

Providence City Planning Commission Agenda  
Providence City Office Building, 15 South Main, Providence UT 84332  
February 25, 2015

The Providence City Planning Commission will begin discussing the following agenda items at 6:00 p.m.  
Anyone interested is invited to attend.

Approval of the Minutes:

Item No. 1. The Providence City Planning Commission will consider for approval the minutes of February 11, 2015.

Public Hearing (6:15 p.m.):

Item No. 1. Proposed General Plan Amendment. The Providence City Planning Commission will hold a public hearing to receive public comment on proposed amendments to the transportation element of the Providence City general plan.

Action Items:

Item No. 1. Proposed general plan amendment. The Providence City Planning Commission will consider for recommendation to the Providence City Council proposed amendments to the transportation element of the Providence City general plan.

Item No. 2. Proposed Code Amendment. The Providence City Planning Commission will consider for recommendation to the Providence City Council proposed amendments to Providence City Code Title 11 Subdivision Regulations by changing "Development Review Committee (DRC)" to "City staff".

Item No. 3. Proposed Code Amendment. The Providence City Planning Commission will consider for recommendation to the Providence City Council proposed amendments to Providence City Code Title 10 Chapter 6 Use Regulations. Use Chart proposed amendments include allowing Radio/TV/cellular tower as a conditional use in the Public Use District, and changes to beekeeping.

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

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

Agenda posted by Skarlet Bankhead on February 23, 2015.

  
Skarlet Bankhead  
City Recorder

If you have a disability and/or need special assistance while attending the Providence City Planning Commission meeting, please call 435-752-9441 before 5:00 p.m. on the day of the meeting.

Pursuant to Utah Code 52-4-207 Electronic Meetings – Authorization – Requirements the following notice is hereby given:

- Providence City Ordinance Modification 016-2006, adopted 11/14/2006, allows Planning Commission Member(s) to attend by teleconference.
- The anchor location for this meeting is: Providence City Office Building, 15 South Main, Providence, UT.
- Member(s) may be connected to the electronic meeting by teleconference.

Providence City Council Members may be in attendance at this meeting; however, no Council action will be taken even if a Quorum exists.

1 **Providence City Planning Commission Meeting**  
2 **Providence City Office Building**  
3 **15 South Main, Providence UT 84332**  
4 **February 11, 2015 10:00 am**

5  
6 **Attendance:**

7 Chair: Larry Raymond  
8 Members: Kirk Allen, Larry Hogge, Sherman Sanders  
9 Alternates: Wendy Simmons  
10 Excused: Robert James

11  
12 **Election of Vice Chair:** The Providence City Planning Commission will elect a vice chair to fill the  
13 vacancy created by the resignation of Gary Milburn.

14 **Motion to elect Sherman Sanders to fill the vice chair position: K Allen, second – L Hogge**

15 **Vote: Yea:** K Allen, L Hogge, L Raymond, S Sanders, W Simmons  
16 **Nay:** None  
17 **Excused:** None  
18 **Abstained:** None

19 **Approval of the Minutes:**

20 **Item No. 1.** The Providence City Planning Commission will consider for approval the minutes of  
21 January 10, 2015.

- Correct Sherman Sanders name

22  
23 **Motion to approve the January 10, 2015 with the corrections: L Hogge, second – K Allen**

24 **Vote: Yea:** K Allen, L Hogge, L Raymond, S Sanders, W Simmons  
25 **Nay:** None  
26 **Excused:** None  
27 **Abstained:** None

28  
29 **Item No. 2.** The Providence City Planning Commission will consider for approval the minutes of  
30 January 28, 2015.

- Correct Sherman Sanders name
- L Hogge excused – correct to L Raymond
- Page 3, Line 8 - Correct J Baldwin's comment - 200 W where it connects with Gateway drive.

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35 **Motion to approve January 28, 2015 minutes with corrections: S Sanders, second – K Allen**

36 **Vote: Yea:** K Allen, L Hogge, L Raymond, S Sanders, W Simmons  
37 **Nay:** None  
38 **Excused:** None  
39 **Abstained:** None

40 Heather Hansen, who was appointed to the Planning Commission as an alternate by the City  
41 Council, was invited to join the Planning Commission. She introduced herself to the  
42 Commissioners.

43 **Public Hearing(s):**

1 **Item No. 1. Proposed Code Amendment.** The Providence City Planning Commission will hold a  
2 public hearing to receive public comment on proposed amendments to Providence City Code  
3 Title 11 Subdivision Regulations by changing “Development Review Committee (DRC)” to “city  
4 staff”.

- 5 • L Raymond opened public hearing at 6:25.
- 6 • S Bankhead reviewed that this is only a staff meeting, not a Land Use Authority meeting.  
7 However, according to the Open and Public Meetings Act, if it remains DRC then public  
8 has to be notified with agendas, etc.
- 9 • S Sanders asked if there was some way to make a distinction between just any staff  
10 member and those who actually review city business.
- 11 • L Raymond also felt it was too generic just to call this committee “city staff”.
- 12 • S Bankhead suggested continuing this until a more descriptive title is decided.
- 13 • J Baldwin suggested Development Review Staff.
- 14 • Public hearing on Item No. 1 closed at 6:41. No action will be taken on this item during  
15 this meeting.

16  
17 **Item No. 2. Proposed Code Amendment.** The Providence City Planning Commission will hold a  
18 public hearing to receive public comment on proposed amendments to Providence City Code  
19 Title 10 Zoning Regulations Chapter 4 Establishment of Districts and Chapter 6 Use Regulations  
20 that clarify the Public Use Zone. In addition to uses in the Public Use Zone, other Use Chart  
21 proposed amendments including adding upholstery, pet grooming, beekeeping, and making  
22 some changes in the Utility and Related Services section.

- 23 • Discussion for Item No. 2 began at 6:42.
- 24 • S Bankhead reviewed why this proposed code amendment is before the Planning  
25 Commission.
  - 26 ○ The city parks are in different zones throughout the city. This is an attempt to  
27 define all parks as a public use zone.
  - 28 ○ Beekeeping - a commercial business also wants to provide beekeeping supplies,  
29 however, beekeeping is not allowed in the commercial zone. City Council  
30 determined that bees can be kept in any of the zones, but it has to go through  
31 Planning Commission. The suggestion is that beekeeping be permitted in all  
32 zones and add another use, but beekeeping greater than 4 colonies would  
33 require a Conditional Use Permit.
  - 34 ○ Pet grooming – since the city allows home salons, it was felt pet grooming could  
35 also be permitted as a conditional use, similar to a salon.
  - 36 ○ Gardens and Orchards – permitted in commercial neighborhood zone.
  - 37 ○ Food Prep and Catering – this is allowed through conditional use in residential  
38 zones, but not allowed in commercial zones. It is recommended this be a  
39 conditional use in the public use zone and also allowed in the commercial zone.
  - 40 ○ Limited uses for public use zone – covers private lessons at a public facility, such  
41 as tennis lessons at the tennis courts. This is done through a CUP.
  - 42 ○ Public buildings should be in public zones.
  - 43 ○ Irrigation supply needs to go to all zones.

- 1 ○ Utility distribution needs to go through all zones.
- 2 ○ Radio, tv, cellular tower – public zones and commercial general, but need to be
- 3 conditional use.
- 4 ○ Dressmakers, seamstresses, tailors and related occupations – this would include
- 5 re-upholstery. There has been a request to do upholstery work from a resident
- 6 but there really isn't a category for upholstery.
- 7 ● L Raymond asked about the public works facility sitting right next to Von's Park. S
- 8 Bankhead said she will make that correction in a later date and have it zoned public.
- 9 ● K Allen asked about the request for the cell tower public use.
- 10 ● S Bankhead said one is over in Alma Leonhardt Park and the other is by the theaters.
- 11 ● H Hansen asked what grounds could be used to deny CUPs. S Bankhead said if an
- 12 applicant cannot meet mitigation requirements, then the CUP can be denied.
- 13 ● L Hogge felt parks were an area to get away from all the cell towers, etc. He had
- 14 concerns about allowing cell towers in the parks.
- 15 ● K Allen had concerns about all the antennas that are attached to cell towers. He
- 16 wondered if there were restriction on the towers.
- 17 ● S Bankhead said by ordinance we can only have three antennas and they have size
- 18 restrictions.
- 19 ● J Baldwin felt like changing the zoning to public use was a wise decision. He also
- 20 commented on beekeeping. He would like beekeeping to be a conditional use. If all
- 21 beekeepers are approved as a CUP, then the city has over site and can avoid potential
- 22 nuisance issues. He is in favor of the other changes to the use chart.
- 23 ● S Bankhead reviewed some of the proposed changes to the beekeeping ordinance. State
- 24 licensing will be required.
- 25 ● S Sherman felt like neighbors should be notified since many people are allergic to bees.
- 26 ● L Hogge felt beekeepers should be registered just like dog licensing is required.
- 27 ● H Hansen asked how much it costs to apply for a CUP.
- 28 ● S Bankhead said it costs \$100 for a CUP, one-time fee. Dog licensing is either \$15 or \$25
- 29 and the state license is \$10.
- 30 ● H Hansen felt \$100 for a hobby was kind of steep.
- 31 ● K Allen also liked having a CUP in residential areas.
- 32 ● S Bankhead said home businesses are the only ones required to get CUP's. Not all
- 33 beekeepers are home businesses. She will check the state requirement and also check
- 34 with the city attorney to see what can be done to create a different type of permit.
- 35 ● L Raymond closed public hearing on Item No. 2 at 7:30 pm.

36 **Item No. 3. Proposed Rezones.** The Providence City Planning Commission will hold a public  
 37 hearing to receive public comment on the proposed rezone of the following City parks:

38 Alma H Leonhardt Park, 310 West 250 North, AGR to PUB

39 Braegger Park, 300 East 300 South, SFT to PUB

40 Brookside Park, 450 North 100 East (38 East Spring Creek Parkway), SFH to PUB

41 Cattle Corral Park, 100 East 200 South, SFT to PUB

42 Hampshire Park, 285 West 575 South, SFT to PUB

43 Meadow Ridge Park, 251 South 325 West, AGR to PUB

1 Uptown Park, 100 East 100 North, CGD to PUB

2 Von Baer Park, 350 East Center, SFT to PUB

3 Zollinger Park, 61 North 200 West, CGD to PUB

- 4 • L Raymond opened public hearing at 7:30 on Item No. 3.
- 5 • L Hogge asked if there is any disadvantage to having parks in a public use zone.
- 6 • J Baldwin felt it made the city less liable to have public use zones.
- 7 • L Raymond felt 10-4-4 needed to be more explicit – see section 4 of this chapter.
- 8 • L Raymond closed public hearing on Item No. 3 at 7:37.

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10 **Action Items:**

11 **Item No. 1. Proposed Code Amendment.** The Providence City Planning Commission will  
12 consider for recommendation to the Providence City Council proposed amendments to  
13 Providence City Code Title 11 Subdivision Regulations by changing “Development Review  
14 Committee (DRC)” to “staff”.

15 **Motion to continue until next meeting for further discussion on new term for DRC: K Allen,**  
16 **second – S Sanders**

17 **Vote: Yea: K Allen, L Hogge, L Raymond, S Sanders, W Simmons**

18 **Nay: None**

19 **Excused: None**

20 **Abstained: None**

21 **Item No. 2. Proposed Code Amendment.** The Providence City Planning Commission will  
22 consider for recommendation to the Providence City Council proposed amendments to  
23 Providence City Code Title 10 Zoning Regulations Chapter 4 Establishment of Districts and  
24 Chapter 6 Use Regulations that clarify the Public Use Zone. In addition to uses in the Public Use  
25 Zone, other Use Chart proposed amendments include adding upholstery, pet grooming, and  
26 making some changes in the Utility and Related Services section.

27 **Motion to recommend proposed amendments to the City Council, with the exception of**  
28 **beekeeping and cell towers, until further information is obtained on these two items: S**  
29 **Sanders, second – L Hogge**

30 **Vote: Yea: K Allen, L Hogge, L Raymond, S Sanders, W Simmons**

31 **Nay: None**

32 **Excused: None**

33 **Abstained: None**

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35 **Item No. 3. Proposed rezones:** the Providence City Planning Commission will consider for  
36 recommendation to the Providence City Council rezoning the following City parks to the Public  
37 Use Zone (PUB):

38 Alma H Leonhardt Park, 310 West 250 North, AGR to PUB

39 Braegger Park, 300 East 300 South, SFT to PUB

40 Brookside Park, 450 North 100 East (38 East Spring Creek Parkway), SFH to PUB

41 Cattle Corral Park, 100 East 200 South, SFT to PUB

42 Hampshire Park, 285 West 575 South, SFT to PUB

43 Meadow Ridge Park, 251 South 325 West, AGR to PUB

1 Uptown Park, 100 East 100 North, CGD to PUB  
2 Von Baer Park, 350 East Center, SFT to PUB  
3 Zollinger Park, 61 North 200 West, CGD to PUB

4 **Motion to recommend to City Council all parks be rezoned under common PUB zone: L**  
5 **Hogge, second – K Allen**

6 **Vote: Yea: K Allen, L Hogge, L Raymond, S Sanders, W Simmons**  
7 **Nay: None**  
8 **Excused: None**  
9 **Abstained: None**

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11 **Study Items:**

12 **Item No. 1. Proposed general plan amendment.** The Providence City Planning Commission will  
13 review proposed amendments to the transportation element of the Providence City general  
14 plan.

- 15 • S Bankhead asked if this could be continued to next meeting.

16 **Motion to continue to next meeting: K Allen, second – S Sanders**

17 **Vote: Yea: K Allen, L Hogge, L Raymond, S Sanders, W Simmons**  
18 **Nay: None**  
19 **Excused: None**  
20 **Abstained: None**

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22 **Item No. 2. Proposed Code Amendment.** The Providence City Planning Commission will review  
23 proposed amendments to Providence City Code 10-8-5: Commercial Zoned Districts; Site  
24 Development and 10-8-6: Parking Regulations.

- 25 • L Raymond page 7, B-2: Single family dwellings – he felt this garage issue needs to be  
26 changed. Single family dwelling unit parking to be provided on private property.
- 27 • S Bankhead suggested adding something about the parking not taking up the entire  
28 front yard. She said the way it is written now you can only park in your garage or a  
29 future planned garage, which is too restrictive. A public hearing still needs to be held.
- 30 • L Raymond suggested reviewing changes and postponing to a future meeting.

31 **Motion to continue and hold a public hearing: W Simmons, second – S Sanders**

32 **Vote: Yea: K Allen, L Hogge, L Raymond, S Sanders, W Simmons**  
33 **Nay: None**  
34 **Excused: None**  
35 **Abstained: None**

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

- 39 • No staff reports.

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

- 43 • No commission reports.

1 **Motion to adjourn: S Sanders, second – K Allen**  
2 **Vote: Yea: K Allen, L Hogge, L Raymond, S Sanders, W Simmons**  
3 **Nay: None**  
4 **Excused: None**  
5 **Abstained: None**  
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8 Minutes recorded by S Bankhead and prepared by C Craven.  
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14 Larry Raymond, Chairman

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Caroline Craven, Secretary

## Transportation Corridors

Including: Roads, Streets, Alternate Transportation Systems

### Background

#### Roads/Streets

Road/street planning in Providence was sided by passage of the subdivision ordinances, which require consistent types of streets throughout the City. Planning Commissions and City Councils have revised and modified the street ordinances in attempts to better meet changing conditions.

The City currently has three types of streets:

1. Feeder Street: A street which carries traffic to a collector street system and shall have a designated right of way of fifty-six feet (56'). Except when used in a cul-de-sac, feeder streets shall not exceed 350' in length and shall not be adjacent to more than eight (8) lots.
2. Collector Street: A street which carries traffic to the major street system, and shall have a right of way of sixty-six feet (66').
3. Major Street: A street which serves as a major traffic way, a controlled-access highway, major street parkway, or other equivalent term to identify those streets comprising the basic structure of the street plan, and shall have a designated right of way of eighty feet (80').

Private streets are allowed; but must be built to the above standards.

As development plans are reviewed, those involved in the review and approval processes rely on the Utah Code, the Manual for Uniform Traffic Control Devices, the City Code, the Public Works Standards and Specifications Manual, and any other applicable codes and/or standards.

The City code requires connectivity of new streets with existing streets and that the arrangement of streets in new developments provide for the continuation of streets to adjoining undeveloped areas. Because connectivity throughout the City is important, the use of cul-de-sacs should be limited. The City Code defines a cul-de-sac as: A street having one open end and being terminated at the other end by a vehicular turnaround; and shall not exceed 600' in length. A connector street shall be used if the cul-de-sac contains sixteen (16) or more lots. A feeder street may be used in a cul-de-sac containing fifteen (15) lots or less.

Providence City is a member of the Cache Metropolitan Planning Organization (CMPO); as a member of that body, the City is involved in transportation planning at a countywide level. Proposed corridors and layout from the countywide plan have been incorporated into the City's plan.

Providence City has one State road, SR165; and one County road (CR238) within the City's boundaries.

### Principles

Provide safe, flexible, and accessible transportation corridors throughout the City.

Integrate alternative means of transportation, including public transportation, pedestrian travel, and bicycle friendly routes.

### Transportation Plan Directive

Planning for transportation is an integral part of the community General Plan. Safe and efficient transportation corridors are important to the economy of the city and the well-being of its citizens. Corridors should maximize the potential for life safety, consider the needs of vehicle, pedestrian, and alternate transportation means, and add aesthetic value to neighborhoods, commercial areas, and

industrial/manufacturing areas. Current vehicular routing problems must be resolved. Future needs, including alternative transportation systems, must be considered.

#### Vehicle trip counts and traffic engineering studies

In June 2007 Providence City increased the minimum park strip width to six feet (6'). Thus enabling a greater variety of street trees to be appropriately placed, provide a greater distance between pedestrian and vehicle, and assist in snow removal and storage. It also has the effect of traffic calming (creating a sense of need for slower speed on a narrower pavement section).

Map 1 indicates general locations where major transportation corridors may be placed to provide adequate ingress/egress, and access throughout Providence. Minor deviation in placement of these corridors is anticipated inasmuch as the specific route illustrated may be unobtainable. The map suggests an appropriate right-of-way section for each corridor. Redundant accesses should be provided for new subdivisions which will reduce the traffic through the downtown area. Coordination of future streets with the Cache Metropolitan Planning Organization (CMPO) plan is advised. Coordination with adjacent cities is vital to implement a traffic corridor which will reduce the already impacted Highways 89-91 and 165 (Logan Main Street) The City should consider means to obtain rights-of-way for the proposed roads as funds permit. Negotiation, and eminent domain, if required, may be used as a last resort to implement the concepts of the Transportation Plan.

Alternative transportation systems must be considered for both existing corridors as well as new developments. Alternative systems include, but are not limited to: accessible pedestrian walkways, Urban Trails (discussed elsewhere in the General Plan), bike paths, and public transit.

It is the intent of the Transportation Plan that the Planning Commission recommend the final location of proposed corridors in harmony with the guidelines stated herein.

#### **Current concerns include:**

##### East Benches:

Growth in Providence has occurred along the east bench areas. Traffic from the north bench area is funneled onto Center Street through the downtown area, creating safety concerns, and potential for congestion. Prior to the construction of 1000 South, Canyon road had been the traditional conduit for much of the south bench also funneling traffic to the downtown area.

##### Areas with Limited Ingress and Egress:

Areas of Providence have been developed with limited access, generally having only one street. The interests of safety and convenience suggest that good planning will address multiple accesses to all areas of Providence. To provide connectivity, the use of cul-de-sacs should be limited.

##### Alternative Transportation Systems:

Investigation of alternate means of transportation is as important an issue as is creating new roads for vehicular travel. Bus, light rail, bike paths, walking paths are an important part of transportation issues. The City will work with the CMPO and Cache Valley Transit District (CVTD) to coordinate alternative transportation systems.

##### Variations/exceptions from the ordinances:

At times, deviation from the ordinances have led to less than desirable outcomes relative to walks, park strips, curb and gutter placement, and storm water control, which deviated from the standards included in the ordinances and Public Works Standards and Specifications Manual.

Conformance to the intent of the ordinance is vital. Deviations should not be allowed for the convenience of a developer. However, creative concepts that work within the ordinances are encouraged when applied to entire developments.

Future growth will compound these problems. Creative and careful planning is needed to anticipate transportation needs in advance of newly developing areas.

**Future Needs:**

- A capital facilities plan for transportation corridors should be drafted, along with updating the 1997 Impact Fee Analysis.
- A bench corridor, near the power lines, not only incorporates the CMPO plan for multi-city connectivity, but also allows bench traffic to travel north/south without impacting the lower downtown neighborhoods.
- Connecting the area of 500 North to Spring Creek Parkway will help with concerns in the north.
- Routing traffic north on 300 East should be a top priority. A proposed roundabout at 200 North will promote better traffic flow.
- Development of 200 North east and west is one of the best immediate solutions. Long range solutions are through land not yet annexed to the city.
- Continuation of Gateway Dr to 300 South and beyond will aid the commercial area.
- With the rebuild and extension of Gateway Drive that occurred in conjunction with Logan City's 100 East project, the City anticipates approximately 7000 ADT at the intersection of Gateway Dr and 100 North. The City should consider a round-about at this intersection to alleviate additional emissions from stacking.
- 400 East south of Canyon Road On April 22, 2008, the Providence City Council approved Resolution 08-006 a resolution establishing guidelines for the right-of-way for Canyon Road and 400 East between Canyon Road and the City's south Boundary line.
- The intersection of Canyon Road and 400 East should be improved to provide better vision to the east, and better traffic flow in general. The installation of a round-about has been suggested.
- Continue 500 East from Canyon Road to 1000 South and beyond.
- Continue 300 East, at approximately 870 South, south as a complying paved road.
- In the downtown area, each street has been considered and should be improved in accordance with the Downtown Street Cross-Sections. In general sidewalks will be placed at the property line; however, in areas with existing sidewalk, new sidewalk will be placed to allow a smooth transition. Curb, gutter, and asphalt width will be installed in accordance with the Downtown Street Cross-Sections.

# PROVIDENCE CITY MASTER PLAN

SHEET No. 1

## TRANSPORTATION CORRIDOR PLAN

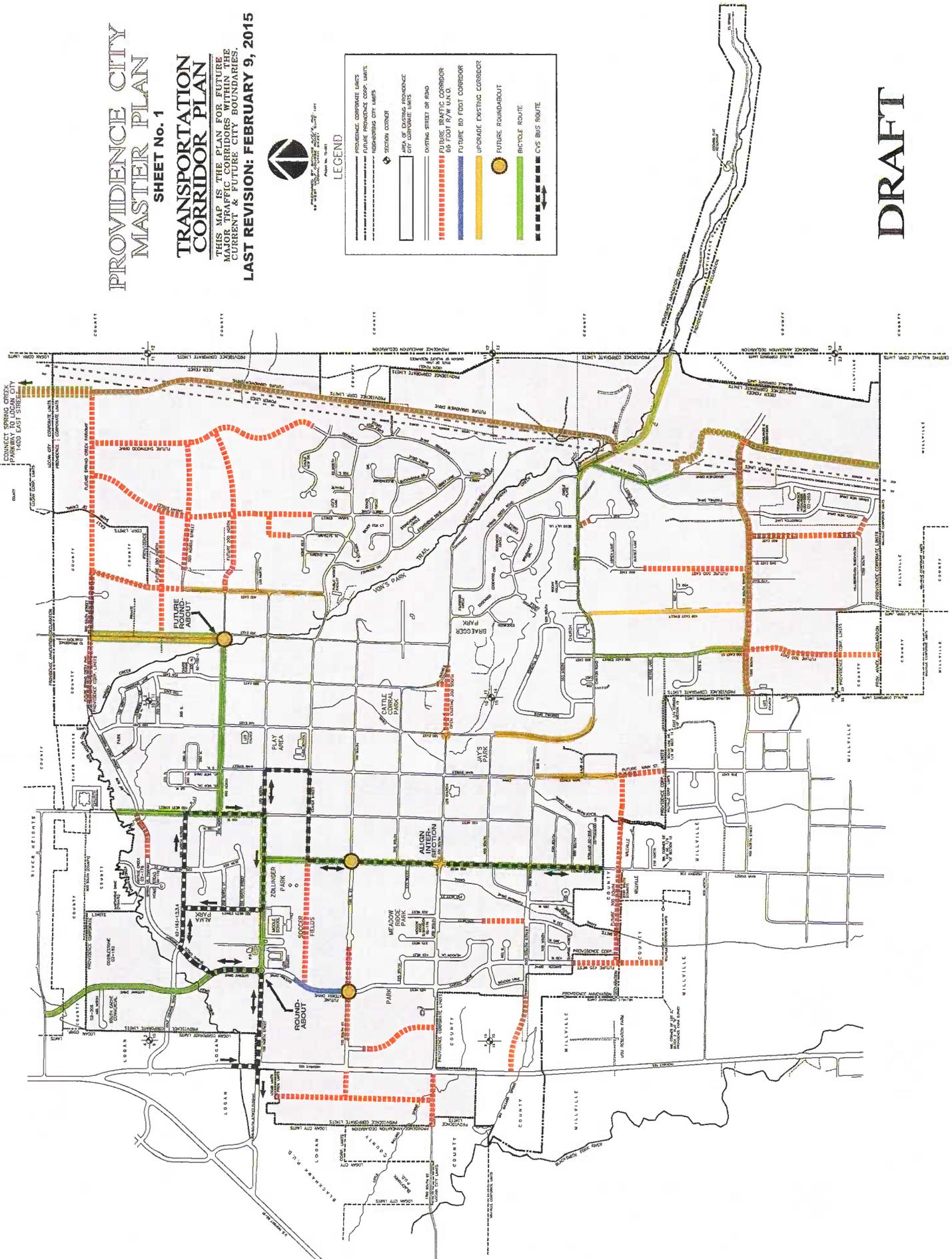
THIS MAP IS THE PLAN FOR FUTURE  
MAJOR TRAFFIC CORRIDORS WITHIN THE  
CURRENT & FUTURE CITY BOUNDARIES.  
LAST REVISION: FEBRUARY 9, 2015



DATE: FEBRUARY 9, 2015  
BY: [Illegible]

**LEGEND**

- PROVIDENCE CORRIDOR LIMITS
- FUTURE PROVIDENCE CORP. LIMITS
- PROVIDENCE CITY LIMITS
- SECTION CENTER
- WAY OF EXISTING PROVIDENCE CITY CORRIDOR LIMITS
- EXISTING STREET OR ROAD
- FUTURE TRAFFIC CORRIDOR 65 FOOT R/W U.A.O.
- FUTURE 80 FOOT CORRIDOR
- UPGRADE EXISTING CORRIDOR
- FUTURE ROUNDABOUT
- BICYCLE ROUTE
- CBS BUS ROUTE



**DRAFT**

# PROVIDENCE CITY

## Development Review Committee Report

Planning Commission Meeting Date: 02/25/2015

**Request:** Providence City Code Title 11 Subdivision Regulations be amended by changing "Development Review Committee (DRC)" to "City Staff"

**Item Type:** Code Amendment

**Applicant:** Providence City

**Prepared by:** S Bankhead

### **Staff Report Summary of Key Issues:**

1. The Development Review Committee (DRC) was not created by the Utah Constitution, statute, rule, ordinance, or resolution.
2. The purpose of DRC is to provide an avenue for professional consultants and city staff to jointly review developments, code amendments, general plan amendments, etc.
3. To prevent confusion with the Open and Public Meetings Act, City Attorney, Jonathan Call, has suggested the City could eliminate references to the DRC (in the City Code) and instead say that "staff" needs to make a recommendation. It would be up to the staff to determine how best to organize such a decision making process.

### **FINDINGS OF FACT:**

1. Providence City Code (PCC) 10-1-5:A. states changes and amendments to this Zoning Title shall be done in accordance with state law.
2. UCA § 10-9a-501 states the legislative body may enact land use ordinances and a zoning map consistent with the purposes set forth in in this chapter.
3. UCA § 10-9a-502 Requires the planning commission provide notice and hold a public hearing on a proposed land use ordinance or zoning map; and prepare and recommend to the legislative body a proposed land use ordinance and zoning map that represent the planning commission's recommendation.
4. UCA 10-9a-503.(1) The legislative body may amend: (b) any regulation of or within the zoning district; or (c) any other provision of a land use ordinance.

### **CONCLUSIONS OF LAW:**

1. The proposed code amendment has been process consistent with the above Findings of Fact.

### **CONDITIONS:**

1. None

### **RECOMMENDATION:**

That the Providence City Planning Commission make a recommendation to the Providence City Council, that they adopt the attached code amendment to Providence City Code Title 11 changing Development Review Committee (DRC) to City Staff.

CHAPTER 3

PLAT PROCEDURES AND REQUIREMENTS

SECTION:

- 11-3-0: Dependent Subdivisions (Ordinance Modification 002-00, 01/25/00)
- 11-3-1: Sketch (Concept) Plan
- 11-3-2: Preliminary Plat
- 11-3-3: Final Plat
- 11-3-4: Repealed
- 11-3-5: Building Lots and Building Permits
- 11-3-6: All Provisions, Timelines, Expiration Dates, Etc.
- 11-3-7: Building Lots and Building Permits
- 11-3-8: Lot Consolidation/Lot Line Adjustment in a Recorded Subdivision

11-3-0: **DEPENDENT SUBDIVISIONS:** A subdivision or phase that is dependent upon another subdivision and/or phase for access or public works improvements shall not receive approval, conditional or otherwise, for the final plat until the Final Plat and construction documents for the independent subdivision or phase are approved, substantial completion inspection performed, and the items listed on the substantial completion inspection punch list are completed. Changes will place the dependent subdivision or phase on hold until all modifications to the independent subdivision are approved. (Ordinance Modification 002-00, 01/25/00)

A. Exception: If the Land Use Authority for Subdivisions determines for good cause that any phase of plan/plat approval for the dependent subdivision would be inadequate to protect the public health, safety, and welfare, the dependent subdivision shall not receive approval, conditional or otherwise, for any phase of plan/plat until the Final Plat and construction documents for the independent subdivision or phase are approved, substantial completion inspection performed, and the items listed on the substantial completion inspection punch list are completed. Changes will place the dependent subdivision or phase on hold until all modifications to the independent subdivision are approved.

11-3-1: **CONCEPT PLAN:** A concept plan shall be submitted to the ~~Development Review Committee (DRC)~~ city staff for review and compliance with the Providence City General Plan, and Title 10 and 11 of the Providence City Code.

A. Complete application: Providence City has thirty (30) days to review an application for completeness. At that time the City will provide a written notice of acceptance or denial to the developer and/or their agent. If the application is denied; professional fees for review may be billed.

1. In addition to lot and street layout, a concept plan shall show all non-developable sensitive areas and all potentially developable sensitive areas within the boundaries of the development and within one hundred feet (100') of the development.
2. The following roads do not require curb, gutter, and sidewalk: Grandview Drive and Foothill Drive in the Grand View Hills Subdivision; Canyon Road east of 400 East. 400 East from Canyon Road south to the City's south boundary line does not require curb, gutter, and sidewalk on the west side; curb, gutter, and sidewalk are required on the east side.
3. See the Downtown Street Cross-Sections C-1A in the Providence City Corporation Department of Public Works Standard Construction Drawings for profiles on all other streets.

B. Expiration:

1. Concept Plan Application. A concept plan application shall expire if it is determined by the City's land use authority that the developer and/or its agent did not proceed with reasonable diligence to meet any items/conditions prescribed in City ordinances and/or listed on the ~~DRC~~ city staff review comments; or
2. Approved Concept Plan. An approved concept plan shall expire if a complete preliminary plat application has not been submitted to the City by the developer and/or its agent

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within one (1) year after DRC city staff approves the concept plan.

- 3. An expired plan is considered withdrawn and any vested right to proceed obtained by the developer shall terminate.

11-3-2: **PRELIMINARY PLAT:** A preliminary plat application will not be accepted by the City without the City's written approval of the concept plan. The following procedure shall be followed in submittal and review of the preliminary plat:

A. Preparation: The preliminary plat shall be prepared in accordance with all requirements of the City and shall include all proposed phases.

B. Contents:

1. Drawing Requirements: The title block of the preliminary plat shall include the following:

- a. The proposed name of the development.
- b. The section, township and range of the development.
- c. The names, addresses, and contact information of the owners, developer(s), if other than the owners, and surveyors or and designers of the development.
- d. Scale of drawing and north arrow.

2. Existing Conditions: The preliminary plat shall also show:

- a. The legal description basis of bearing, and total acreage of the proposed development, certified by a licensed land surveyor.
- b. Location, street number and name of existing streets within one hundred feet (100) of the development and of all previously platted streets or other public ways, railroad and utilities rights of way, parks and other public open spaces, permanent buildings and structures, and corporate lines within and adjacent to the tract.
- c. The location of all wells, proposed, active and abandoned, springs, and all reservoirs within the tract and to a distance of at least one hundred feet (100') beyond the development boundaries.
- d. Existing sewers, water mains, culverts or other underground facilities within the tract and to a distance of at least one hundred feet (100') beyond the tract boundaries, indicating pipe size, grades, manholes and accurate location.
- e. Existing ditches, canals, natural drainage channels, open waterways, and proposed alignments or realignments within the tract and to a distance of at least one hundred feet (100') beyond the tract boundaries; and a letter, from the affected users indicating the plans are acceptable, must be submitted to the City.
- f. Accurate boundary lines certified by a licensed land surveyor and ownership of adjacent parcels of land. (Subd. Ord., 1-24-1990)
- g. By means of an overlay method or directly on the plat, vertical contour intervals of not more than two feet (2') or one foot (1') on predominantly level land.
- h. A vicinity map shall show how the development is situated in its surrounding neighborhoods extending a minimum of two (2) blocks or more outward from the boundaries of the development. The vicinity map shall include all major, collector, standard and feeder streets within the area, both existing streets and those proposed on the Master Plan. (Subd. Ord., 1-24-1990; amd. Ord., 1-9-1996)

3. Proposed Conditions: The preliminary plat shall also show;

- a. The layout of streets showing location, widths and other dimensions of proposed streets (designated by actual or proposed names and numbers), crosswalks, alleys and easements.
- b. The location for culinary water improvements, waste water improvements, storm drainage and street lights for all lots proposed within the development.
- c. The layout, numbers, hazard setback, and typical dimensions of lots and square footage.
- d. Parcels of land intended to be dedicated or temporarily reserved for public use or

- 1 set aside for use of property owners in the development.
- 2 e. Written statement by the design engineer verifying that all lots have an adequate
- 3 buildable envelope with regards to hazardous slope, building, water, zoning
- 4 setbacks, etc.
- 5 f. Easements for water, sewer, drainage, utility lines and other utilities.
- 6 g. Typical street cross-sections and preliminary street grades if required.
- 7 h. Copies of any agreements with adjacent property owners relevant to the
- 8 proposed development.
- 9 i. Location, function, ownership and manner of maintenance of common open
- 10 space not otherwise reserved or dedicated for public use.
- 11 j. A professionally prepared plat having been prepared on a minimum twenty inch
- 12 by thirty inch (20" x 30") or maximum twenty-four inch by thirty-six inch (24" x 36")
- 13 approved reproducible drafting medium.
- 14 k. A signature block along the right-hand margin of the preliminary plat, providing
- 15 for the following certifications or approvals:
- 16 (1) Prior to City review, an affidavit or certificate of clear title to the effect that the
- 17 applicant is the owner of, or that he is authorized by the owner in writing to
- 18 make application for, the land proposed to be subdivided. The affidavit or
- 19 certificate shall state clearly in which status, a copy of said written
- 20 authorization from the owner shall be submitted with the preliminary plat. A
- 21 title report shall also be submitted which indicates in whom the fee simple
- 22 title to such property is vested and any liens or encumbrances thereon. A
- 23 statement from the property owner disclosing any options or unrecorded
- 24 contacts/agreements associated with the property.

25 C. Submittal: Four (4) copies (20"x30" minimum , 24" x 36" maximum size) and one (1) 11" x 17"

26 copy of the preliminary plat shall be submitted to the City for review a minimum of seven (7)

27 days prior to the initial City review. The City will complete the first review within thirty (30)

28 days. Each subsequent review is subject to an additional thirty (30) day review period. If all

29 required information is not included, city has the right to refuse the package.

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31 D. Staff Review: Upon review, the ~~Development Review Committee (DRC)~~ city staff will provide

32 written comments, conclusions and recommendations to the Land Use Authority. (Subd. Ord.,

33 1-24-1990; amd. Ord., 1-9-1996)

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35 E. Approval: No preliminary plat shall be approved by the Planning Commission, the City

36 Council, or any other designated Land Use Authority unless it complies with or can be shown

37 that a final plat will be likely to comply with all the provisions set forth in the Providence City

38 Ordinances. No preliminary or final plat shall be approved if a commitment-of-service letter

39 has not been issued for the plat pursuant to Section 8-1-21.

- 40 1. A preliminary plat is not considered approved until all conditions have been satisfied and
- 41 the plat has been signed by the City Engineer, Land Use Authority, and the Developer.

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43 F. Complete application: Providence City has thirty (30) days to review an application for

44 completeness. At that time the City will provide a written notice of acceptance or denial to the

45 developer and/or their agent. If the application is denied, the application fee may be refunded;

46 professional fees for review may be billed. To be considered complete, an application must

47 contain the following:

- 48 1. a completed Providence City Application Form;
- 49 2. payment of the application fee;
- 50 3. the proposed preliminary plat and all required copies;
- 51 4. a title report shall also be submitted which indicates in whom the fee simple title to such
- 52 property is vested and any liens or encumbrances thereon;
- 53 5. a copy of the City's written approval of the concept plan.

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55 G. Expiration:

- 56 1. Preliminary Plat Application. A preliminary plat application shall expire if it is determined
- 57 by the City's Land Use Authority that the developer and/or its agent did not proceed with

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reasonable diligence to meet any items/conditions identified in City ordinances and/or in DRC city staff review comments; or

- 2. Approved Preliminary Plat. An approved preliminary plat shall expire if a complete final plat application has not been submitted to the City by the developer and/or its agent within one (1) year after approval of the preliminary plat.
- 3. An expired plat is considered withdrawn and any vested right to proceed obtained by the developer shall terminate.

11-3-3: **FINAL PLAT:** A final plat application cannot be submitted to the City prior to approval of the preliminary plat. The following information and a complete set of construction drawings shall be submitted for review:

- A. Preparation: The final plat shall be prepared in accordance with all the requirements of the City. The final plat shall be prepared by a land surveyor, licensed in the State. The top of the plat shall be either north or east, whichever accommodates the drawing best.
- B. Description And Delineation:
  - 1. The final plat shall show:
    - a. The name of the development as approved by the Land Use Authority.
    - b. Accurate angular and lineal dimensions for all lines, angles and curves used to describe boundaries, streets, alleys, easements, areas to be reserved for public use and other important features.
    - c. An identification system for all lots, blocks and names of streets. Lot lines shall show dimensions in feet and hundredths.
    - d. The street address for each lot. Each street address shall be assigned by the City. The north and west sides of the streets shall be numbered odd and the south and east shall be numbered even.
    - e. True angles and distances to the nearest official US, State, County, or City monuments which shall be accurately described in the plat and shown by the appropriate symbols. All boundary, lot and other geometries (bearings, distances, curve data, etc.) on the final plat posed to an accuracy of not less than one part in five thousand (5,000).
    - f. Radii, internal angles, points or curvatures, tangent bearings and the length of all arcs.
    - g. Survey markers shall be set at all lot corners and shall be shown or noted on the plat.
    - h. The dedication to the City of all improvements which shall include, but shall not be limited to, streets, storm water system, water works, sewer works, etc., included in the proposed development.
    - i. Accurate outlines and dimensions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed or covenant for common use of all property owners.
    - j. A statement that all expenses involving the necessary improvements or extensions for a culinary water system, sanitary sewer system, gas service, electrical service, telephone service, cable television service, grading and landscaping, storm drainage systems, curbs and gutters, fire hydrants, pavement, sidewalks, signage, street lighting and other improvements shall be paid for by the developer(s).
    - k. All hazard setback(s)
    - l. A statement verifying that all lots have an adequate buildable envelope with regards to hazardous slope, zoning setbacks, etc.
    - m. A statement that the City will not issue any building permit for any lot until minimum improvements, as specified in Section 11-5-2 of this Title are complete.
    - n. Boundary descriptions of the development.
    - o. Standard forms for the following:
      - (1) A registered land surveyor's certificate of survey as applicable under State law.
      - (2) The owner's signature of dedication.
      - (3) A notary public's acknowledgment.
      - (4) The City Engineer's certificate of approval.

- (5) The City's authority for the culinary water and the sanitary sewer system's signature
- (6) The County Board of Health's certificate of approval if a septic tank system is used for sewage disposal.
- (7) The Land Use Authority signature of approval.
- (8) The City's signature of approval by the Mayor.
- (9) The City Attorney's certificate of approval.
- (10) A signed statement from each of the utility companies involved stating that they have reviewed the plat, that they approve the plat as it relates to their particular company, that they are in agreement with placing all of their utilities underground within the right-of-way as shown on the plans and are willing to provide the needed service for the development. Also included, if available, in said statements descriptions of any restrictions that will be imposed by the utility companies, any fees that will be assessed by the utility companies to install the utilities and any time tables that the utility companies might use to install their respective utilities.
- (11) The County Recorder's stamp of approval according to requirements prior to final plat approval.

2. The final plat shall also:

- a. Be drawn to a scale of not less than one inch equaling one hundred feet (1" = 100') and shall indicate the base heading of true north.
  - b. Be prepared on a minimum twenty inch by thirty inch (20"x30") maximum twenty-four inch by thirty-six inch (24" x 36") paper.
  - c. Show a workmanlike execution in every detail. A poorly drawn or illegible plat is sufficient cause for rejection. (Subd. Ord., 1-24-1990)
  - d. Final approved plat for recording shall be prepared on Mylar.
- C. Development Agreement: The developer shall enter into and sign an agreement with the City, which shall indicate a timetable for completion of the final improvements as listed in the preliminary and final plat. This agreement will be submitted to the City Council for approval. (Ord., 4-9-1996)
- D. Submittal: Four (4) copies (20"x30" minimum, 24" x 36" maximum) and one (1) 11" x 17" copy of the final plat and construction drawings shall be submitted to the City for review a minimum of seven (7) days prior to the initial City review. The City will complete the first review within thirty (30) days. Each subsequent review is subject to an additional thirty (30) day review period. If all required information is not included, city has the right to refuse the package.
- E. Upon review, the ~~Development Review Committee (DRC)~~ city staff shall provide written comments, conclusions, and recommendations to the Land Use Authority.
- F. Approval: The final plat shall be approved by the Land Use Authority. The construction drawings shall be approved by the City staff. The development agreement shall be approved by the City Council. Prior to submitting the final plat for recording, the final plat shall be signed by the developer(s) and utility companies or a letter submitted with the final plat from the utility companies. All security bonds must be in place and the development agreement shall be signed by the developer(s). The City does not consider the final plat to be approved until the construction drawings are signed, the development agreement has been signed and all signatures are on the final plat. At this point, the developer(s) shall submit an electronic copy of the approved final plat and approved construction drawings.
- G. Expiration:
- 1. Final Plat Application. A final plat application shall expire if it is determined by the City's Land Use Authority that the developer and/or its agent did not proceed with reasonable diligence to meet any items/conditions identified in City ordinances and/or in DRC staff review comments.
  - 2. Approved Final Plat. An approved final plat shall be void if it is not recorded within one (1) year of approval of the Development Agreement by the City Council.

3. Approved Final Plat with Phasing. If the final plats are recorded in phases, subsequent final plats must be recorded within five (5) years of the recording of the previous plat. If a development fails to meet this requirement, new concept plan and preliminary plats must be submitted and approved before subsequent final plats can be submitted or approved.
4. An expired plat is considered withdrawn and any vested right to proceed obtained by the developer shall terminate.

11-3-4: **REPEALED**

11-3-5: **DOWNTOWN AREA DEVELOPMENT – FIVE (5) LOTS:** A development located in the Downtown Area, as defined in 10-1-4 of this Code, consisting of five (5) lots or less; shall be subject to the requirements listed in this Chapter.

A. Design Requirements:

1. Inner Block Development Prohibited. Lots must have 95 feet of frontage on a city street that existed prior to September 1, 2006.
2. Right-of-way Improvements.
  - a. Widening or rebuilding of the adjacent city street may be required. Areas disturbed by the extension of infrastructure, such as, but not limited to, water and/or sewer service lines, must be repaired in accordance with the Department of Public Works Standards and Specifications Manual.
  - b. Sidewalk. Sidewalk required along the frontage of the development
  - c. Curb & gutter, swales. Refer to the Downtown Area Street Cross Section Booklet

11-3-6: **ALL PROVISIONS, TIMELINES, EXPIRATION DATES, ETC.** All provisions, timelines, expiration dates, etc. listed in this Chapter apply to the developer, their successors, or assigns.

11-3-7: **BUILDING LOTS AND BUILDING PERMITS:** Building lots in the approved development may be sold after the final plat has been recorded. The lots, however, shall have recorded restrictions placed upon them stating that the City will not issue any building permit for any lot until minimum improvements, as specified in Section 11-5-2 of this Title are complete. (Ord. 97-OM016, 8-12-1997)

11-3-8: **LOT CONSOLIDATION/LOT LINE ADJUSTMENT IN A RECORDED SUBDIVISION:** Lot consolidation/lot line adjustment in a recorded subdivision plat is considered a minor revision of the subdivision.

A. A petition to have a plat amended shall be submitted to the ~~Development Review Committee (DRC)~~ city staff for review and compliance with the Providence City General Plan, and Title 10 and 11 of the Providence City Code.

1. Petition Requirements: In addition to the petition requirements listed in Utah State Code, a petition for lot consolidation must contain a concept plan, drawn to a scale of not less than one inch equaling one hundred feet (1"=100'), showing all existing structures and their distance from the property lines on all lots involved in the consolidation.

B. The Planning Commission is the land use authority for altering or amending a subdivision plat.

C. The Planning Commission, if required by state code, shall hold a public hearing within 45 days after the day on which the petition is filed.

D. General Requirements:

1. All conditions applicable to the original subdivision remain in full force and effect.
2. Any dedicated street, sidewalk, drainage feature, utility easement, or other characteristic found in the original subdivision remains in full force.

E. Geometric Requirements:

1. When combining two lots which share a common boundary, the common boundary in plan view must be a minimum of fifteen feet.
2. When combining two or more lots which do not share a common boundary such a boundary must be created for the consolidated lot by the use of abutting connector parcel(s).

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- a. The connector parcel(s) must be a minimum width of fifteen feet in plan view at its narrowest point.

F. Final Plat for Recording:

- 1. Upon approval of the Planning Commission, the petitioner shall prepare an amended final plat for recording. The final plat shall include standard forms for the following:
  - a. A registered land surveyor's certificate of survey as applicable under State law.
  - b. The owner's signature of dedication.
  - c. A notary public's acknowledgment.
  - d. The City Engineer's certificate of approval.
  - e. The City's authority for the culinary water and the sanitary sewer system's signature
  - f. The County Board of Health's certificate of approval if a septic tank system is used for sewage disposal.
  - g. The Land Use Authority signature of approval.
  - h. The City's signature of approval by the Mayor.
  - i. The City Attorney's certificate of approval.
  - j. A signed statement from each of the utility companies involved stating that they have reviewed the plat, that they approve the plat as it relates to their particular company.
  - k. The County Recorder's stamp of approval according to requirements prior to final plat approval.
- 2. Expiration: An approved amended final plat shall be void if it is not recorded within one year from the date the Planning Commission granted approval.

# PROVIDENCE CITY

## Development Review Committee Report

Planning Commission Meeting Date: 02/25/2015

**Request:** Providence City Code Title 10 Chapter 6 Use Regulations. Use Chart proposed amendments include allowing Radio/TV/cellular tower as a conditional use in the Public Use District, and changes to beekeeping.

**Item Type:** Code Amendment

**Applicant:** Providence City

**Prepared by:** S Bankhead

### Staff Report Summary of Key Issues:

1. Radio/TV/cellular tower is a conditional use in the Commercial General District (CGD) zone.
2. Providence City is considering changing the zone of all City parks to Public Use (PUB) zone.
3. Providence City would like to allow Radio/TV/cellular tower as a conditional use in the Public Use District.
4. On February 10, 2015 the Providence City Council adopted Ordinance 2015-006 amending Providence City Code 5-1-9: Bees.
5. To be consistent with the amendments to Providence City Code 5-1-9, beekeeping should be a permitted use in all zones.

### FINDINGS OF FACT:

1. Providence City Code (PCC) 10-1-5:A. states changes and amendments to this Zoning Title shall be done in accordance with state law.
2. UCA § 10-9a-501 states the legislative body may enact land use ordinances and a zoning map consistent with the purposes set forth in in this chapter.
3. UCA § 10-9a-502 Requires the planning commission provide notice and hold a public hearing on a proposed land use ordinance or zoning map; and prepare and recommend to the legislative body a proposed land use ordinance and zoning map that represent the planning commission's recommendation.
4. UCA 10-9a-503.(1) The legislative body may amend: (b) any regulation of or within the zoning district; or (c) any other provision of a land use ordinance.

### CONCLUSIONS OF LAW:

1. The proposed code amendment has been process consistent with the above Findings of Fact.

### CONDITIONS:

### RECOMMENDATION:

That the Providence City Planning Commission make a recommendation to the Providence City Council, that they adopt the attached code amendment to Providence City Code Title 10 Zoning Regulations Chapter 6 Use Regulations.

## CHAPTER 6

### USE REGULATIONS

#### SECTION:

10-6-1: Use Chart

10-6-2: Classification of New and Unlisted Uses

10-6-1: **USE CHART:** Land and buildings in each of the zoning districts may continue to be used, but no land shall herein after be used, and no building or structure shall hereinafter be erected, altered or converted which is arranged, designed or used for other than those uses specified for the district in which it is located as set forth by the following use chart and indicated by:

P = permitted use

C = conditional use permit required

X = special review required

I = Allowed only as a conditional use when incidental to a retail business with more than 15,000 square feet of floor area and:

- incidental to a single use (i.e.: a bank is incidental to retail business, not multiple businesses); and
- a department store, grocery store, health fitness center, or other retail business may have more than one incidental use associated with it; and
- the combined total of all incidental uses associated with a building may not exceed 12% of the gross square footage of the building or 6,000 sq ft whichever is less (administrative offices, restrooms, storage areas, and other enmities necessary for the operation of the retail business are not considered incidental uses) ; and
- cannot be a stand alone building (an unoccupied drive through structure(s) and/or fueling pads will be counted as part of the 12% but not included in the 6,000 sq ft cap of the incidental use); and
- must share the same public entrance(s); and
- a permitted business is not considered an incidental use; and
- incidental use must have its own business license unless owned and operated by the primary retail business.

= not permitted (absence of symbol)

If a use is not specifically designated, it is prohibited.

		AGR	SFE	SFL	SFT	SFR	SFM	SFH	SMH	MFR	MFM	MFH	CND	CGD	CHD	MXD	PUB
<b>A.</b>	<b>Residential Uses</b>																
1	Single family, detached	P	P	P	P	P	P	P	P	P			C				P
2	Single family, attached					P	P	P		P	P	P					P
3	Dwelling, two family									P	P	P					P
4	Dwelling, three family									P	P	P					P
5	Dwelling, four family									P	P	P					P
6	Dwelling, multi-family											P					P
7	Manufactured/modular	P	P	P	P	P	P	P	P	P	P	P					P
8	Mobile/trailer home								P								
9	Secondary residential structure (OM 005-2005 01/13/04)	C	C		C												
10	Cluster development			C	C	C	C	C	C	C	C	C					C
11	Inner block development		C	C	C												C
12	Planned Unit Development	C	C	C	C	C		C	C	C	P	P					C
13	Bed & Breakfast	C	C	C	C	C							C	C			C
14	Hotel/motel											C	C	C			C
15	Lodging house									C	C	C	C	C			C
16	Residence for persons with disabilities		P	P	P	P	P	P	P	P	P	P					C
17	Residential facility for the aged		P	P	P	P	P	P	P	P	P	P					C
<b>B.</b>	<b>Accessory/Incidental Uses</b>																
1	Accessory building	P	P	P	P	P	P	P		P	P	P	P	P	P		P
2	Accessory dwelling unit	C	C		C	C	C										P
3	Accessory farm building	P	P	P	P	P											
4	Off street parking incidental to main use	P	P	P	P	P	P	P		P	P	P	P	P	P		P
5	Private swimming pool	P	P	P	P	P	P	P		P	P	P	P	P			P
<b>C.</b>	<b>Governmental/Institutional/Special Services</b>																

		AGR	SFE	SFL	SFT	SFR	SFM	SFH	SMH	MFR	MFM	MFH	CND	CGD	CHD	MXD	PUB
1	Church	P	P	P	P	P	P	P	P	P	P	P					
2	Ministers, rabbis, priests, and other similar ordained religious work	P^	P														
3	Community center	P	P	P	P	P	P	P	P	P	P	P	P	P			
4	Day care nursery	C^	P	P	I or C*	C											
5	Preschool	C^	P			C											
6	Public Park	P	P	P	P	P	P	P	P	P	P	P				P	P
	Private Lessons / public facility																C
7	Public School (OM 020-2004)	P	P	P	P	P	P	P	P	P	P	P					
8	Public building	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P
<b>D.</b>	<b>Utility and Related Service</b>																
1	Electric substation	C	C														
2	Electric power plant	C															
3	Fire station	P	P	P	P	P	P	P	P	P	P	P					
4	Gas meter station	P	P	P	P	P	P	P	P	P	P	P					
5	Irrigation supply	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
6	Utility distribution lines	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
7	Radio/TV/cellular tower													C			C
8	Sewage/water pumping station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
9	Telephone utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
10	Public utilities, other	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
11	Utility shop, storage and bldgs	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
12	Water treatment plant	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
13	Water well reservoir or storage tank	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<b>E.</b>	<b>Professional Services</b>																
1	Business office, medium impact	C^	C			P											
2	Business office, low impact	P^	P			P											
3	Business office, general												C	P	I or C*	P	
4	Clinic, dental												C	P	I or C*	P	
5	Clinic, medical												C	P	I or C*	P	
6	Clinical Social Worker												C	P	I or C*	P	
7	Office for single physician, dentist, or chiropractor	C^			I or C*												
8	Licensed professional	C^	C	P	I or C*	P											

		AGR	SFE	SFL	SFT	SFR	SFM	SFH	SMH	MFR	MFM	MFH	CND	CGD	CHD	MXD	PUB
9	Mortuary	C^	C^	C^					C^	C^	C^	C^	C	P		P	
10	Optical shop	C^	C	P	I or C*	P											
11	Pharmacy	C^	C	P	I or C*	P											
12	Private school, teaching, tutoring(1 or 2 students at a time)	P^	C^	C^	C^	C^											
13	Private school, teaching	C^	C	P		P											
14	Studio: Art, Dance, Drama, Photography, etc (1 or 2 students at a time)	P^	C^	C^	C^	C^											
15	Studio: Art, Dance, Drama, Photography, etc and tutoring	C^	C	P	I or C*	P											
13	Dressmakers, seamstresses, tailors, and related occupations	P^	C^	C^	C^	C^											
14	Artists, artisans, craftsman, sculptors, authors, small crafts and handcrafts, and related artistic work	P^	C^	C^	C^	C^											
15	Veterinarian^	C^	C^	C^					C^	C^	C^	C^	P	C		P	
<b>F.</b>	<b>Retail/Related Uses</b>																
1	Adult oriented business													C			
2	Food preparation, catering, etc	C^	P	P	P	P	C										
3	Bakery/Confectionery sales												P	P	P	P	
4	Barber/beauty shop	C^	P	P	P	P											
5	Book/Stationery Store												p	p	p	P	
6	Computer Store												p	p	p	P	
7	Department store													p	p	P	
8	Florist Store												p	p	p	P	
9	Furniture Store													p	p	P	
10	Specialty Store/Shop	C^			P												
11	Grocery store	C^	p	p	p	P											
12	Hardware store													p	p	P	
13	Home & Garden store													p	p	P	
14	Laundry/dry cleaning store													p	p	P	
15	Liquor store (OM 015-2004)													p	p	P	
16	Music Store													p	p	P	
17	Paint Store													p	p	P	

		AGR	SFE	SFL	SFT	SFR	SFM	SFH	SMH	MFR	MFM	MFH	CND	CGD	CHD	MXD	PUB
	Pet Grooming	C^	P	P	P	P											
18	Pet Store													p	p	P	
19	Restaurant/fast food												p	p	p	P	
20	Shoe repair	C^	p	p	p	P											
21	Small appliance repair	C^		p	p	C											
22	Variety Store												p	p	p	P	
23	Commercial complex												p	p	p	P	
24	Shopping center													p	p	P	
25	Tire sales, retail (OM 001-002, 02/27/01)													c	P		
26	Yard sales on an occasional basis	P^															
	<b>G. Commercial/Related Uses</b>																
1	Auto Sales – New & Used (OM 016-2004 05/11/04)													P	P		
2	Auto Sales –Used (OM 016-2004 05/11/04)																
3	Auto wash												P	P	P		
4	Bank/financial													C	I or C*	P	
5	^^^Nondepository Financial Institutions													P	I or C*		
6	Building materials													P	P		
7	Dance hall																
8	Gasoline/petroleum storage (not bulk)	C	C	C	C								C	C	C		
9	Gasoline sales/service												P	P	P		
10	Fitness Center Commercial (Gym)													P	P	P	
11	Convenience store												P	P	P		
12	Night club																
13	Print shop/sales	C^					P	P	P	P							
14	Recreation/Entertainment													P	I or C*		
15	Research facilities	C^				P											
16	Theater													P	P	P	
17	Vehicle storage																
	<b>H. Industry and Manufacturing</b>																
1	Auto repair, paint and body shop																

		AGR	SFE	SFL	SFT	SFR	SFM	SFH	SMH	MFR	MFM	MFH	CND	CGD	CHD	MXD	PUB
2	Bldg maintenance & repair services																
3	Cabinet Shop																
4	Clothing Manufacturer																
5	Furniture Manufacturer																
6	General contractor yard																
7	HVAC shop/sales																
8	Ice cream plant																
9	Lumber yard													P			
10	Paint Shop													P			
11	Welding/machine Shop													C			
12	Wholesale outlet/storage and sales													P			
13	Light Manufacturing													C			
14	Motorcycle, Snowmobile, ATV, etc repair	C^															
<b>I.</b>	<b>Agriculture and Related Uses</b>																
1	Beekeeping	P^^															
2	Breeding or raising animals for sale, food, pleasure, or profit	P^^	P^^	P^^	P^^	P^^											
3	Keeping dogs, cats, fish, or exotic caged birds	P^^		C	I	P											
4	Commercial crop production	P	P	P													
5	Dairy business	P^^	P^^	P^^													
6	Feed lot	C															
7	Gardens and orchards for home use	P	P	P	P	P	P	P	P	P	P	P	P				P
8	Ranch/farm production and operation	P	P														
9	Garden and greenhouse plants and produce for wholesale or retail sales OM 007-2006 05/23/2006	C^															

^Use is allowed as a permitted or conditional use only if it is a home business, child care business or nonconforming business that complies with Title 3, Chapter 4 of this Code, Conditional Businesses

^^Must conform to Title 5 Chapter 1 of this Code, Animal Regulation and Control.

^^^Nondepository financial institutions are businesses that conduct transactions of cashing a check for consideration or extending a deferred deposit loan and shall include any other similar types of businesses licensed by the State of Utah pursuant to the check cashing and deferred deposit lending registration act. Nondepository financial institutions shall be limited by the population of all residents in Providence City. The total

population figures shall be based on the US Census Bureau's annual estimates. Only one nonfinancial institution shall be allowed for a population of 0 – 7,000. and 1 per 7,000 thereafter.

\*The following conditions apply to a non-sales tax generating business (NSTGB) located in the CHD zone:

1. The combined total of all NSTGB will be limited to no more than 15% of the combined existing gross leasable space (GLS) of buildings in the project area; the GLS of a building is based on the square footage of the ground floor; upper levels are not included in the combined totals for or against the 15% limitation.
2. The project area is the approved preliminary plat.
3. Incidental uses in the project area are not computed in the 15% limitation.
4. NSTGB may be in a free standing building of its own or part of a multi-tenant building with separate outside entrances for the public.

**10-6-2: CLASSIFICATION OF NEW AND UNLISTED USES:**

A. Request; Referral: Requests for a new use or unlisted conditional use shall be referred to the Planning Commission chairperson for consideration by the Planning Commission. Applications for a new use and unlisted conditional use will be processed in accordance with the procedures listed in subsection 10-3-5:C of this Title to determine if such use should be permitted and added to the current list of approved uses. The Planning Commission shall forward to the City Council a recommendation to accept or reject the request. The Planning Commission shall also forward, with any recommendation for approval of a new use, the necessary ordinance amendments to implement the use.

B. City Council Action: The City Council will approve or disapprove the recommendation. Upon approval, the Process will be started to amend the necessary City ordinances in accordance with the procedures outlined for ordinance amendments and changes. (Ord., 7-23-1996)