mayor's Town Hall, Providence Pipeline (mass communication system), social
32 media, etc.
33 Objective 9.d. Sponsor and support events and civic engagements; and provide facilities for use
34 by external groups.
35 Objective 9.e. Expand and promote recreational and cultural activities and opportunities for
36 children, youth and adults.
37 Objective 9.f. Expand and promote and events that focus on the heritage and diversity of
38 Providence City.
- 39 • The Commission felt the city staff should add a chapter 10 for public safety and emergency management.

40
41 **Reports:**

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

43 Commission Reports: Items presented by the Commission Members will be presented as informational only; no
44 formal action will be taken.

- 45 • Check on the 19th training meeting.
- 46 • Mayor Drew reported the City received an award from Utah Local Government Trust TAP
- 47 • Mayor Drew reported in a recent OSHA inspection the city received an outstanding.

48
49 Motion to adjourn – R Cecil, second J Parker

50 All in favor

51 Meeting adjourned approximately 8:55 pm

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