

1 **Providence City Planning Commission Minutes**
2 **Providence City Office Building**
3 **15 South Main, Providence UT 84332**
4 **April 6, 2016 6:00 pm**

5
6 Chairman: Larry Raymond
7 Attendance: Heather Hansen, Robert James
8 Excused: B Nielsen, W Simmons
9

10 **Motion to approve minutes at the next meeting: H Hansen, second – R James**

11 **Vote: Yea: H Hansen, R James, L Raymond**
12 **Nay: None**
13 **Abstained: None**
14 **Excused: None**
15

16 **Approval of the Minutes:**

17 **Item No. 1.** The Providence City Planning Commission will consider for approval the minutes of February 24, 2016.

18 **Item No. 2.** The Providence City Planning Commission will consider for approval the minutes of March 9, 2016.

19 **Action Items:**

20 **Item No. 1. Preliminary Plat:** The Providence City Planning Commission will consider for approval a preliminary plat for
21 Little Baldy Place Subdivision; a 40-Lot residential subdivision located generally at 80 North Sherwood Drive; requested
22 by Stan Checketts.

- 23 • Stan Checketts, owner/developer for Little Baldy Place Subdivision, addressed the commission and audience
24 members. He feels his subdivision will be a benefit for Providence. Forrest Service, Cache County Trails, etc.
25 have looked into the trail plan at the deer fence. His proposal was to bring the trail west of where it is currently
26 situated, into his subdivision. However, he is working on a new trail plan which will go further up the mountain
27 to the east side of the subdivision. Minimum lot size is about a half-acre. There are some that are smaller than
28 20,000 sf because of lot size averaging due to topography in the area; but none are smaller than 12,000 sf.
- 29 • Dayton Crites, Cache County trails planner, presented the newly proposed trail plan to the commission. His plan
30 is to have a temporary corridor through the subdivision, until the newly proposed trail at the east side of the
31 subdivision is built.
- 32 • S Bankhead explained that the plat could be approved with the condition that the proposed trail running
33 through the subdivision remain open and maintained until the newly proposed trail east of the subdivision is
34 built and can be used. That way Mr. Checketts can continue with the subdivision process. She also commented
35 that she had received over 80 emails from people who are concerned about relocating the trail to the west side
36 of the subdivision.
- 37 • R James asked about the easement or the agreement for the trail at the deer fence.
- 38 • S Bankhead said more than an easement, a precedence has been set for use of the trail in that area.
- 39 • D Macfarlane said he and Stan have been in contact with other property owners in that area. The plan is to
40 have the existing alignment stay open until the newly proposed trail is constructed. Most of the land is private
41 property, but some is owned publicly and by the school district.
- 42 • R James asked what the max current grade is on the trail.
- 43 • D Crites said about 25%. The current alignment has erosion issues, moving it up will make it a more sustainable
44 alignment and lower costs to maintain.
- 45 • R James asked what the estimated maximum grade of the newly proposed trail would be.
- 46 • D Crites said about 5-8%. Primarily follows the contour lines. Easier trail to hike.
- 47 • H Hansen asked who currently pays for the maintenance of the trail.
- 48 • D Crites said the county pays some, very little, but mostly it is not maintained. The hope is that when the
49 proposed trail is built, it will take a couple of days each year to keep it maintained. It will be done with
50 volunteers.
- 51 • H Hansen asked about fire protection in the subdivision.
- 52 • D Macfarlane said the driveways will need to be 20' wide, hammerheads and turnarounds will also have to be
53 built.
- 54 • L Raymond asked if the fault line will be verified in the final plat.
- 55 • D Macfarlane said the fault line has already been located by a professional geologist, but the city engineer
56 disagrees with those findings. The city engineer and D Macfarlane will look at studies done by the university to
57 see if they can get more information on the fault line location.

- S Bankhead said the concern is “approximate location” but the test holes were not done in the approximate location.
- D Macfarlane said the study showed no fault line below the deer fence. They used the current published USGS fault line map. Geologists have said there has not been movement in the last 13,000 years in that area. They will use all resources available to verify the fault line.
- S Checketts said all homes are far below the fault line.
- There were questions from audience members in regards to ingress/egress and connectivity, intersections, safe routes for children going to school, how many homes will be in the subdivision, how further development will be regulated, water pressure issues, trail maintenance and preservation of surrounding natural areas.
- L Raymond responded that the subdivision meets the criteria for the subdivision ordinance in regards to roads and that anyone who wants to bring new development to that area will have to follow the ordinance and go through the entire subdivision process in all its phases.
- H Hansen said that there are restrictions in these subdivisions according to zoning ordinances.
- S Bankhead said this subdivision currently has 38 homes that will be built, but that does not mean that more cannot be built in further phases or as new development comes to that area. Safe routes for children to go to school will be provided. The road through the subdivision will start at Sherwood Drive and connect to 500 North.
- D Macfarlane said water studies have been done and there is good water pressure, even with the addition of this subdivision. Currently there are no streets to connect to, but the road built in the subdivision will have intersections built that comply with the ordinance.
- S Checketts commented that he intends to dedicate land for a new well up on the bench.
- S Bankhead commented that current ordinance is very restrictive on slopes, however, that could change with other councils. The city has also tried to protect slope areas and the city has worked closely with D Macfarlane and S Checketts to further preserve the natural beauty of the trail. As the trail moves into other municipalities, there is no way Providence can control what other communities will do with the trail and some parts of it move out of the jurisdiction of Providence City.
- H Hansen said that while Providence cannot control what other cities will do, Providence will set a precedent in protecting the trail and the surrounding slope areas.
- D Crites also said that the trail easement will be recorded with the county; it will become a public access trail.

Motion to approve the preliminary plat for Little Baldy Place Subdivision with the condition that the current Bonneville Shoreline Trail/deer fence trail remains accessible in its current location with a temporary easement that will be relinquished upon the trail being moved higher up the mountain (east) with the approval of the entities involved. Cost will not be borne by Providence City unless approved by the City Council: H Hansen, second – R James

Vote: Yea: L Raymond, R James, H Hansen
Nay: None
Abstained: None
Excused: None

S Bankhead said there is no guarantee that the city council will approve those expenditures.

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

No staff reports.

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

No commission reports.

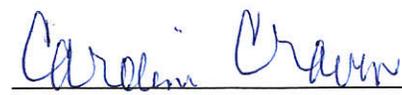
Motion to adjourn: R James, second – H Hansen

Vote: Yea: L Raymond, R James, H Hansen
Nay: None
Abstained: None
Excused: None

Meeting adjourned at 7:10 pm.

Minutes recorded and prepared by C Craven.


 Larry Raymond, Chairman


 Caroline Craven

Planning Commission Meeting

April 6, 2016

Please Sign In

<u>Name</u>	<u>City of Residence</u>
Darcy Pees	Providence
Carol Felt	Providence
Bunny Felt	Providence
JOHN DREW	PROV
Jan Paulsen	Providence
Ben Renaud-War	Logan
DANNY MACFARLANE	PROVIDENCE
Neil & Cindy Miller	Providence
Jeff DeMoss	Herold Journal
Brian Beardall	River Heights
Wayne Wheeler	Mendon
BRIAN STREBY	PROVIDENCE
Lauren Ikerd	Logan
Scot Weaver	Wellsville
RYAN DAVIS	Providence
DAVE WIND	LOGAN
Maudame Kubly	Millville
Robert Kozan Burdick	Providence
Darcey Burdick	Providence
Kim Myers	Logan
Jeanette Norton	Providence
HYTON Crites	LOGAN
Sara Worick	Logan
David Wallace	Logan
Jane Emckovc	Logan
Boston Myers	Logan
George Wooten	Providence
Drew Michener	Logan
Charles Delaney	Logan
Jim DeRita	Providence
LISA SANDERSON MACKINDAL	Providence
Seth Vance	N. Logan
Steph Tomlin	Logan

