

1 **PROVIDENCE CITY PLANNING COMMISSION**  
2 Providence City Office Building, 164 North Gateway Drive, Providence UT 84332  
3 September 13, 2017 6:00 p.m.  
4

5 **ATTENDANCE**

6 **Chair:** R James, Chairman  
7 **Commissioners:** J Parker, R Cecil, B Fresz, R Holloway  
8 **Alternates:** R Perry, Gary Sonntag  
9 **Absent:** None  
10

11 **Approval of the Minutes:**

12 **Item No. 1.** The Providence City Planning Commission will consider for approval the minutes of July 26, 2017.  
13

14 **Motion to approve the minutes of July 26, 2017 made by B Fresz, seconded by R Cecil.**  
15

16 **Vote**

17 **Yea:** J Parker, R Cecil, B Fresz, R Holloway  
18 **Nay:** None  
19 **Abstained:** R James  
20

21 **Item No. 2.** The Providence City Planning Commission will consider for approval the minutes of August 9, 2017.  
22

23 Changes:

24 Page 1 Line 42: Change "be" to "keep"  
25

26 **Motion to approve the minutes of August 9, 2017 made by R Cecil, seconded by B Fresz.**  
27

28 **Vote**

29 **Yea:** J Parker, R Cecil, B Fresz, R Holloway, R James  
30 **Nay:** None  
31

32 **Item No. 3.** The Providence City Planning Commission will consider for approval the minutes of August 23, 2017.  
33

34 Page 3 Line 33: Change "function" to "functioning"  
35

36 **Motion to approve the minutes of August 23, 2017 made by B Fresz, seconded by R Cecil.**  
37

38 **Vote**

39 **Yea:** J Parker, R Cecil, B Fresz, R James  
40 **Nay:** None  
41 **Abstained:** R Holloway  
42

43 **Public Comments:** Citizens may appear before the Planning Commission to express their views on issues within  
44 the City's jurisdiction. Comments will be addressed to the Commission. Remarks are limited to 3 minutes per  
45 person. The total time allotted to public comment is 15 minutes.  
46

47 No public comments. Public Comments are closed.  
48

49 **Public Hearing(s):** None  
50

51 **Action Item(s):**

52 **Item No. 1. Final Plat:** The Providence Planning Commission will consider for approval the final plat for Orchard  
53 Hills Phase 3, a 13-lot residential subdivision located generally at 1030 South 600 East.  
54

55 S Bankhead reviewed the staff report and findings of fact for Orchard Hills Subdivision.

1 The city will not be requiring a 150 foot turn around on 600 East because the intersection of 1080 South and 600  
2 East will be a sufficient turn around for emergency vehicles; and because 600 East will be completed during the  
3 Providence Estates subdivision that will be started in the fall.  
4 Drainage from 600 East was discussed. S Bankhead explained that drainage plan is included on the construction  
5 drawings. There are two storm water ponds included in the subdivision, one is located on lot 42 and the other is  
6 located on lot 37.

7  
8 **Motion made to approve the final plat for Orchard Hills Subdivision Phase 3-13 lot residential subdivision, with  
9 the conditions listed on the executive staff report; motion made by R Cecil, seconded by J Parker.**

10  
11 **Vote**

12 **Yea:** J Parker, R Cecil, B Fresz, R Holloway, R James

13 **Nay:** None

14  
15 **Item No. 2. Final Plat:** The Providence Planning Commission will consider for approval the final plat for Alder  
16 Square Phase 3, a 1-lot phase of a commercial development located generally at 6 South HWY 165.

17  
18 Melanie Child was in the audience, she is a representative for Amsource.

19 S Bankhead reviewed the Executive Staff Report. She noted the one condition listed on the report, which is that  
20 "The plat may not be recorded with Cache County until such a time as the Alder Square access (off of Hwy 165)  
21 relocation be completed."

22 S Bankhead provided a history as to why the access point would be relocated on the East side of the highway.

23 UDOT was concerned of the points of conflict located on that stretch of highway, and had previously proposed a  
24 raised median. Amsource and UDOT were able to work together to achieve a better solution, which meant moving  
25 the access point to Macey's and the surrounding businesses. The access point will be moved approximately 200  
26 feet south of where it is currently located.

27 The new access location will be north of the proposed lot.

28 M Child, Amsource, informed the commission that there are three vendors wanting to build on the properties. One  
29 problem is that the business building just south of the new access point is a car wash; and the sewer system  
30 connection is located where the new access will be located. Amsource is asking that Providence City does not  
31 require the completed access relocation before the final plat is recorded with Cache County.

32 S Bankhead stated that she believed staff would be appeased if the relocation condition happen as part of the  
33 minimum improvements, instead of requiring the completed access relocation before the final plat is recorded.

34 It was clarified that UDOT has approved the relocation of the access for Amsource. UDOT is in favor of this change;  
35 and will reimburse the developer for part of the costs of relocating the access point.

36  
37 **Recommend that the planning commission approve the Alder Square Commercial Subdivision Phase 3 with a  
38 condition that the Alder Square access relocation be included in the minimum improvements, motion made by R  
39 Cecil and B Fresz, seconded by J Parker.**

40  
41 **Vote**

42 **Yea:** R Cecil, B Fresz, R Holloway, R James, J Parker

43 **Nay:** None

44  
45 **Item No. 3. Lot Consolidation:** The Providence Planning Commission will consider for approval an amended final  
46 plat for South Cache Commercial Subdivision, consolidating Lots 5-8.

47  
48 This subdivision is located north of the city offices on gateway drive. The sign for the buildings says Creekside  
49 Commercial not South Cache Commercial. On the north side of the subdivision, they built two story condominium  
50 buildings. They now feel that people prefer single level buildings. The lots were originally designed for two story  
51 buildings; changing to one-story buildings creates a problem. They are hoping to build four buildings, roughly  
52 10,000 square feet each. The buildings may or may not be turned into office condominiums.

53 Executive Staff recommends that the proposed lot consolidation be approved.

54 J Parker asked if a roundabout, 4-way stop, or stop light has been proposed for where 280 North crosses Gateway  
55 Drive.

1 S Bankhead replied that nothing has been proposed yet.  
2 Alma Leonhardt responded that he was the mayor that approved Cobblestone and the widening of Gateway Drive.  
3 A Leonhardt lives in the Cobblestone subdivision. He reported there are certain times of day that it takes 10  
4 minutes to cross Gateway Drive. He asked about the possibility of extending 465 North [west] to have another  
5 outlet so as not to add more traffic to Gateway Drive.  
6 Rod Blossom, a representative for the owners, stated that they do have an idea to extend 465 North; it would not  
7 extend to the highway but to other connecting streets.  
8 R James informed the audience and Commission, if the road extends [west], it would extend into Logan, not  
9 Providence.  
10 S Bankhead replied that Providence City has heard from Logan City that they do have a plan to bring a road from  
11 700 South to where 465 North could connect.  
12

13 **Motion to approve the South Cache Commercial Lot Consolidation plan as stated; motion made by B Fresz,**  
14 **seconded by R Cecil.**

15  
16 **Vote**

17 **Yea: R Cecil, B Fresz, R Holloway, J James, J Parker**

18 **Nay: None**

19

20 **Study Item(s):**

21 **Item No.1 Rezone:** The Providence Planning Commission will discuss a proposed rezone for Parcel No. 02-096-  
22 0011, a 2.86 acre parcel located generally at 485 West 100 South, from Agricultural (AGR) to Multi-Family High  
23 Density (MFH).  
24

25 The City Staff has concerns about creating large areas of high-density housing.

26 Staff is also concerned about losing some future opportunities for sales tax revenue by creating multi-family  
27 housing developments instead of mixed-use development.

28 The General Plan Future Rezone map has this area as single-family residential (SFR) zone. Staff feels SFR is not the  
29 proper zone for this location; mixed use or multi-family zone would be a good fit for this zone. City staff would  
30 encourage a mixed-use zone because that would allow for some sales tax producing revenue as well as multi-  
31 family housing.

32 **Kent Dunkley** reported he has a buyer for a 2-acre parcel. The buyer would like to put two story town homes on  
33 the property. He would like to put as many town homes on the property as he can while still meeting all the  
34 specifications and codes that he needs to. They would be similar to Black Hawk town homes, except that they  
35 would be two car garages and three bedroom units. The buyer is willing to reapply to change the zone if need be.  
36 The buyer has other apartments located at 200 West and 1000 North. The buyers for this property both live in  
37 Providence, the father raised his family here, and the daughter lives two blocks away from where this proposed  
38 development is located.

39 R James asked if the design standards that are in draft would apply to this development.

40 S Bankhead stated that if the design standard discussions occur in public meetings before the site plans come in for  
41 the development, then the development would have to follow the design standards.

42 R James noticed on the county plat that two parcels had the same parcel numbers. One parcel is the proposed  
43 rezone.

44 Kent Dunkley stated that he had noticed that as well and had talked to someone at the county recorder's office to  
45 have that fixed.

46 S Bankhead stated the buyer would need to be aware, that if they develop on the property it would have to go  
47 through the subdivision process.

48 There was discussion about having a public hearing at the next meeting concerning the rezone; multiple  
49 commissioners were in favor of having a public hearing at the next meeting.

50 R James asked S Bankhead to schedule the hearing for the rezone.  
51

52 **Item No.2. General Plan Amendment:** The Providence Planning Commission will consider the proposed  
53 amendments to the Transportation Corridors element of the Providence City General Plan and Master Plan Sheet  
54 No.1 Transportation Corridor Plan.  
55

1 S Bankhead discussed some changes made to the transportation corridor. The purple line representing the little  
2 baldy road, was drawn in because it is currently being built. The gold line that went above the purple line and  
3 extended beyond the deer fence and power lines was taken off of the plan because of the topography of the land  
4 and the current grades the city requires for safety.

5 R James asked if the commission needs to consider future traffic corridors for the future Sherwood Drive and Sarah  
6 Street. S Bankhead replied that Logan City has approached Providence, and asked them to preserve an access into  
7 Logan City. The developer of that area, Mr. Checketts, planned for cul-de-sacs in that area, but he was told by the  
8 City that they needed to plan for an access to the Logan City boundary. They decided that the street that  
9 connected the best to Logan city is Sarah Street.

10 It was also discussed the need to plan for all kinds of emergency vehicles when creating the transportation  
11 corridors, especially higher on the mountain. They need to prepare for brush trucks that will be able to get up  
12 there to fight wild fires, not just to plan for the typical emergency vehicles.

13 The intersection of 100 West and 100 North was discussed. The master plan shows that intersection becoming a  
14 round-about. S Bankhead stated that she wasn't sure that would be the best treatment for the area, she thought a  
15 signal might work better at that intersection. She also discussed the possibility of improving other roads in the area  
16 to encourage less traffic at that intersection.

17 R Cecil has heard positive feedback about having a round-about at the intersection of 100 North and 200 West and  
18 the possibility of putting the monument on that corner on the inside of the round-about.

19 S Bankhead discussed making changes to the text that goes along with the transportation corridors, it also needs  
20 to be edited, while they are making changes to the plan.

21 B Fresz asked how much of the transportation corridor plan will be looked at from the general plan update?  
22 S Bankhead responded that because the Council chose not to do a full traffic study, she isn't sure how in depth the  
23 overall traffic plan will be. They have done traffic counters near the new CCID school, because the Council is  
24 seriously looking at finishing the small strip to connect the road.

25 It was also discussed having a round-about at the intersection of Gateway Drive and 100 South, a lot of people  
26 have expressed interest in having Gateway Drive extend down to 100 South so they won't have to get on the  
27 highway to get into Logan.

28 The transportation plan was last updated in 2015.

29 B Fresz asked about the logic of connecting Grandview over to Logan if it's going to be met with a small road. It  
30 was discussed that that road could be a fire access road, the main purpose of that road would be a commuter  
31 road.

32 S Bankhead discussed the idea of connecting the east side of Providence from north to south to preserve the  
33 downtown area of Providence.

34 R James asked if the land where the future Grandview road will be extended, is the land buildable?  
35 S Bankhead stated that yes, the master plan accommodates for homes in that area.

36 R James then stated that more roads will need to be added to accommodate for more homes in that area.  
37 S Bankhead replied that the Checketts LLC owns about 45 acres up on the hill from canyon road to the north, and  
38 Dan Hogan owns approximately 37 acres in that area and plans to develop it.

39 S Bankhead discussed some of the changes of developing on that land because of the topography and slope of the  
40 land.

41 R Holloway asked if the lots will be larger because of the slope of the land.  
42 S Bankhead responded by saying that making larger lots is one option, but she would also like to see a zone with  
43 mixed density housing, where they could allow higher density housing as well as lower density housing, that way  
44 they could use the land more efficiently.

45 James Holloway, made a comment that in some cities they have bike paths that have dual purpose for emergency  
46 vehicles.

47 S Bankhead also informed the commission that they need to look at how wide they would like the asphalt to be,  
48 most residential roads have a 66 foot right of way, but do they want 30 or 37 feet of asphalt. She also stated that  
49 the commission could choose to table the discussion on the transportation corridor until they have worked more  
50 on the master plan.

51 R James asked if the commission could get a current transportation corridor plan as they know it exists currently.  
52 S Bankhead responded that she could get them a current transportation plan before they discuss the  
53 transportation plan again.

54 G Sonntag asked if the commission needs to take into account the stability of slopes and grades of each area, when  
55 deciding where future roads will be put.

1 S Bankhead stated that to know the slopes and grades of each area would require a large amount of money to  
2 have testing done all over the city. In the past Providence has chosen to be more economical, by having developers  
3 pay for the testing when they want to put in a road for development.  
4 R James stated that the transportation plan is a future plan it is not an exact plan for all future roads.  
5 Casey Potter, from the audience, discussed his experience in Provo, where they were in a similar situation that  
6 Providence is in now. He recommends contacting state agency's to ensure the Providence would be able to build  
7 the kind of main corridor that they would like to in the future. He also discussed the importance of getting a plan in  
8 place now and letting people know, as early as possible, what the plans are for the future.  
9 S Bankhead discussed that when the Providence Hollows Subdivision was annexed, they had a study of the area  
10 done by Utah State University. Providence has been fortunate to have the information collected by that study and  
11 has helped Providence plan for other subdivisions as well as the Providence Hollows Subdivision.  
12 Someone from the audience asked if a hydrologist was involved in the survey done by Utah State University.  
13 S Bankhead stated that she wasn't sure if a hydrologist was involved or not, but she does have the survey and all  
14 information that was acquired from that survey.

15  
16 **Reports:**

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

18  
19 S Bankhead will hand out the Amsource request for rezone from Mixed Use to Multi-Family High Density. She also  
20 wondered if the commission would be ok doing the public hearing for the Amsource rezone at the same meeting  
21 as the other rezone because the properties are so close and will probably draw the same people. They will have  
22 two public hearings at the next meeting.

23 She also wants some input on the design standards, Shari has created a skeleton of what the design standards will  
24 look like but she would like to know if she is going in the right direction or not.

25 It was discussed to table the discussion on the transportation corridor and to replace that study idea with the  
26 design standards.

27  
28 **Commission Reports:** Items presented by the Commission Members will be presented as informational only; no  
29 formal action will be taken.

30  
31 **Motion to close meeting of September 13, 2017 made by R Cecil, seconded by J Parker.**

32  
33 **Vote**

34 **Yea: R Cecil, B Fresz, R Holloway, R James, J Parker**

35 **Nay: None**

36  
37 Prepared by K Soelberg.

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39 **Approved 09/27/2017**

40  
41 \_\_\_\_\_  
Robert James, Chair

\_\_\_\_\_   
Skarlet Bankhead, City Recorder