Providence City Planning Commission Agenda
Providence City Office Building, 15 South Main, Providence UT 84332
April 22, 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 March 25, 2015.
Item No. 2. The Providence City Planning Commission will consider for approval the minutes of April 8, 2015.

Study Items:
Item No. 1. The Providence City Planning Commission will discuss possible amendments for the zoning element of the Providence City general plan; including the zoning districts for future annexation and future rezone of existing districts.

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

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 April 16, 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.

PROVIDENCE CITY PLANNING COMMISSION MEETING
Providence City Office Building, 15 South Main, Providence UT 84332
March 25, 2015 6:00 p.m.

Attendance:

Vice Chair:	Sherman Sanders
Members:	Kirk Allen, Larry Hogge, Robert James
Alternates:	Heather Hansen, Wendy Simmons

Approval of the Minutes:

Item No. 1. The Providence City Planning Commission will consider for approval the minutes of March 4, 2015.

- Robert James was late not absent.
- Larry Hogge was marked excused in a couple of votes.
- Page 1 6th bullet point wess should be west.

Motion to approve with the corrections: L Hogge, second – W Simmons

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

Study Items:

Item No. 1.Proposed Code Amendment. The Providence City Planning Commission will review proposed amendments to Providence City Code Title 10 Zoning Regulations, Chapter 6 Use Regulations Section 1 Use Chart by adding Recreation/Entertainment as a conditional use in an SFL zone.

- Stan Checketts explained he is considering a "cowboy" version speed golf course. He is not trying to make money. He just wants to try it. If it works he will develop courses in other areas. He said he has allowed people to use the property for archery golf in the past. He would use gallon cans for the holes. Each player would have a matching colored ball and helmet. He wants to keep it very simple.
- He anticipates teams of 4 people playing. He intends to leave the sagebrush and natural landscaping as is.
- K Allen felt it was a "hair-brain idea". He didn't think it should be encouraged.
- H Hansen asked if it were possible to approve this for one year and then review again in a year.
- S Bankhead said will require allowing recreation/entertainment in the SFL zone. It could be reversed in 9 or 10 months, but during that time other types of recreation/entertainment businesses would be allowed in SFL. This will have to be a Conditional Use permit from Administrative Land Use Authority.
- R James said this would have to be open to everyone in a SFL zone, not just Stan Checketts.
- W Simmons felt this would be temporary because she thinks Stan will probably end up developing homes on that property.

Motion to hold the public hearing: R James, second – H Hansen

Vote:	**Yea:**	**R James, S Sanders, H Hansen, W Simmons**
	Nay:	**None**
	Abstained:	**K Allen**
	Excused:	**None**

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

Item No. 1. Proposed Code Amendment. The Providence City Planning Commission will hold a public hearing to receive public comment on proposed amendments to Providence City Code 10-8-5: Commercial Zoned Districts; Site Development and 10-8-6: Parking Regulations.

- No public comment.

Action Items:

Item No. 1. Final Plat Approval. The Providence City Planning Commission will consider for approval a Final Plat for Hillcrest Subdivision, Phase 4. A 9-lot residential subdivision located generally at 519 East 800 South, Providence UT.

- Jared Nielsen stated he is requesting approval of Phase 4.
- S Bankhead read the DRC report.

Motion to approve final plat for Hillcrest Subdivision: K Allen, second – W Simmons

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

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 10 Chapter 6 Use Regulations. Use Chart proposed amendments include changes to beekeeping.

- S Bankhead reviewed the animal control ordinance, beekeeping, which was passed by the City Council in February 2015. The CES recommends the Planning Commission recommend to the City Council to adopt the proposed amendments.
- Chris McGinty asked the cost of a conditional use permit. S Bankhead said $100. C McGinty asked if someone owns 5 colonies and puts 4 on one lot and one on another lot, would it require a conditional use. The Planning Commission felt it would be 4 per lot.
- Brian Williams, President of Cache Valley Bee Club, stated that 60,000 bees live in a colony. He felt that on most lots, unless they were very large lots, 4 colonies would be a good number. Bees away from the hive are very unlikely to sting or go after someone, unless it is an African Bee. Most stings are from Yellow Jackets and wasps. He felt what the City was doing with the guidelines is great. Four colonies is about 250,000 bees, which is a lot of bees in a concentrated area. If you happen to walk in a beeline, you may get hit, but not usually stung.
- Keith Thompson felt 4 hives was a good average. He has had bees for about 16 years. He felt the number of hives varies. You may start a hive with a nuke, while another is dying; which may mean you have more than 4 colonies. He felt that $100 was excessive.
- Brian William said a hive can be many boxes stacked on top of each other. Four hives, by universal definition is 4 units and nukes are not considered hives.
- Fred Berthrong agrees with the comments that have been made. He felt 4 was a good number to start with. However, he knows there are beekeepers that have more than 4. He felt the City needed to look at guidelines to evaluate the conditional use permits. He felt that size of lot may be part of the criteria.
- Matt Weed expressed concern. He has about 100 hives on about 15 acres. As hives grow they split and find their way into attics or trees. He was concerned that a backyard beekeeper may just let them swarm off.
    - Brian Williams said that Cache Valley Bee Club will retrieve the hive. They also have a hotline for the exterminators.
- Heather Hansen read a letter from Boyd Young, lives in Box Elder.
- Jeff Baldwin explained he is completely opposite from most of the audience comments. He feels there is a need for regulations. He reported that he lived next to a beekeeper that did not keep his hives properly. When his young son was playing in water, the neighbor's bees came and stung him to the point that he nearly died. He feels that bees will and do sting. He felt that the City needed to be compensated for staff time for review and oversight of the bees.
- Steven Tueller reported 4.5 million Americans bitten yearly by dogs, 1.2 million Americans are stung.

- R James commented there is a difference between dog bites being reported and bee stings being reported.
- L Hogge felt enforcement was the issue. S Sanders explained the city waits for complaints. L Hogge felt $100 was a lot for a hobby.
- H Hansen felt there are problems of taxing people enjoying a hobby.

Motion to recommend to the City Council that they approve the proposed code amendment – K Allen, R James

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

7:30 Larry Hogge excused.

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 10-8-5: Commercial Zoned Districts; Site Development and 10-8-6: Parking Regulations.

Motion to add driveway to include 10-8-6B.2.: R James, second – W Simmons

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

- H Hansen felt there should be more of a buffer between commercial and residential. R James asked if a privacy fence would work. H Hansen felt the buildings would be higher than a fence. She felt trees should be spaced closer than 30.
- S Bankhead offered to talk to landscape architects.

Motion to continue in order to get some insight on landscaping next to residential: R James, second – H Hansen

Vote: Yea: R James, W Simmons, K Allen, S Sanders, H Hansen
Nay: None
Abstained: None
Excused: None

Item No. 4. 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.

- H Hansen suggested taking out "is as important" of the verbiage on page 2.
- "Investigation of alternate means of transportation is important" was the decided language.

Motion to recommend to the City Council the proposed amendments to the transportation plan: K Allen, second – W Simmons

Vote: Yea: R James, W Simmons, K Allen, S Sanders, H Hansen
Nay: None
Abstained: None
Excused: None

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

- S Bankhead suggested the Planning Commission work on the current and future zoning, existing zones and new annexations next in the general plan.

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: R James, second – H Hansen

Vote: Yea: R James, W Simmons, K Allen, S Sanders, H Hansen

Nay: **None**
Abstained: **None**
Excused: **None**

Meeting adjourned at 7:50 pm

Sherman Sanders, Vice Chairman

Caroline Craven, Secretary

Providence City Planning Commission Meeting
Providence City Office Building
15 South Main, Providence UT 84332
April 8, 2015 6:00 PM

Attendance:

Chair: Larry Raymond
Members: K Allen, R James, S Sanders
Alternates: H Hansen
Excused: L Hogge, W Simmons

Study Items:

Item No. 1. The Providence City Planning Commission will discuss which element of the Providence City general plan they will consider for possible amendments.

- S Bankhead was asked which element of the general plan needs to be addressed as a first priority. Her suggestion was general zoning: existing zoning map, future rezone of districts and future rezone of annexed properties.
- J Baldwin said he has some items in the ordinance that he will submit for discussion at the next meeting.
- R James suggested studying the 2000 plan for updates and revisions.
- S Bankhead asked members of the audience to come and participate in the general plan discussion and express their opinions.

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

Item No. 1. Proposed Code Amendment. The Providence City Planning Commission will hold a public hearing to receive public comment on proposed amendments to Providence City Code Title 10 Zoning Regulations, Chapter 6 Use Regulations Section 1 Use Chart by adding Recreation/Entertainment as a conditional use in an SFL zone.

- L Raymond opened public hearing at 6:18 pm.
- Mimi Recker, 280 No. 400 East, feels like purchasing a home in a certain zone is an implied contract. Changing the zone or spot zoning violates the contract and she opposes the amendment.
- Everett Barney, 299 N. 400 E., also opposes the amendment. He feels it will decrease property values and that it may eventually permit thrill rides being installed on the property. He feels it will be a negative impact for existing and future residents.
- Douglas Smith, 410 E. 300 N., son of Barbara Rinderknecht who owns property near the Checketts property. He feels this area should remain residential not commercial or entrtainment. It will also increase traffic in this area. Property would have to be taken to make the road big enough to handle the increased traffic.
- Stan Checketts, 890 E. Canyon Road, agrees with what has been said. He feels his proposal would be an asset to the community. He just wants a race golf course to go in. He does not want the zoning to be changed. He feels he has rights to do what he wants on his property, without interference from the city.
- D Smith asked about the traffic and where parking would be. Stan said the parking would be on his property.
- E Barney asked Stan if his proposed temporary golf course works, what is to stop him from making it permanent. Stan said he just wants this to be temporary. If it is successful he intends to build them all over the country, but this one will be temporary.

- S Bankhead said we are not changing zoning. This will remain SFL. What is being considered is a conditional use. Activity on property for a commercial endeavor needs to go through certain processes. The use chart in the city code does not allow a home business that falls under recreation/entertainment.
- D Smith felt like this has the potential to become a nuisance.
- Amy Croft, 260 N. 400 E., feels there is misinformation and misunderstanding. She did not realize this was just for a conditional use permit. She prefers the open space by her home rather than more homes.
- Jeff Baldwin, 246 N. 300 E., adding recreation/entertainment amendment to the SFL zone opens the door to any type of commercial business such as motor-cross, etc. It changes the use of the property and that is a concern. That part of the community is not set up for high traffic use. Overall impact of the city needs to be considered.
- Susanne Eliason, 322 Cove Street, feels this amendment will open a can of worms. If entertainment type of ideas are allowed, then perhaps unsafe and unhealthy activities could be allowed, as well as a noise nuisance. She opposed the amendment to this zone.
- S Sanders, as a clarification, people need to apply for a conditional use permit, which would be a control over what types of businesses would be allowed.
- Ned Miller, 480 N. 400 E., feels the uncertainty is the biggest issue. He talked to Skarlet and asked her what entertainment and recreation allow. It is not clearly defined in the ordinances of the city. His concern is that there is a classification not easily defined.
- Bob Bissland, 1590 Canyon Road, feels part of the problem is this would be a conditional use, an added use. He feels enforcement is an issue and it sets a precedence. He feels the City would have a difficult time legally stopping many types of businesses that may come in. He feels conditional use is an end run around the ordinance. Read definition of spot zoning.
- Laura Fisher, 1590 Canyon Road, feels there needs to be a definition of recreational/entertainment zone. She understands that this is a request for a spot zone. Feels it is a potential commercial zone. Feels home buyers would be wary if the city is unreliable in enforcing the ordinances and zones. The conditional use permits are mostly very uneventful, but feels this one has the potential to become a nuisance. No provision in the zoning code for removing temporary use permits. Does not see how any negative impacts can be mitigated. Noise, visual blight, traffic, lighting the hillside at night, etc. Feels these would be negative impacts. Does not see anything in the general plan that supports the new use. Suggests commercial trial be added to SFL conditional use permit, not recreational/entertainment.
- Jon Mock, 95 S. 100 W., said he would like to see sunset laws as part of the conditional use permit.
- L Raymond thanked the public for their comments. The Planning Commission makes recommendations to the City Council, who in turn makes the final decision. Based on the fact that there is so much ambiguity, he proposes no decision be made tonight on recommendations to City Council.

K Allen arrived at 7:00 pm.

- L Raymond closed public hearing at 7:05 pm in order to discuss the comments that have been put forth. He encouraged the public to attend the City Council meeting.
- The commission discussed some of the items that are already permitted in SFL zone.
- S Sanders asked if there was a way to add a time element in a CUP.
- S Bankhead said the attorney said they can add time allowances as far as daily use goes, but cannot allow a calendar time permit.
- L Raymond asked if this is setting a precedence.
- S Bankhead said that ideas would have to be entertained, but disturbances would need to be mitigated.

- H Hansen asked about Laura Fishers comments and about further defining the amendment.
- S Bankhead said most home businesses are a trial commercial business, if they are successful they most likely will move into commercial zones. However, this is a different type of business and it would be difficult to control when a business goes from home business boundaries to commercial business.
- R James said this isn't just about Stan Checketts' request, but the fact that this will cover the entire SFL zone.
- S Sanders said Stan is the one driving this change and he is concerned about setting a precedence.
- J Baldwin said his concern was the property zone. Each time someone comes in and asks for a change, then the City is infringing on the intent of the zone and undermines other residents.
- K Allen said if Stan chooses to not charge, then he could do whatever he wanted. He feels like Stan wants to do the right thing and is not trying to upset the community. If he were putting in a regular golf course, most people would like it and property values would go up.
- H Hansen said the use list needs to be reviewed.
- S Bankhead said the problem is still the recreation/entertainment amendment. Perhaps the city needs to add rustic golf rather than recreation/entertainment. If we keep it recreation/entertainment, then the City needs to figure out how to allow recreation on a conditional use basis without changing the entire integrity of residential zones.
- K Allen said changing this to recreational is an easy first step, but this isn't just recreational, it is a business and standards would have to be set. There is a whole series of city codes that would need to be addressed.
- R James proposed reviewing the use permits and postponing this for another meeting. He does not think it wise to rush into a decision.

Action Items:

Item No. 1. Proposed Code Amendment. The Providence City Planning Commission will review proposed amendments to Providence City Code Title 10 Zoning Regulations, Chapter 6 Use Regulations Section 1 Use Chart by adding Recreation/Entertainment as a conditional use in an SFL zone.

Motion to recommend that City Council deny adding recreation/entertainment as a conditional use in the SFL zone and Planning Commission will continue this item for further study : R James, second – H Hansen

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

Tony Ekins, Landscape Architect, from Skyline Engineering addressed the Planning Commission regarding landscape buffers between commercial and residential zones.

- Landscape buffers protect the health, safety and welfare for users on either side of the buffer zone; enhance property values and provide attractive streetscapes; protect environmental spaces; reduce soil and water erosion; mitigate air, dust, noise, heat and visual nuisances; can create continuity in areas that have two completely different uses.
- Slide show presentation.

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 10-8-5: Commercial Zoned Districts; Site Development and 10-8-6: Parking Regulations.

- This will be continued as a study item for next meeting.

Motion to continue as a study item for next meeting: S Sanders, second – R James

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

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

- No staff report.

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

- No Commission report.

Motion to adjourn: R James, second – H Hansen
Vote: Yea: **K Allen, H Hansen, R James, L Raymond, S Sanders**
Nay: **None**
Excused: **L Hogge, W Simmons**
Abstained: **None**

Meeting adjourned at 8:25 pm.
Minutes recorded and prepared by C Craven.

Larry Raymond, Chairman

Caroline Craven, Secretary

PROVIDENCE CITY

Planning Commission Meeting Date: 04/08/2015

Request: That the Planning Commission decide which element of the general plan to consider for revision.

Item Type: Study Item	**Applicant:** Providence City	**Prepared by**: S Bankhead

Background Information:

The Providence City Master Plan was adopted in December 2000.
The Master Plan contains the following elements listed in the attached Table of Contents.
The Master Plan Introduction and Principles are also attached to this document.
Amendments were made in 2007.
The Moderate Income Housing Element was revised in December 2014.
Revisions to the Transportation Element are being considered by the City Council this month.

FINDINGS OF FACT:

The following citations are from the Utah State Code. Section 10-9a-203 noticing applies to first and second class counties; Cache County is a county of the third class.

10-9a-401 General plan required -- Content.

(1) In order to accomplish the purposes of this chapter, each municipality shall prepare and adopt a comprehensive, long-range general plan for:
(a) present and future needs of the municipality; and
(b) growth and development of all or any part of the land within the municipality.
(2) The plan may provide for:
(a) health, general welfare, safety, energy conservation, transportation, prosperity, civic activities, aesthetics, and recreational, educational, and cultural opportunities;
(b) the reduction of the waste of physical, financial, or human resources that result from either excessive congestion or excessive scattering of population;
(c) the efficient and economical use, conservation, and production of the supply of:
(i) food and water; and
(ii) drainage, sanitary, and other facilities and resources;
(d) the use of energy conservation and solar and renewable energy resources;
(e) the protection of urban development;
(f) the protection or promotion of moderate income housing;
(g) the protection and promotion of air quality;
(h) historic preservation;
(i) identifying future uses of land that are likely to require an expansion or significant modification of services or facilities provided by each affected entity; and
(j) an official map.
(3) Subject to Subsection 10-9a-403(2), the municipality may determine the comprehensiveness, extent, and format of the general plan.

Renumbered and Amended by Chapter 254, 2005 General Session

10-9a-403 Plan preparation.

(1)
(a) The planning commission shall provide notice, as provided in Section 10-9a-203, of its intent to make a

recommendation to the municipal legislative body for a general plan or a comprehensive general plan amendment when the planning commission initiates the process of preparing its recommendation.

(b) The planning commission shall make and recommend to the legislative body a proposed general plan for the area within the municipality.

(c) The plan may include areas outside the boundaries of the municipality if, in the planning commission's judgment, those areas are related to the planning of the municipality's territory.

(d) Except as otherwise provided by law or with respect to a municipality's power of eminent domain, when the plan of a municipality involves territory outside the boundaries of the municipality, the municipality may not take action affecting that territory without the concurrence of the county or other municipalities affected.

(2)

(a) At a minimum, the proposed general plan, with the accompanying maps, charts, and descriptive and explanatory matter, shall include the planning commission's recommendations for the following plan elements:

(i) a land use element that:

(A) designates the long-term goals and the proposed extent, general distribution, and location of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate; and

(B) may include a statement of the projections for and standards of population density and building intensity recommended for the various land use categories covered by the plan;

(ii) a transportation and traffic circulation element consisting of the general location and extent of existing and proposed freeways, arterial and collector streets, mass transit, and any other modes of transportation that the planning commission considers appropriate, all correlated with the population projections and the proposed land use element of the general plan; and

(iii) for cities, an estimate of the need for the development of additional moderate income housing within the city, and a plan to provide a realistic opportunity to meet estimated needs for additional moderate income housing if long-term projections for land use and development occur.

(b) In drafting the moderate income housing element, the planning commission:

(i) shall consider the Legislature's determination that cities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing:

(A) to meet the needs of people desiring to live there; and

(B) to allow persons with moderate incomes to benefit from and fully participate in all aspects of neighborhood and community life; and

(ii) may include an analysis of why the recommended means, techniques, or combination of means and techniques provide a realistic opportunity for the development of moderate income housing within the planning horizon, which means or techniques may include a recommendation to:

(A) rezone for densities necessary to assure the production of moderate income housing;

(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing;

(C) encourage the rehabilitation of existing uninhabitable housing stock into moderate income housing;

(D) consider general fund subsidies to waive construction related fees that are otherwise generally imposed by the city;

(E) consider utilization of state or federal funds or tax incentives to promote the construction of moderate income housing;

(F) consider utilization of programs offered by the Utah Housing Corporation within that agency's funding capacity; and

(G) consider utilization of affordable housing programs administered by the Department of Workforce Services.

(c) In drafting the land use element, the planning commission shall:

(i) identify and consider each agriculture protection area within the municipality; and

(ii) avoid proposing a use of land within an agriculture protection area that is inconsistent with or detrimental to the use of the land for agriculture.

(3) The proposed general plan may include:

(a) an environmental element that addresses:

(i) the protection, conservation, development, and use of natural resources, including the quality of air, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources; and
(ii) the reclamation of land, flood control, prevention and control of the pollution of streams and other waters, regulation of the use of land on hillsides, stream channels and other environmentally sensitive areas, the prevention, control, and correction of the erosion of soils, protection of watersheds and wetlands, and the mapping of known geologic hazards;

(b) a public services and facilities element showing general plans for sewage, water, waste disposal, drainage, public utilities, rights-of-way, easements, and facilities for them, police and fire protection, and other public services;

(c) a rehabilitation, redevelopment, and conservation element consisting of plans and programs for:
(i) historic preservation;
(ii) the diminution or elimination of blight; and
(iii) redevelopment of land, including housing sites, business and industrial sites, and public building sites;

(d) an economic element composed of appropriate studies and forecasts, as well as an economic development plan, which may include review of existing and projected municipal revenue and expenditures, revenue sources, identification of basic and secondary industry, primary and secondary market areas, employment, and retail sales activity;

(e) recommendations for implementing all or any portion of the general plan, including the use of land use ordinances, capital improvement plans, community development and promotion, and any other appropriate action;

(f) provisions addressing any of the matters listed in Subsection 10-9a-401(2); and

(g) any other element the municipality considers appropriate.

Amended by Chapter 212, 2012 General Session

10-9a-404 Public hearing by planning commission on proposed general plan or amendment -- Notice -- Revisions to general plan or amendment -- Adoption or rejection by legislative body.

(1)
(a) After completing its recommendation for a proposed general plan, or proposal to amend the general plan, the planning commission shall schedule and hold a public hearing on the proposed plan or amendment.
(b) The planning commission shall provide notice of the public hearing, as required by Section 10-9a-204.
(c) After the public hearing, the planning commission may modify the proposed general plan or amendment.

(2) The planning commission shall forward the proposed general plan or amendment to the legislative body.

(3) The legislative body may make any revisions to the proposed general plan or amendment that it considers appropriate.

(4)
(a) The municipal legislative body may adopt or reject the proposed general plan or amendment either as proposed by the planning commission or after making any revision that the municipal legislative body considers appropriate.
(b) If the municipal legislative body rejects the proposed general plan or amendment, it may provide suggestions to the planning commission for its consideration.

(5) The legislative body shall adopt:
(a) a land use element as provided in Subsection 10-9a-403(2)(a)(i);
(b) a transportation and traffic circulation element as provided in Subsection 10-9a-403(2)(a)(ii); and
(c) for all cities, after considering the factors included in Subsection 10-9a-403(2)(b)(ii), a plan to provide a realistic opportunity to meet estimated needs for additional moderate income housing if long-term projections for land use and development occur.

Renumbered and Amended by Chapter 254, 2005 General Session

10-9a-204 Notice of public hearings and public meetings to consider general plan or modifications.

(1) Each municipality shall provide:

(a) notice of the date, time, and place of the first public hearing to consider the original adoption or any modification of all or any portion of a general plan; and

(b) notice of each public meeting on the subject.

(2) Each notice of a public hearing under Subsection (1)(a) shall be at least 10 calendar days before the public hearing and shall be:

(a)

(i) published in a newspaper of general circulation in the area; and

(ii) published on the Utah Public Notice Website created in Section 63F-1-701;

(b) mailed to each affected entity; and

(c) posted:

(i) in at least three public locations within the municipality; or

(ii) on the municipality's official website.

(3) Each notice of a public meeting under Subsection (1)(b) shall be at least 24 hours before the meeting and shall be:

(a)

(i) submitted to a newspaper of general circulation in the area; and

(ii) published on the Utah Public Notice Website created in Section 63F-1-701; and

(b) posted:

(i) in at least three public locations within the municipality; or

(ii) on the municipality's official website.

Amended by Chapter 90, 2010 General Session

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Sheet 8: Parks, Recreation and Wildlife Plan

Introduction

Providence was founded in 1859 as a farming community. This remains evident by large lots in the downtown area, and continuing agricultural use of land around the City's boundary. Presently, Providence is largely a bedroom community of single-family residences supporting the Logan City commercial/industrial/educational community. While existing areas of Providence continue to support a single-family residential character, the City must also plan for multi-family housing, and provide a tax base in commercial development.

The incorporated area of Providence is approximately 2,000 acres. The area included in the annexation declaration is approximately 4,000 acres. The city has the potential for increasing its growth accordingly. It is this growth that the Master Plan must guide, along with adaptation of existing areas as the need arises.

The population of Providence in 1990 was 3344 residents according to statistics from the *Utah Foundation*. 1998 population was 4331. Projections for 2006 are 5630 residents. The year 2014 will see 7340 residents in Providence at the current growth rate. This equates to a population increase of 188 new residents each year.

In 1990 there were approximately 900 residences in Providence, and in 1998 approximately 1170. 84 building permits were issued in 1997. 116 permits were issued in 1998. 89 permits were issued in 1999. This trend will result in triple the current residences by 2014.

It is anticipated that growth will continue in the bench areas. Additional growth has occurred and is expected to increase in the lower-lying agricultural areas as farm land converts to housing, and as large agricultural-size lots within the developed city convert to minor sub-divisions.

As Providence approaches a population of 5,000, a Capital Facilities Plan will be required as a separate document based on information contained in the Master Plan. Both documents must work in harmony with each other.

Introduction cont'd

Providence City must continue to be "A livable, sustainable community".

To become such, consideration must be given to:

- Open-space policies - including agricultural preservation, growth limitations, mixed uses, canyon development.
- Housing options - including mixed income housing, affordable housing, rural housing, safe neighborhoods,, cultural and economic diversity,
- Community Centers - including schools, city center, parks,

community-planning grants, interactive neighborhoods, sustainable community design.

- Flexible Transportation - including transportation choices, integrated transportation systems.
- Economic Development - including quality businesses, quality commercial development.
- Infrastructure - including maintenance and repair of utilities, streets, parks, trails, historic preservation, protection of valuable environmental qualities.
- Tax Credits - including historic, commercial, community revitalization.

"The foundation of community livability is design that deliberately reflects the community's aspirations for life, work, learning, play, and growth."

- Michael J. Stanton, FAIA

Incorporation of Governor Mike Leavitt's Envision Utah growth plan introduced in the fall of 1998 should also be part of the equation.

Under *Envision Utah:*

Housing is characterized by:

- average size of single family lot decreases from 0.32 acres today to 0.27 acres in 2020.
- Wider variety of housing options.

Land use is characterized by:

- Slower land consumption.
- Urban growth is 20% by 2020.

Transportation is characterized by:

- More transportation options.

Cost is characterized by:

- Diversity of housing options.
- Lower personal transportation costs.

Air Quality is improved.

Water consumption is reduced.

Many of Providence's residents prefer a spread-out rural life-style with larger lots. Such lots when well maintained provide greenspace, peace, and solitude to the residents, but do not address the overall issues of 'community'.

Maintaining Cache Valley's current pattern of development follows the nation's ongoing attempt to create the communities we want by allowing development to creep to the outlying areas. Such a path will only re-create the conditions of the past that we must avoid if we do not want the nation's troubled communities in our backyard.

Diminishing open space, strip-mall creep, commuter clog must be checked if we are to develop a truly livable community - one where social stability, economic growth, and quality of life are retained.

Household income in Providence is the second highest in Cache County. City government is, however, limited in its financial resources due to a limited sales tax base. Maintenance and repair of city infrastructure is funded from tax revenues, as well as grants and other income sources. Additional housing adds only a small amount of tax revenue each year. Continued growth as a bedroom community alone will not generate funds sufficient to maintain the City's infrastructure, or provide

capital

improvements. Encouraging the growth of a quality commercial area as a tax resource is a vital part of the Master Plan. Commercial development has been largely limited to home occupations. Commercial growth is occurring along 100 North and Highway 165 in the designated commercial area, but it must be quality development. Improving the financial situation in Providence requires the City to actively pursue developments willing to locate in the appropriate commercial zones. Sales tax is the best potential source of revenue upon which to build the infrastructure of the City. The City should be able to use sales tax revenue to offer incentives to attract quality development.

Principles and goals for the future, along with the infrastructure necessary to support anticipated growth, can be achieved If Providence City requires developments to provide physical improvements that will enhance the projects and the city for many years. Developers not willing to provide these improvements should not be allowed to take long-term advantage of the city. Special Improvement Districts, and imposition of appropriate impact fees are needed to pay for new capital improvements.

Introduction cont'd

The primary goal of the Master Plan for Providence City is to guide future development and growth of the City while maintaining its central characteristic as a livable community.

We must visualize Providence as we would like it to be twenty-five years from now, realizing that the Master Plan is a document valid for five to ten years growth. The plan is intended to be updated every five years by the Planning Commission to meet

the changing needs of the City.

The Master Plan emphasizes the major components of the City's future:

- Transportation Corridors
- Water System
- Storm Water
- Sewer System
- Zoning
- Design Review
- Open Space Planning
- Urban Trails
- Parks and Recreation
- Wildlife

Each of these is briefly discussed in relation to background, governing principles, present conditions, and the resolution thereof. The plans and graphics accompanying the narrative demonstrate specific features to direct compliance with the principles of the Master Plan.

ZONING

Background

A zoning ordinance was prepared and approved by the city council in 1991. Although eight zones were approved, most of the city was zoned 'R1' for 'single family residential', and 'A' for 'agricultural'. In the late 1980's the first 'R2", 'single family 10.000 sf lot, was approved. In 1996 the Utah State Legislature passed the 'Affordable Housing Bill #295, effective 1998, requiring each jurisdiction to provide their share of affordable housing. In order to meet this requirement a new use chart providing additional zones was adopted in 1999. Smaller lot size in single family, multi-family, and commercial zones were part of this latest modification.

Principles

- Protect and promote the health, safety, order, prosperity, and general welfare of the present and future inhabitants of the City.
- Protect life and property from natural hazards, and assure efficient and safe traffic movement.
- Conserve the value and integrity of rural residential neighborhoods, assure orderly growth, preserve culturally and historically important sites and landmarks, encourage good visual quality, and high aesthetic standards.
- Efficiently utilize and conserve the City's resources.
- Encourage attractive and functional commercial centers, and increase and stabilize the local tax base.

Master Plan Directive

The major goal of master plan zoning is to propose the direction in which the remaining areas of the city should develop. The city has accepted its responsibility for affordable housing by upgrading the use chart to include higher density zones. These zones should generally be on the perimeter of the city with good access to major roads without going through the core of the city. Zoning limits the number of houses per acre and allows for flexible development concepts.

The property along Highway 165 and the northwest part of Providence must be limited to commercial development. Development should consist mostly of retail sales to allow an increase in the city tax base. Commercial development outside of the mixed use district should have at least 30% green space to preserve the open and green character of the city. (Res 09-035 12/08/2009)

No building construction should be considered above the deer fence.

Flexible planning concepts should be incorporated into the zoning ordinances allowing the city greater opportunity to create neighborhoods consistent with the Master Plan principles.

Current concerns include:

1. 1999 Use Chart
   The master plan does not currently display the desirable areas for the new zones.

2. Zoning ordinance need further coordination and clarification, including: performance based zoning criteria.

3. The new use chart may allow too many small lots

Future Needs:

Residential

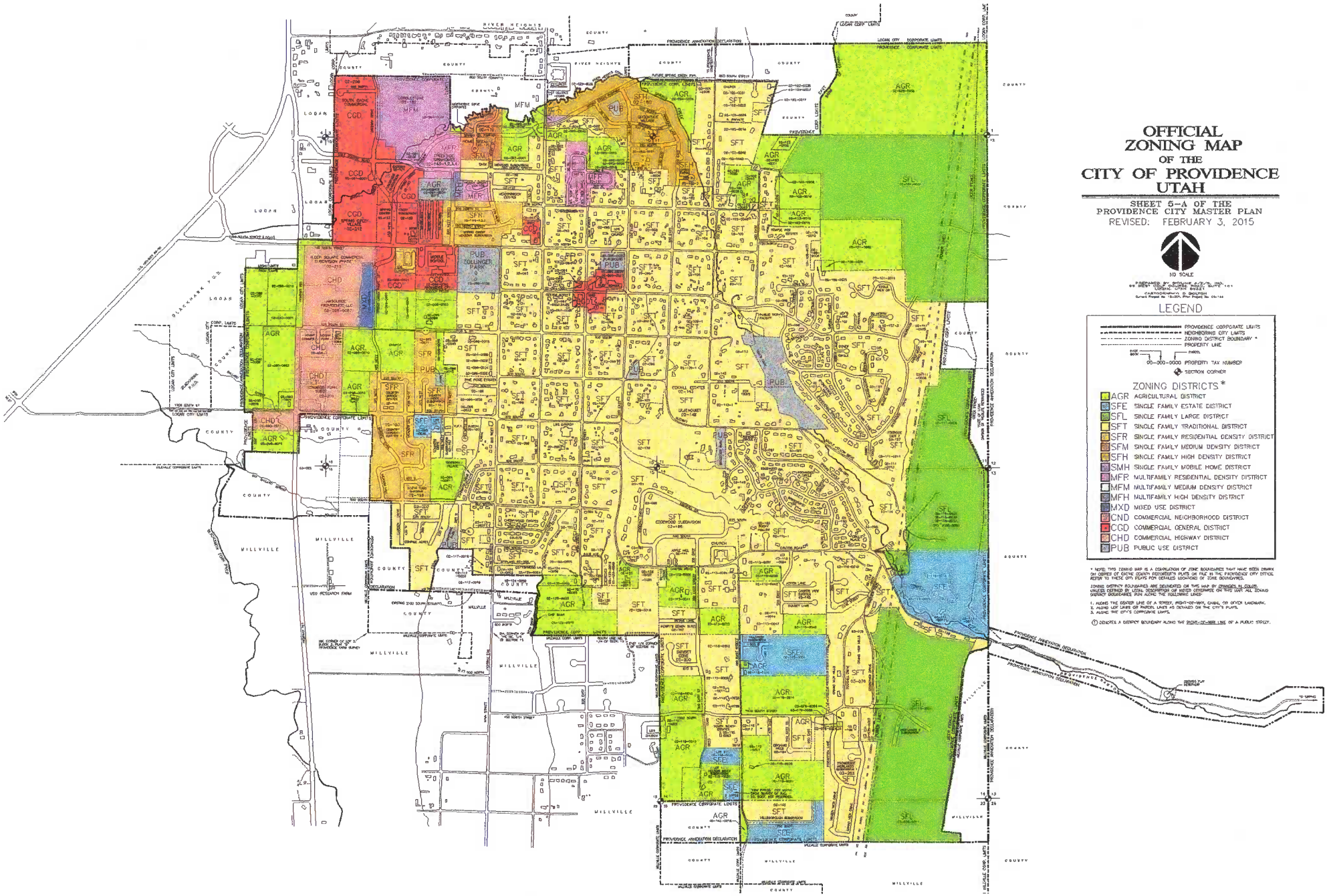
- Planning for safe neighborhoods.
- Planning neighborhoods consistent with Master Plan principle.

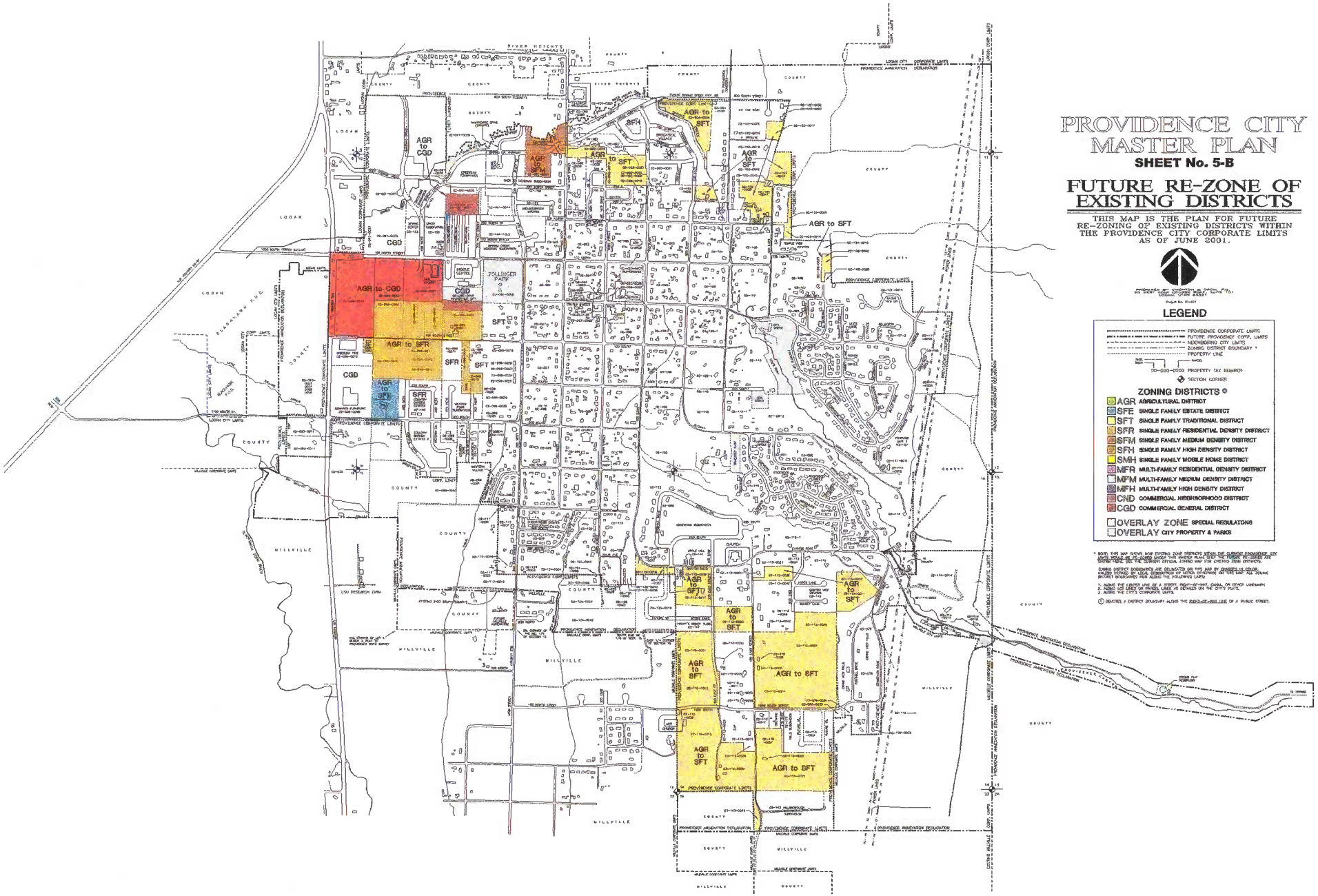
Commercial

- Consider neighborhood commercial at 8th south and 10th east, 3rd north and 1st east.
- Offer incentives for retail development.
- Development pays up-front cost.

Annexation

- Preserve and protect annexation declaration. Include Theurer property at southwest, and Celco property at southeast bench. Also include all properties south of Oliver Low's to USU property and west side of Hwy 165, and designate for commercial.


OFFICIAL
ZONING MAP
OF THE
CITY OF PROVIDENCE
UTAH
SHEET 5-A OF THE
PROVIDENCE CITY MASTER PLAN
REVISED: FEBRUARY 3, 2015
NO SCALE
LEGEND
PROVIDENCE CORPORATE LIMITS
NEIGHBORING CITY LIMITS
ZONING DISTRICT BOUNDARY *
PROPERTY LINE
PARCEL
00-000-0000 PROPERTY TAX NUMBER
SECTION CORNER
ZONING DISTRICTS *
AGR AGRICULTURAL DISTRICT
SFE SINGLE FAMILY ESTATE DISTRICT
SFL SINGLE FAMILY LARGE DISTRICT
SFT SINGLE FAMILY TRADITIONAL DISTRICT
SFR SINGLE FAMILY RESIDENTIAL DENSITY DISTRICT
SFM SINGLE FAMILY MEDIUM DENSITY DISTRICT
SFH SINGLE FAMILY HIGH DENSITY DISTRICT
SMH SINGLE FAMILY MOBILE HOME DISTRICT
MFR MULTIFAMILY RESIDENTIAL DENSITY DISTRICT
MFM MULTIFAMILY MEDIUM DENSITY DISTRICT
MFH MULTIFAMILY HIGH DENSITY DISTRICT
MXD MIXED USE DISTRICT
CND COMMERCIAL NEIGHBORHOOD DISTRICT
CGD COMMERCIAL GENERAL DISTRICT
CHD COMMERCIAL HIGHWAY DISTRICT
PUB PUBLIC USE DISTRICT
* NOTE: THIS ZONING MAP IS A COMPILATION OF ZONE BOUNDARIES THAT HAVE BEEN DRAWN ON OWNER OF CACHE COUNTY RECORDER'S PLATS ON FILE IN THE PROVIDENCE CITY OFFICE. REFER TO THOSE CITY PLATS FOR DETAILED LOCATIONS OF ZONE BOUNDARIES.
ZONING DISTRICT BOUNDARIES ARE DELINEATED ON THIS MAP BY ORANGE IN COLOR, UNLESS DEFINED BY LEGAL DESCRIPTION OF NOTED OTHERWISE ON THIS MAP. ALL ZONING DISTRICT BOUNDARIES RUN ALONG THE FOLLOWING LINES:
1. ALONG THE CENTER LINE OF A STREET, RIGHT-OF-WAY, CANAL OR OTHER LANDMARK.
2. ALONG LOT LINES OR PARCEL LINES AS DETAILED ON THE CITY'S PLATS.
3. ALONG THE CITY'S CORPORATE LIMITS.
① DENOTES A DISTRICT BOUNDARY ALONG THE RIGHT-OF-WAY LINE OF A PUBLIC STREET.
PROVIDENCE CORPORATE LIMITS
PROVIDENCE ANNEXATION DECLARATION
LOGAN
MILLVILLE
RIVER HEIGHTS
COUNTY



PROVIDENCE CITY MASTER PLAN

SHEET No. 5-B

FUTURE RE-ZONE OF EXISTING DISTRICTS

THIS MAP IS THE PLAN FOR FUTURE RE-ZONING OF EXISTING DISTRICTS WITHIN THE PROVIDENCE CITY CORPORATE LIMITS AS OF JUNE 2001.

Project No. 01-01

LEGEND

- PROVIDENCE CORPORATE LIMITS
- FUTURE PROVIDENCE CORP. LIMITS
- NEIGHBORING CITY LIMITS
- ZONING DISTRICT BOUNDARY *
- PROPERTY LINE
- PARCEL
- 00-000-0000 PROPERTY TAX NUMBER
- SECTION CORNER

ZONING DISTRICTS ⊗

- AGR AGRICULTURAL DISTRICT
- SFE SINGLE FAMILY ESTATE DISTRICT
- SFT SINGLE FAMILY TRADITIONAL DISTRICT
- SFR SINGLE FAMILY RESIDENTIAL DENSITY DISTRICT
- SFM SINGLE FAMILY MEDIUM DENSITY DISTRICT
- SFH SINGLE FAMILY HIGH DENSITY DISTRICT
- SMH SINGLE FAMILY MOBILE HOME DISTRICT
- MFR MULTI-FAMILY RESIDENTIAL DENSITY DISTRICT
- MFM MULTI-FAMILY MEDIUM DENSITY DISTRICT
- MFH MULTI-FAMILY HIGH DENSITY DISTRICT
- CND COMMERCIAL NEIGHBORHOOD DISTRICT
- CGD COMMERCIAL GENERAL DISTRICT

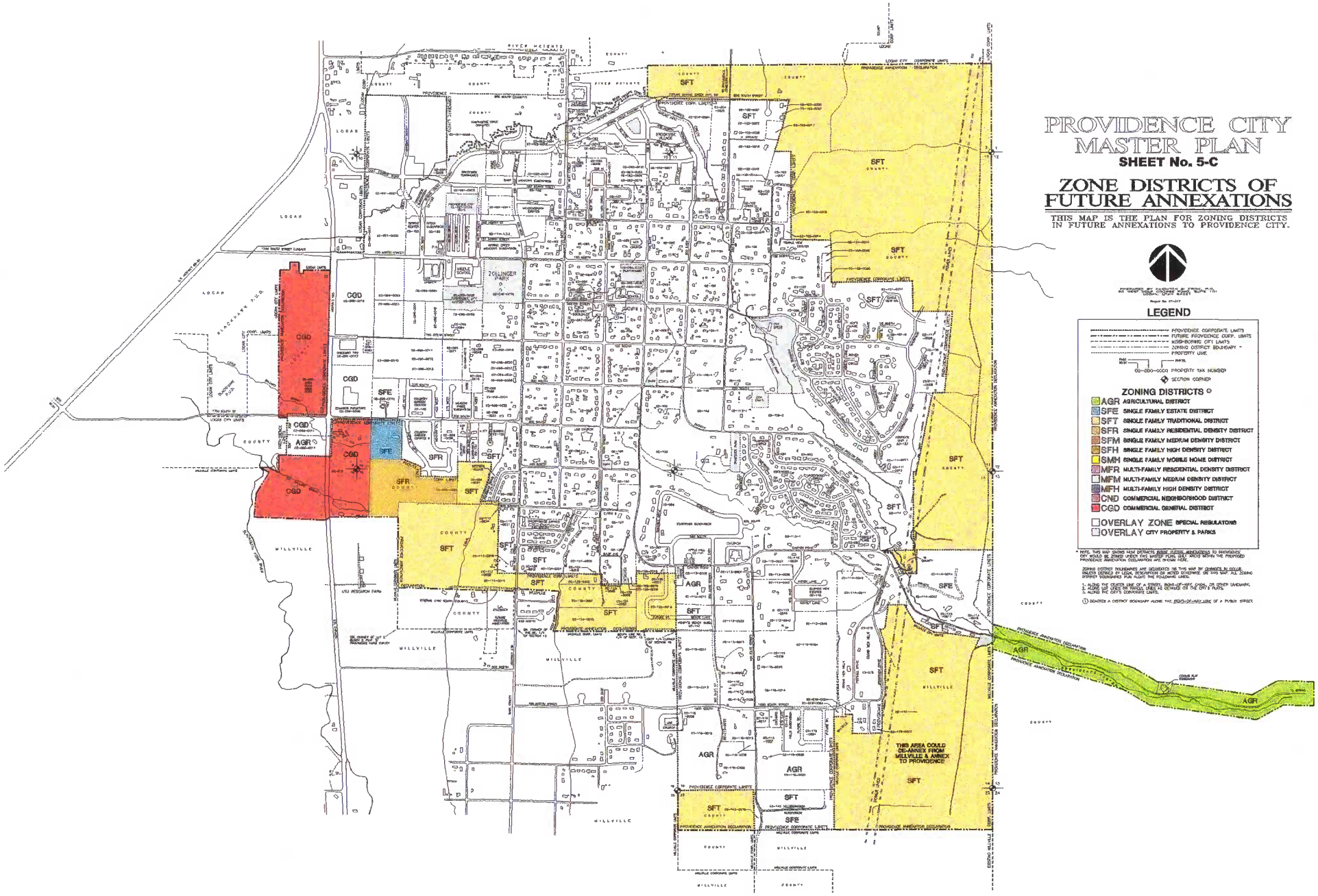
- OVERLAY ZONE SPECIAL REGULATIONS
- OVERLAY CITY PROPERTY & PARKS

* NOTE: THIS MAP SHOWS NEW EXISTING ZONE DISTRICTS WITHIN THE PROVIDENCE ANNEXATION. THE ZONES WITHIN THE PROVIDENCE CORPORATE LIMITS WHICH PLANS TO ZONE THE PROPERTY DESCRIBED AND ENTITLED TO BE THE DENSITY OFFICIAL ZONING MAP FOR EXISTING ZONE DISTRICTS.

ZONING DISTRICT BOUNDARIES ARE DELINEATED ON THIS MAP BY SHADED IN COLOR, WALKED DOWNED BY LEGAL DESCRIPTION OR NOTED OTHERWISE ON THE MAP. ALL ZONING DISTRICT BOUNDARIES FOLLOW ALONG THE FOLLOWING LINES:

1. ALONG THE CENTER LINE OF A STREET, RIGHT-OF-WAY, CANAL OR OTHER LANDMARK
2. ALONG LOT LINES OF PARCEL LINES AS DETAILED ON THE CITY'S PLATS.
3. ALONG THE CITY'S CORPORATE LIMITS.

⊗ DENOTES A DISTRICT BOUNDARY ALONG THE RIGHT-OF-WAY LINE OF A PUBLIC STREET.



PROVIDENCE CITY MASTER PLAN

SHEET No. 5-C

ZONE DISTRICTS OF FUTURE ANNEXATIONS

THIS MAP IS THE PLAN FOR ZONING DISTRICTS IN FUTURE ANNEXATIONS TO PROVIDENCE CITY.

LEGEND

- PROVIDENCE CORPORATE LIMITS
- FUTURE PROVIDENCE CORP. LIMITS
- NEIGHBORING CITY LIMITS
- ZONING DISTRICT BOUNDARY *
- PROPERTY LINE
- PARCEL
- 00-000-0000 PROPERTY TAX NUMBER
- SECTION CORNER

ZONING DISTRICTS ①

- AGR AGRICULTURAL DISTRICT
- SFE SINGLE FAMILY ESTATE DISTRICT
- SFT SINGLE FAMILY TRADITIONAL DISTRICT
- SFR SINGLE FAMILY RESIDENTIAL DENSITY DISTRICT
- SFM SINGLE FAMILY MEDIUM DENSITY DISTRICT
- SFH SINGLE FAMILY HIGH DENSITY DISTRICT
- SMH SINGLE FAMILY MOBILE HOME DISTRICT
- MFR MULTI-FAMILY RESIDENTIAL DENSITY DISTRICT
- MFM MULTI-FAMILY MEDIUM DENSITY DISTRICT
- MFH MULTI-FAMILY HIGH DENSITY DISTRICT
- CND COMMERCIAL NEIGHBORHOOD DISTRICT
- CGD COMMERCIAL GENERAL DISTRICT

- OVERLAY ZONE SPECIAL REGULATIONS
- OVERLAY CITY PROPERTY & PARKS

* NOTE: THIS MAP SHOWS HOW DISTRICTS WERE ZONED, ANCHORED TO PROVIDENCE CITY WOULD BE ZONED UPON THIS MASTER PLAN, ONLY AREAS WITHIN THE PROPOSED PROVIDENCE ANNEXATION DECLARATION ARE SHOWN HERE.

ZONING DISTRICT BOUNDARIES ARE DESIGNATED ON THIS MAP BY COMMON BLOCK, UNLESS DEFINED BY LEGAL DESCRIPTION OR NOTED OTHERWISE ON THIS MAP. ALL ZONING DISTRICT BOUNDARIES FOLLOW THE FOLLOWING LINES:

1. ALONG THE CENTER LINE OF A STREET, SIDE-OF-WAY, CANAL OR OTHER WATERWAY.
2. ALONG LOT LINES OR TRACT LINES AS DETAILED ON THE CITY'S PLATS.
3. ALONG THE CITY'S CORPORATE LIMITS.

① DENOTES A DISTRICT BOUNDARY ALONG THE RIGHTS-OF-WAY LINE OF A PUBLIC STREET.

~~10-8-5: **COMMERCIAL ZONED DISTRICTS; SITE DEVELOPMENT:** All site development and landscaping in the commercial zoned districts (C1) shall conform to the minimum regulations specified herein: (Zon. Ord., 5-8-1991; 1998 Code)~~

~~A. Landscaping:~~

~~1. Parking Spaces: Provisions shall be made to accommodate three hundred (300) square feet of landscaped area for every ten (10) parking spaces within the parking lot in any commercial district. The landscaped area shall consist of medians, islands, or area around the structures. A minimum of ten percent (10%) of the total lot is to be landscaped. The landscaped public area between the curb, gutter, and sidewalk is not used to meet the requirement. (Ord. 98-OM007, 3-24-1998)~~

~~2. Median Adjacent Parking Aisle: A landscaped median running the length of the adjacent parking aisle shall be provided for every two (2) contiguous double-loaded parking aisles.~~

~~3. Width: All planted medians shall be a minimum of ten feet (10') in width.~~

~~4. Buffering: All parking areas shall be visually buffered from main roadways with appropriate landscaping.~~

~~5. Building: A ten foot (10') wide minimum landscaped area shall be provided around the entire building, with the exception of where loading docks, ramps, etc. are located. Up to five feet (5') of said ten foot (10') minimum may be sidewalk. (Zon. Ord., 5-8-1991)~~

~~6. Trees: One tree (minimum 1¾ inch caliper, minimum 10 feet in height) shall be planted and maintained for each one thousand (1,000) square feet of landscaped area. Trees in portable planters shall not qualify to meet the tree requirements. (Ord. 98-OM007, 3-24-1998)~~

~~7. Yard, Setback Areas: All yards and setback areas not occupied by buildings or parking shall be landscaped as herein required. (Zon. Ord., 5-8-1991)~~

~~8. Public Right of Way: The area within the public right of way between the curb, gutter and sidewalk shall be landscaped. A minimum of one tree per thirty feet (30') frontage shall be planted and maintained. Trees must be a variety listed by the City as acceptable street trees, (minimum 1¾ inch caliper, minimum 10 feet in height). The tree requirement may be reduced or waived by the City for safety reasons. (Ord. 98-OM007, 3-24-1998)~~

~~B. Curb, Gutter and Sidewalk:~~

~~1. A curb shall be provided along all interior roadways to prevent vehicular intrusion.~~

~~2. Curb/gutter and sidewalk may be required along the entire frontage of the lot if deemed desirable by the City for drainage purposes and pedestrian access, etc.~~

~~C. Storage: No storage or equipment or materials shall be visible from any public right of way. Storage areas shall be screened appropriately and be within setback lines.~~

~~D. Docks, Service Areas: Wherever practical, loading docks and service areas shall be located so as not to be visible from any public right of way. Every reasonable effort shall be made to screen docks and service areas from any public right of way.~~

~~E. Installation; Performance Security: No requests for any building, structure or other improvements shall be approved until site and landscape plans satisfactory to the Land Use Authority have been submitted. Landscaping and site developments in accordance with the approved plans shall be installed within thirty (30) days following occupancy of the building. If said completion date is~~

~~impossible due to adverse weather conditions, a mutually agreed upon completion date shall be determined by the City and the applicant, but in no case shall the completion date be more than one hundred fifty (150) days from the date of occupancy. The developer (or owner) shall hereby deposit a security of performance as specified in subsections 11-5-7B through C of the Subdivision Title as security to assure compliance with all landscaping and site requirements. If the developer or an agent of the developer fails to comply with the above installation and time requirements, the security of performance may be foreclosed upon by the City to cover costs of installing, repairing or replacing said landscaping and site developments.~~

~~F. Maintenance Responsibility: Maintenance of all landscaping shall be the sole responsibility of the landowner/developer. Failure to adequately maintain and protect said landscaping (as determined by the City) shall cause the landowner/developer to be guilty of a misdemeanor as detailed in Section 10-2-2 of this Title. (Zon. Ord., 5-8-1991)~~

10-8-5: **COMMERCIAL ZONED DISTRICTS; SITE DEVELOPMENT:** All site development and landscaping in the commercial zoned districts ~~(C1)~~ shall conform to the minimum regulations specified herein: (Zon. Ord., 5-8-1991; 1998 Code).

A. Site Plan Required. A site plan is an architectural plan, landscape architecture document, and a detailed engineering drawing of proposed improvements to a given lot. A site plan shows a building footprint, travelways, parking, drainage facilities, sanitary sewer lines, water lines, trails, lighting, and landscaping and garden elements. Commercial site plans must include:
   1. Show north arrow, scale, building location, property lines, setbacks, abutting rights-of-way, parking layout, ADA parking and ramps, entrances to site, curbs, water and sewer lines, fire hydrants, fire lanes, storm drain lines and appurtenances.
   2. Show all existing fire hydrants within 300 feet.
   3. Show parking/loading computations for proposed use.
   4. Show connectivity with adjacent parking lots and interior private roadways.
   5. Show landscaping computations for proposed use.
   6. Provide elevations with rendered elevations for all elevations. Include color renderings of design concept or intent, site elements, and building facades.
   7. Provide floor plans; include the proposed low floor elevation.
   8. Provide cross-sections of the site showing spatial relationships between all vertical elements (building, trees, berms, Light standards, etc.) as they relate to activities and use of streetscape, pedestrian, and parking areas.
   9. Provide lighting and signage plan for the entire site. Indicate how signs will be illuminated, their design and spatial relationship to other site amenities including buildings, and a graphic example of each type of sign. This does not take the place of a sign permit application.
   10. Provide storm water pollution prevention plan if the site disturbs an acre or more, or is part of a larger development.
   11. Provide cost estimates for site development, including but not limited to: landscaping, parking/loading areas, pedestrian areas.
   12. Summary data indicating the area of the site in the following classification: total area of the lot, total area and percentage of the site utilized by buildings, total area and percentage of the site in landscape area, total area and percentage of the site for parking areas (including the number of parking spaces).

B. Parking / Parking lots. Private parking lots within any development shall provide interior access to adjacent parking lots and interior private roadways. When new developments are being constructed adjacent to existing businesses the project shall join existing drives and parking lots at property lines. When new developments are proposed adjacent to undeveloped land or underdeveloped areas, the new developments shall construct connections which will allow joining of future roads or parking lots.

All accesses between interior lots and roads shall be open to the public for customer parking and access. INTERNAL NOTE: The following is being moved from 10-8-6 C.

1. Visitor, guest or customer drop-off zones and parking shall be provided near visitor or customer entrances into buildings and shall be separated from all-day employee parking.
2. Parking will not be permitted closer than 15 feet to the property line unless it is decided by the Land Use Authority to be in the best interest of the City to permit parking to be closer than 15 feet. (Ordinance Modification 019-99 07/27/99) A business that locates the parking in the rear of the building rather than the front will be allowed a front yard setback of 15 feet. The standard front yard setback will be used when a business locates the parking in the front of the building. When parking is allowed on the street adjacent to the building the standard front yard setback applies. (Ordinance Modification 009-2002 06/11/02)
3. Parking aisles shall not exceed forty (40) cars in a row. Total parking area shall be broken down into sections not to exceed one hundred (100) cars. Each section shall be separated by internal drives to improve traffic circulation.
4. All parking spaces must be designated properly by painter lines or other City-approved methods.
5. Minimum aisle dimensions (from face of curb to face of curb) shall be: 90° parking – 64 feet; 60° parking – 60 feet; 45° parking – 53 feet
6. One access shall be allowed per lot, as exists on the effective date hereof, or one access shall be allowed for each one hundred fifty feet (150') of frontage with a maximum of two (2) accesses per street frontage. Minimum distance between accesses shall be one hundred feet (100') and the minimum distance from the street intersection shall be one hundred feet (100'), except for service stations which are approved conditional uses where only two (2) accesses are allowed per lot with one frontage. A third access shall be allowed for the other street frontage on corner lots as long as it meets the frontage and distance requirements above. (OM 006-2005 02/08/05)
7. Handicap Parking: All private, public and City parking lots shall provide accessible handicap parking. Minimum design, sign and identification of handicap parking spaces shall be as specified in the Utah State Building Board Planning and Design Criteria to Prevent Architectural Barriers for the Aged and Physically Handicapped. (Zon. Ord., 5-8-1991)

C. Landscaping: All landscaped area shall be planted with live plant material and include a permanent automatic irrigation system. The owner, tenant and agent shall be jointly and individually responsible for the maintenance of all landscaping in good condition and free from refuse and debris so as to present a healthy, neat and orderly appearance. The landscaped public area between the curb, gutter, and sidewalk is not used to meet the landscape requirements. See Title 7 Chapter 1 Section 8 of this code for park strip requirements.

1. Definitions:
   a. Buffering: plants place intermittently against long expanses of building walls, fences, and other barriers to create a softening effect.
   b. Landscaping: vegetative plantings such as grass, trees, shrubs, vines and related improvements such as pools, walkways, rockwork and sculpture which is of a design that will beautify and enhance a property, control erosion and reduce glare.
   c. Screening: masonry wall, fence, hedge, berm, or vegetative planning or combination thereof which is of a design (height, width, material, etc.) that will provide a visual and audible barrier between land uses having different intensities of use.
2. Large retail buildings (15,000 square feet and larger): shall require at least ten percent (10%) of the total lot be landscaped.
3. Retail buildings (detached - less than 15,000 square feet): shall require at least ten percent (10%) of the total lot be landscaped.

a. A ten foot (10') wide minimum landscaped area shall be provided around the entire building, with the exception of where loading docks, ramps, etc. are located. Up to five feet (5') of said ten foot (10') minimum may be sidewalk. The Administrative Land Use Authority may provide for an exception to this requirement if soil types make it inadvisable to have irrigation near the building. In such case, the required amount of landscaping shall be provided elsewhere on the property.

4. Professional / Office buildings: shall require at least fifteen percent (15%) of the total lot be landscaped.
   a. A ten foot (10') wide minimum landscaped area shall be provided around the entire building, with the exception of where loading docks, ramps, etc. are located. Up to five feet (5') of said ten foot (10') minimum may be sidewalk. The Administrative Land Use Authority may provide for an exception to this requirement if soil types make it inadvisable to have irrigation near the building. In such case, the required amount of landscaping shall be provided elsewhere on the property.
5. Industrial / warehouse buildings: shall require at least fifteen percent (~~15~~10%) of the total lot be landscaped.
   a. A ten foot (10') wide minimum landscaped area shall be provided around the entire building, with the exception of where loading docks, ramps, etc. are located. Up to five feet (5') of said ten foot (10') minimum may be sidewalk. The Administrative Land Use Authority may provide for an exception to this requirement if soil types make it inadvisable to have irrigation near the building. In such case, the required amount of landscaping shall be provided elsewhere on the property.
6. Parking Areas: Landscaping in parking area shall be designed to provide the following:
   a. Incorporate appropriate plantings that are in scale with their surroundings.
   b. Separate roadways, travel paths, pedestrian paths etc. using landscaped islands and /or planter strips.
      (1) Define area where pedestrians are safely separated from the travel path / roads.
      (2) Reinforce way-finding by emphasizing entrances and circulations patterns.
   c. Add aesthetic value, provide canopy shade, reduce radiant hear from the surface, reduce headlight glare, and add seasonal interest.
   d. When possible, preserve mature trees and other significant landscape features which help define the character of the City.
   e. When planted parking medians are used, they shall be a minimum of ~~10~~ 6 feet (~~10'~~ 6') wide.
   f. Planted islands shall be a minimum of twenty-five (25) square feet.
7. Xeriscape. Xeriscape landscaping can work well in Utah's desert climate. Xeriscape landscape is not zero-scape; it is an area filled with color, scent and variety. Trees can be used effectively in xeriscape and with property planning, planting, and care, the will thrive in low-water landscape.
8. Low Impact Development (LID). LID is a stormwater management approach with a basic principle that is modeled after nature: manage rainfall at the source using uniformly distributed decentralized micro-scale controls. LID's goal is to mimic a site' predevelopment hydrology by using design techniques that infiltrate, filter, store, evaporate, and detain runoff close to its source. Developments are encouraged to implement LID's.
9. Trees. One tree (minimum two inch (2") caliper, minimum 10 feet in height) shall be planted and maintained for each one thousand (1,000) square feet of landscaped area. Trees in portable planters shall not qualify to meet the tree requirements.
   a. Trees within overhead utility easements shall be of a type that customarily grows to a height not exceeding fifteen feet.
10. Plants. The selection of plant materials should consider public health and safety. Plants to be avoided include those with poisonous fruits, large thorns, or invasive growth patterns. The

ultimate form and height of plantings as they mature should be considered so they will not create unsafe conditions or block sight lines for pedestrians, bicyclists, or motorists.

a. Planting beds may be mulched with bark chips, decorative stone, or similar materials. Mulch shall not be used as a substitute for plants.

11. Snow storage. Landscape materials surrounding parking lots and in islands and medians should be able to tolerate large quantities of snow stored during winter months. Delicate plant material should not be used in area where they are likely to be damaged by snow.

12. Lighting. The intent of lighting is to provide the necessary lighting to ensure pedestrian safety, night vision for pedestrians and automobiles, add aesthetic value to the city appearance, and not create or cause excessive glare onto adjacent properties.

    a. Lighting height and location shall be designed to illuminate the site only. Light cutoffs are required to prevent spillover of direct light.

    b. Pedestrian street lights or lampposts located within the public right-of-way are required in all commercial zones.

    c. Pedestrian street lights or lampposts located within the public right-of-way shall be mounted between 8' to 16' above grade to provide ~~continuous~~ illumination of ~~all~~ street sidewalks.

    d. Pedestrian street lights or lampposts shall reflect the architectural design characteristic of the surrounding area.

    e. ~~Exterior building lights affixed to building on street-front elevations shall be mounted between 6' to 14' above the adjacent grades~~.

    f. Up-lighting is not permitted, except as approved through the site plan review for highlighting signature landscape features or building elements.

    g. HID or fluorescent tube lights (except compact fluorescent bulbs) are not permitted as exterior building lights.

    h. Floodlights or directional lights permitted for the lighting of alleys, parking garages and outdoor working areas must be shielded or directed to prevent the source of light (bulb or lamp) from being seen from adjacent properties or public rights-of-way.

13. All landscape plans submitted for approval shall contain the following information unless specifically waived by the City. ~~The final landscaped plan shall be stamped by a Utah Licensed Architect and include a statement demonstrating how the design and installation will conserve water~~.

    a. The location and dimensions of all existing a proposed structures, property lines easements, parking lots and drives, roadways and rights of way, sidewalks, bicycle paths, ground signs, bicycle parking areas, fences, freestanding electrical equipment, tot lots, and other recreation facilities.

    b. The location, quantity, size and name, both botanical and common names, of all proposed plants.

    c. The location, size and common names, of all existing plants including trees and other plants in the parkway, and indicating plants to be retained and removed.

    d. The locations of existing buildings and structures ~~and plants~~ on adjacent property within twenty feet (20') of the site.

    e. Location and heights of fences and retaining walls proposed on the site.

    f. ~~Irrigation plan(s) must also be included and must be stamped by a Certified Irrigation Designer (CID), professional engineer (PE), Licensed Landscape Architect. Irrigation plans must demonstrate water conservation~~.

14. Completion; Performance Security. No requests for any building, structure or other improvements shall be approved until site and landscape plans have been approved by the Administrative Land Use Authority.

a. Landscaping and site developments in accordance with the approved plans shall be installed within thirty (30) days following occupancy of the building.

b. If said completion date is impossible due to adverse weather conditions, a mutually agreed upon completion date shall be determined by the City and the applicant, but in no case shall the completion date be more than one hundred fifty (150) days from the date of occupancy. The developer (or owner) shall hereby deposit a security of performance as specified in subsections 11-5-7B through C of the Subdivision Title as security to assure compliance with all landscaping and site requirements. If the developer or an agent of the developer fails to comply with the above installation and time requirements, the security of performance may be foreclosed upon by the City to cover costs of installing, repairing or replacing said landscaping and site developments.

D. Undeveloped Area. All area of the parcel on which development is taking place shall be regulated by this chapter. Land which is not covered by the building(s), parking lots, roads, landscaping or otherwise improved shall, as a minimum, be restored with natural vegetation and maintained so as not to create a weed nuisance (see Title 4 Chapter 2 of this Code), or the area may be maintained in agricultural production.

10-8-6: **PARKING REGULATIONS:** Except as herein provided, no building or structure shall be constructed, altered or converted for or to any use unless there shall be provided on the lot or parcel vehicle parking of at least the following ratio of vehicle spaces for the uses specified in the designated districts and that all roadways comply with the standards contained herein. The exception being that, an established use lawfully existing at the effective date hereof need not provide parking or roadways as herein set forth and that no existing vehicle parking or roadways be reduced or further reduced below the minimum standards herein required.

A. Schedule: In all districts, the following off-street parking schedule shall apply:

1. Dwelling Unit:

a. Two (2) spaces for each unit, except as provided in subsection A1b and A1c of this Section.

b. Dwelling unit occupied by four (4) or more individuals unrelated by blood, marriage or adoption; two (2) spaces per three (3) individuals, plus one additional space for each additional individual exceeding three (3) and up to and including five (5) individuals.

c. Multi unit residences for persons with disabilities and/or residential facility for the aged; when evidence presented by the applicant warrants, the Land Use Authority may allow a number less than two (2) space per dwelling unit; but not less than 1.5 spaces per dwelling unit to the City Council. (Ordinance Modification 002-02 03/26/02)

2. Clinic or Doctor's Office: Ten (10) spaces per clinic or four (4) spaces per doctor or dentist, plus three (3) additional spaces for each doctor or dentist over three (3).

3. Restaurant or Cafeteria: One space for each four (4) fixed seats and one space for each forty (40) square feet of floor area for moveable seating under maximum seating arrangement.

4. Office, General: One space for each two (2) employees working the shift with the greatest number of employees.

5. Commercial:

a. Recreation And Amusement: One space for each two hundred fifty (250) square feet in use.

b. Retail Or Personal Service: One space for each two hundred fifty (250) square feet in use.

6. Churches, Meeting Rooms, Public Assembly: One space for each five (5) fixed seats and one space for each fifty (50) square feet of floor area for moveable seating under maximum seating arrangement.

7. Storage or Warehouse: One space for each five thousand (5,000) square feet or floor area.

8. Manufacturing, Process or Repair: One space for each two (2) employees working the shift with the greatest number of employees.

B. General Requirements:

1. Buildings, Developments; Computation: In computing the parking requirements for any building or development, the total parking requirements shall be the sum of the specific parking space requirements of all of the buildings, structures or uses in the development.

2. Single-Family Dwelling: Single-family dwelling unit (detached or attached) parking shall be provided only in a private garage, driveway, or in an area properly located for a future garage.

3. Plan Approval: Prior to the issuance of any building permit, a plan which clearly and accurately designates parking spaces, access aisles, driveways and the relationship to the use to be served by the off-street parking shall be forwarded to the Land Use Authority for the process of City approval. Approval shall be based on:

a. Adequate number of spaces, including handicap spaces if required;

b. Relationship of parking to use;

c. All parking spaces being usable and accessible by adequate roadway/parking configuration; and

d. Parking stalls being nine feet in width by twenty feet in length (9' x 20') and on a hard paved surface (see subsection D of this Section for handicap parking requirements). Access to all stalls shall also be of a paved hard surface.

4. Location: Parking space as required above shall be on the same lot with the main building, or in the case of nonresidential buildings, it may be located no further than three hundred feet (300') therefrom. (Zon. Ord., 5-8-1991)

~~C. Commercial General (CGD) Zoned District~~:

1. ~~Visitor, guest or customer drop-off zones and parking shall be provided near visitor or customer entrances into buildings and shall be separated from all-day employee parking.~~

~~2. Parking will not be permitted closer than 15 feet to the property line unless it is decided by the Land Use Authority to be in the best interest of the City to permit parking to be closer than 15 feet. (Ordinance Modification 019-99 07/27/99) A business that locates the parking in the rear of the building rather than the front will be allowed a front yard setback of 15 feet. The standard front yard setback will be used when a business locates~~

~~the parking in the front of the building. When parking is allowed on the street adjacent to the building the standard front yard setback applies. (Ordinance Modification 009-2002 06/11/02)~~

3. ~~Parking aisles shall not exceed forty (40) cars in a row. Total parking area shall be broken down into sections not to exceed one hundred (100) cars. Each section shall be separated by internal drives to improve traffic circulation.~~

4. ~~All parking spaces must be designated properly by painter lines or other City-approved methods.~~

5. ~~Minimum aisle dimensions (from face of curb to face of curb) shall be:~~

   ~~When 90º parking – 64 feet~~
   ~~When 60º parking – 60 feet~~
   ~~When 45º parking – 53 feet~~

6. ~~One access shall be allowed per lot, as exists on the effective date hereof, or one access shall be allowed for each one hundred fifty feet (150') of frontage with a maximum of two (2) accesses per street frontage. Minimum distance between accesses shall be one hundred feet (100') and the minimum distance from the street intersection shall be one hundred feet (100'), except for service stations which are approved conditional uses where only two (2) accesses are allowed per lot with one frontage. A third access shall be allowed for the other street frontage on corner lots as long as it meets the frontage and distance requirements above. (OM 006-2005 02/08/05)~~

7. ~~Handicap Parking: All private, public and City parking lots shall provide accessible handicap parking. Minimum design, sign and identification of handicap parking spaces shall be as specified in the Utah State Building Board Planning and Design Criteria to Prevent Architectural Barriers for the Aged and Physically Handicapped. (Zon. Ord., 5-8-1991)~~

Introduction to Landscape Buffers

The Purpose of Landscape Buffers

The purpose of landscaping buffers are primarily to separate land uses to protect the health, safety and general welfare of the public.

Landscape materials for these buffers often include fences and plants to minimize potential conflicts between abutting developments. These elements in the landscape buffer also have the ability to enhance property values, improve the appearance of the community, create a unified and attractive streetscape, and they also have the potential of preserving natural resources, trees and native plants.

The Purpose of Landscape Buffers

- Reduce soil erosion and increase infiltration in permeable land areas essential to storm water management and aquifer recharge.
- Mitigate air, dust, noise, heat and chemical pollution specifically in residential uses abutting commercial land uses.
- Reduce the "heat island" effect of impervious surfaces, such as parking lots, by cooling and shading the surface area and breaking up large expanses of pavement.

DESIGN INITIVES

- To establish landscape themes that include street trees and streetscape designs throughout the city to promote an overall character and identity to the community.
- Promote innovative and cost-conscious approaches to the design, installation, and maintenance of landscaping while encouraging water and energy conservation.

DESIGN INITIVES

- Promote planting techniques that ensure long term health of plant materials.
- Screen unsightly building structures, equipment or materials from the view of persons on public streets or adjoining properties of incompatible land uses.

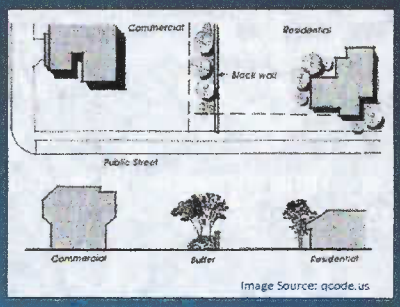
GENERALLY ACCEPTED SCALE FOR LANDSCAPE BUFFERS

Suggestions for "transitional yards and screening" between commercial and residential uses.

Minimum Width = 10 feet to 15 feet

Maximum Width = 25 feet to 50 feet

- Where commercial buildings are less than 5,000 square feet in area a minimum 10 feet to 25 feet buffer is substantial. Otherwise if the building area is greater than 5,000 square feet in area a suggested landscape buffer should be between 25 feet and 50 feet.



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PLANTING MATERIALS IN THE LANDSCAPE BUFFER

- Choose plants that will naturally grow to the desired form or height to reduce maintenance. No limbing up. This will lessen the life and the strength of the tree.
- Tree canopies should have a natural growth height of at least 4 feet from the ground when located around entrances, parking areas, walkways, etc.
- New trees and shrubs should be evenly spaced at planting, with trees having an 8-foot minimum installed height, and shrubs having a 36-inch minimum installed height.

PLANTING MATERIALS IN THE LANDSCAPE BUFFER

- Landscaping should consist of a minimum of 6 large maturing trees (minimum 50% evergreen) and 40 medium shrubs (minimum 75% evergreen) for each 100 linear feet, to provide continuous coverage. For dimensions of less than 100 feet, plantings and spacing will be in proportion to the basic ratio.
- A solid masonry wall, minimum 6' in height, may be substituted for shrubs to achieve screening.
- Where large maturing trees are required and overhead utility lines exist, small maturing trees planted 1 per 15 linear feet can be substituted.

PLANTING MATERIALS IN THE LANDSCAPE BUFFER

- Where a natural landscape buffer exists, (wetlands, riparian areas etc.) it is recommended to remain undisturbed. No limbing up. Remove dead wood only. Do not remove undergrowth.
- All new plant material should be of good quality, installed in a sound, workman-like manner and meet the standards set forth in the American Standard for Nursery Stock by the American Association of Nurserymen.
- At installation, large maturing trees should not be less than 10 feet in height with a minimum 2-1/2 inch caliper. Small maturing trees should be a minimum of 1-1/4 inch caliper and have a minimum height of 8 feet.
- At installation, evergreen trees should not be less than 8 feet in height with a minimum 2 inch caliper.
- At installation, small shrubs should be a minimum 2 feet in height and medium or large shrubs a minimum of 3 feet in height.

PLANTING MATERIALS IN THE LANDSCAPE BUFFER

When Security is an Issue

- Keep shrubs trimmed to a maximum of 3 feet, or at least below windowsills at residences when safety is an issue.
- Elevate tree canopies to a height that provides adequate Natural Surveillance, or simply provide vertical growing trees to allow sight in and out of the two land uses.

FENCING IN THE LANSCAPE BUFFER

- Fencing should be placed at the perimeter edge of the commercial use and immediately behind landscape shrubs.
- Consider creative solutions to fencing schemes that work aesthetically and functionally.
- Provide landscape and fencing that do not create hiding places for criminals.
- Suggested materials are decorative wrought iron, vinyl, masonry or chain-link.

FENCING IN THE LANSCAPE BUFFER

When Security is an Issue

- Fencing should provide visibility to and from a site if security is an issue.
- Prohibit the use of razor wire, barbed wire, electrically charged fencing, chain link fence within the front setback, and highly reflective or metallic fencing or wall materials.

WALKWAYS IN THE LANDSCAPE BUFFER

- Wherever practical, pedestrian access should be provided through the buffer yard. For example, neighborhoods adjacent to the rear of commercial development.
- Recreational or "value-added" pathways to extend the landscape buffer functionality. For example bike trails or walkways that enhance an overall vision for a walkable community.
- Use lighting in the landscaping, both for security and aesthetics when needed.

Various Landscape Buffer and Screening Techniques