

1 **Providence City Planning Commission Meeting**  
2 **Providence City Office Building**  
3 **15 South Main, Providence UT 84332**  
4 **February 25, 2015 6:00 pm**

5  
6 **Attendance:**

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

11  
12 **Approval of the Minutes:**

13 **Item No. 1.** The Providence City Planning Commission will consider for approval the minutes of February  
14 11, 2015.

15 **Motion to accept the minutes of February 11, 2015: L Hogge, second – S Sanders**

- 16 • Page 3, Line 21 – City has oversight

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

21 Action Item No. 2 was discussed before the public hearing.

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

- 25 • W Simmons suggested City Executive Staff as a replacement for “City Staff”.
- 26 • H Hansen suggested listing titles of those who are actually on the review staff, then they could  
27 be referred to as “City Executive Staff”.
- 28 • K Allen felt “city staff” was adequate.
- 29 • L Raymond wanted to make sure people understand that not just anyone will be reviewing  
30 plans, but that certain people will be reviewing plans.

31 **Motion to list the city administrator, public works director, city engineer, public works secretary,**  
32 **zoning personnel, mayor and council member as the review staff, hereafter named “City Executive**  
33 **Staff”. W Simmons, second – S Sanders**

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

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

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

- 42 • Public hearing opened at 6:20 pm.
- 43 • Cindy Dunkley, 615 E. 675 S. Providence, read a petition to the commission. (See attached  
44 petition). She said there were other locations in the city that only have one access point and felt  
45 the Cove did not need another access point.
- 46 • Craig Dunkley said all signatures on the petition are people who live in the Cove Subdivision.

- 1 • Seth Wold recently relocated to Providence, lives in the Cove and purposely built there because  
2 it was a cul-de-sac. He asks that the road no go through.
- 3 • Susan Eliason has lived in the Cove for almost 5 years. Was promised there would be no road  
4 that goes through this cul-de-sac. She felt it would be unsafe to open the cul-de-sac onto  
5 Canyon Road.
- 6 • Kaylene Wootton has lived in the subdivision for 6 years. Moved there knowing it was a closed  
7 cul-de-sac. She feels opening the road would be dangerous and that people may speed if the  
8 street is opened up. She would like to sign the petition.
- 9 • Casey Sutherland said the intersection of Canyon Road and the Cove would be an offset  
10 intersection. He felt that would add more traffic concerns. He does not see the benefit of  
11 opening up that street. He thinks the street should remain a cul-de-sac.
- 12 • K Allen asked if there were any lots left to be developed.
- 13 • C Dunkley said when it is built out, there will be 24 total homes.
- 14 • K Allen commented that where the proposed street connects to Canyon Road, there is an  
15 irrigation gate there and the water would need to be diverted.
- 16 • C Sutherland asked if the road was opened, would the city put a stop sign or a yield sign. He  
17 asked if there was a budget defined for this project.
- 18 • K Allen said that would be decided by city engineer and those who control the budget.
- 19 • Nathan Holman also a resident of the Cove, selected that location because it was a cul-de-sac.  
20 Feels the benefit does not outweigh the risks of opening that road. He opposes opening that  
21 road and asked why it was even being considered.
- 22 • L Raymond said the commission was considering areas in the city that need a second  
23 ingress/egress.
- 24 • W Simmons commented that in case there is a problem and the end of the road at the top is  
25 inaccessible, the commission felt a second ingress/egress would benefit the residents.
- 26 • H Hansen commented that perhaps the road could be one-way only and asked how residents of  
27 the Cove felt about that.
- 28 • Cove residents voiced that there would still be additional traffic even though it would only be  
29 one-way.
- 30 • K Allen asked if the City owned a right of way in the Cove.
- 31 • S Bankhead said there is an easement, but not a right of way.
- 32 • K Allen said that building the road down to Canyon Road would be a steep grade and would  
33 need retaining walls. He thought it could be problematic.
- 34 • J Baldwin agrees with the residents of the Cove. It has been pre-approved and pre-engineered  
35 and should be left alone. He commented that the future round about on 200 N. 300 E. would be  
36 expensive and said none of his neighbors that live in that area want a roundabout. He feels  
37 there are other ways to negotiate that intersection that do not include a roundabout. He would  
38 like to see a 4 way stop or moving the road to align the intersection.
- 39 • S Bankhead said there are other types of roundabouts that would not cost \$800,000.
- 40 • K Allen said an "S" curve could be an option.
- 41 • J Baldwin also had a concern on 3<sup>rd</sup> South coming off the hill. He thinks the grade coming off the  
42 hill is a steep grade and does not think that would be a wise decision to put a street there. He  
43 thanked the commission for all the work they have put into redoing the transportation plan.
- 44 • Craig Dunkley commented that it is important to him to maintain the Cove the way it was  
45 designed. It works fine and there is nothing illegal about the way it is now.
- 46 • Kristy Hodson has lived in the Cove just a little over a year ago. Has four children and felt this  
47 was a safe neighborhood because of the restricted traffic. She would love to see it left alone.

1 Feels there are a lot of blind spots already, which the residents are aware of, but other traffic  
2 may not.

- 3 • L Raymond asked about the blind corner in the winter.
- 4 • K Hodson said it is a bit scary in the winter. The plows have been good to keep it clean in the  
5 winter, and the residents are aware and are careful going up and down that street.
- 6 • S Bankhead asked the residents of the Cove what were some of the other roads in the city they  
7 felt needed to be addressed.
- 8 • Chuck Apgar currently owns the last home in the subdivision and said often people try to use  
9 the road as a shortcut. He feels the kids in the neighborhood have grown up with free access to  
10 that street for riding bikes, etc. and does not want to see the street opened.
- 11 • Garrett Harding read a couple of letters to the commission opposing opening the cul-de-sac. See  
12 attached letters. G Harding works in public transportation and feels these cul-de-sac  
13 neighborhoods offer a safe haven to children who live in them. The grade would be a concern.  
14 Engineering would impact existing homes. Feels opening the road would change that  
15 dramatically.
- 16 • Arden Draney lives at 590 Canyon Road where the proposed street would intersect with Canyon  
17 Road. He said connecting the Cove to Canyon Road would require taking out all his trees in  
18 order to make it a safe intersection and all the Highlands traffic would be using that road.
- 19 • Craig Dunkley said Providence has a lot of roads that need repairs before new roads are built.
- 20 • Nathan Holman feels that in Cache Valley in general there are a lot of areas lacking major  
21 corridors to direct traffic from east bench down to Main in Logan.
- 22 • K Allen said that in developing the transportation corridor plan, the commission looks at future  
23 development. The commission is trying to avoid future issues similar to what we have in Fox  
24 Ridge area.
- 25 • J Baldwin said growth has occurred in Providence and in order to provide transportation  
26 corridors to handle traffic, major thoroughfares are going to impact some of the homes in the  
27 community at risk. We are a bedroom community of 25 mph streets and does not want major  
28 transportation corridors. He also thinks the proposed 380 N street is unnecessary.
- 29 • K Allen felt there were no streets in Providence that would be 40 mph corridors except maybe  
30 the highway or the proposed future Grandview Drive.
- 31 • L Raymond closed the public hearing at 7:10 pm. He reminded those in attendance that there  
32 was more to recommend to the City Council than just the transportation corridor plan. There is  
33 also verbiage that needs to be discussed. There may not be a vote specifically on the Cove  
34 subdivision tonight.

35 **Action Items:**

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

- 39 • L Raymond felt the commission was not ready to make a complete recommendation to the City  
40 Council and would like this continued. He said he would entertain a motion concerning the Cove  
41 to Canyon Road extension.

42 **Motion to strike from the transportation corridor plan the segment of road connecting Cove Street to**  
43 **Canyon Road and consider at a later date other proposals for the transportation element of the**  
44 **general plan: L Hogge, second – S Sanders**

- 45 • S Sanders said that even though he seconded the motion, he wants it noted that anytime  
46 something is on the master plan, it is subject to change.

- 1 • K Allen said he is not opposed to striking this from the transportation plan, but he does not want
- 2 to chop the plan up into bits and pieces to send to the city council. He would like to focus on the
- 3 entire plan. Chopping it up into bits and pieces delays the process and makes it more difficult to
- 4 get a comprehensive plan submitted to the council. Traffic throughout the entire city needs to
- 5 be considered. Master plans do and will change.
- 6 • L Hogge asked if any more public hearings were required.
- 7 • S Bankhead said since there was a public hearing another one is not required, but one can be
- 8 scheduled.
- 9 • L Hogge said tonight's discussion mainly focused on the Cove, but there are other areas of the
- 10 city that are of concern.
- 11 • S Sanders said this has been discussed for the past six months and it can be voted on tonight.
- 12 • K Allen said this should be opened back up to a public hearing once a more concrete
- 13 comprehensive plan is in place with specific ideas of what improvements can be made to the
- 14 transportation plan.
- 15 • L Hogge felt there needs to be more discussion on some of the other areas, but a vote can be
- 16 taken tonight on the Cove extension to Canyon Road.

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

- 21 • H Hansen feels there are too many streets on the north east section of the map. If 200 North is
- 22 planned as a main corridor, then 400 East does not need further development. 300 E. down the
- 23 hill is too steep. She feels there are four intersections heavily impacted when the new high
- 24 school is opened: Baer Welding intersection, the T at 200 W. 100 N., Center Street/200 W., 300
- 25 S. 200 W. intersection. These are her priorities. She does not like Center Street cutting through
- 26 Zollinger Park connecting to Gateway Drive. 200 W. 100 N. needs a roundabout. 100 South going
- 27 east to Gateway Drive roundabout is questionable.
- 28 • L Raymond asked where the idea of a corridor dividing Zollinger Park came from. S Bankhead
- 29 said it was part of the charrettes from the Landscape Architecture/Environmental Planning
- 30 students from USU.
- 31 • L Raymond asked if the city requested the study.
- 32 • S Bankhead said she didn't know who asked for it, but the city paid for it. She feels it is difficult
- 33 to get from the east bench to Gateway Drive and relocating some of the features of Zollinger
- 34 Park for future traffic flow may be necessary.
- 35 • K Allen thought a walking path through that area (soccer fields) might be a better idea rather
- 36 than a traffic corridor.
- 37 • L Raymond said our east/west roads don't convey traffic in Providence very well.
- 38 • K Allen said opening up 100 South would be a great alternative to cutting through Zollinger Park.
- 39 • S Bankhead said that doesn't get any of the east bench traffic.
- 40 • K Allen said 10<sup>th</sup> South to Main (in Millville) to 5<sup>th</sup> North can move a lot of traffic. West of that
- 41 will be the new high school.
- 42 • S Bankhead said Millville is built right up to our Main Street and they are waiting for that road to
- 43 be developed.
- 44 • W Simmons said developing Main will probably not happen until someone passes.
- 45 • S Bankhead said that will probably happen when someone purchases that ground and develops
- 46 it.

- K Allen said in order for Logan to provide appropriate corridors in their city, they had to take down homes. He asked if Providence would consider that.
- K Allen and W Simmons suggested continuing this discussion and bringing a map large enough for everyone to sit around and have this discussion so everyone is on the same subject at the same time.

**Motion to continue to March 4<sup>th</sup> to finalize plans for transportation corridor: W Simmons, second – K Allen**

**Vote: Yea: K Allen, L Hogge, L Raymond, W Simmons**  
**Nay: S Sanders**  
**Excused: R James**  
**Abstained: None**

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.

- S Bankhead suggested moving forward with the cell tower amendment, but continuing the beekeeping portion until we know what the state legislature is going to do.
- S Sanders had a question about how a conditional use permit is granted for cell towers.
- S Bankhead said there are guidelines that need to be followed in order to get a conditional use permit. Also, the city owns the parks so we have control over where cell towers would be permitted.
- L Raymond suggested continuing the beekeeping portion, but moving the cell tower portion forward.

**Motion to approve cell tower as a conditional use in the Public Use zone: S Sanders, second – W Simmons**

**Vote: Yea: K Allen, L Hogge, L Raymond, S Sanders, W Simmons**  
**Nay: None**  
**Excused: R James**  
**Abstained: None**

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

- No staff reports.

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

- No commission reports.

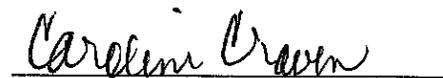
**Motion to adjourn: S Sanders, second – L Hogge**

**Vote: Yea: K Allen, L Hogge, L Raymond, S Sanders, W Simmons**  
**Nay: None**  
**Excused: R James**  
**Abstained: None**

Meeting adjourned at 8:15 pm.

Minutes recorded by S Bankhead and prepared by C Craven.

  
Larry Raymond, Chairman

  
Caroline Craven, Secretary



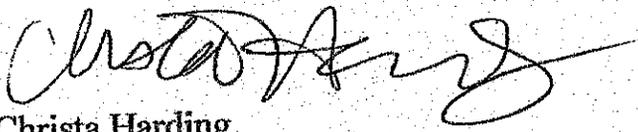




To whom it may concern,

In regards to the proposal to make an additional outlet to Cove Street in Providence, I am opposed. I am not able to attend the meeting this evening, but I wanted to voice my opinion. One reason we purchased our home and lot was because of the setup of the neighborhood and its enclosed cul-de-sacs. I am concerned with the potential increase in traffic. I'm sure the money would be much better spent improving existing roads rather than this costly expansion proposal.

Thank you for your time,



Christa Harding

February 23, 2015

To The Planning and Zoning Committee,

My wife and I chose to build in The Cove because of the privacy and seclusion afforded by the cul-de-sac feature of the subdivision. We are against the implementation of a through street. It is a redundant choice that greatly impacts those of us that live here. Grandview Drive/Foothill Drive provide a sufficient through street and access point for The Cove.

**We wholeheartedly support the original plans that were approved by the City Council in 2007/2008 and oppose any changes to that plan. Thank you for your time.**

Sincerely,  
Karl and Taryn Kallmeyer  
634 East 675 South  
Providence, UT 84332





Revised 2/25/15

Craig B. Dunkley  
Cindy Dunkley  
Penne Apgar  
Charles Apgar  
Kristy Hodson  
Mindee Holman  
Meagan Wold  
Whitney Leitham  
Kasey Sutherland  
Lexie Sutherland  
Reina Clark  
Leland Wootten  
Kayleen Wootten  
Richard Clark  
Suzanne Eliason  
Alex Moore  
Brandon Hodson  
Nathan Holman  
Seth Wold  
Hillary Kirschman  
Adam Kirschman  
Taryn Kallmeyer  
Jared Eliason  
Christa Harding  
Garrett Harding  
Jennifer Bott  
Matt Bott  
Natasha Vasquez  
Juan Vasquez  
Karl Kallmeyer