

1 **Providence City Planning Commission Meeting**  
2 **Providence City Office Building**  
3 **15 South Main, Providence UT 84332**  
4 **February 11, 2015 6:00 pm**

5  
6 **Attendance:**

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

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

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

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

19 **Approval of the Minutes:**

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

- 22 • Correct Sherman Sanders name

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

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

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

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

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

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

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

43 **Public Hearing(s):**

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

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

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

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



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

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

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10 **Action Items:**

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

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

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

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

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

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

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

38 Alma H Leonhardt Park, 310 West 250 North, AGR to PUB  
39 Braegger Park, 300 East 300 South, SFT to PUB  
40 Brookside Park, 450 North 100 East (38 East Spring Creek Parkway), SFH to PUB  
41 Cattle Corral Park, 100 East 200 South, SFT to PUB  
42 Hampshire Park, 285 West 575 South, SFT to PUB  
43 Meadow Ridge Park, 251 South 325 West, AGR to PUB

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

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

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

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

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

7 **Nay: None**

8 **Excused: None**

9 **Abstained: None**

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11 **Study Items:**

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

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

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

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

18 **Nay: None**

19 **Excused: None**

20 **Abstained: None**

21  
22 **Item No. 2. Proposed Code Amendment.** The Providence City Planning Commission will review  
23 proposed amendments to Providence City Code 10-8-5: Commercial Zoned Districts; Site  
24 Development and 10-8-6: Parking Regulations.

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

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

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

33 **Nay: None**

34 **Excused: None**

35 **Abstained: None**

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

- 39 • No staff reports.

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

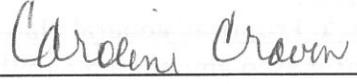
- 43 • No commission reports.

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

Minutes recorded by S Bankhead and prepared by C Craven.

  
\_\_\_\_\_  
Larry Raymond, Chairman

  
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Caroline Craven, Secretary



