



Providence City

15 South Main Street
Providence, UT 84332
(435) 752-9441 • Fax: (435)753-1586

PROVIDENCE CITY PLANNING COMMISSION NOTICE OF PUBLIC HEARING

Project Type: Code Amendment

Applicant: Todd Hendricks

Project Description: A proposed amendment to Providence City Code Title 11 Chapter 1 Section 3 Definitions by changing the definitions for Major Street, Collector Street, removing Feeder Street and adding Minor Street; amending Title 11 Chapter 4 Section 3; and amending the Providence City Corporation Department of Public Works Standards and Specifications Manual by changing the standard street cross-sections. This proposal would reduce the required asphalt width from 39' to 37' and increase the minimum park strip width from 6' to 7'. The minimum sidewalk width would remain at 5'.

Hearing Date: October 26, 2016

Hearing Time: 6:00 PM

Hearing Location: Providence City Office Building, 15 South Main, Providence UT

Prior to making a recommendation on a proposed code amendment, the Planning Commission is holding a public hearing. The purpose of the public hearing is to provide an opportunity for anyone interested to comment on the proposal before action is taken. The Planning Commission invites you to attend the hearing in order to offer your comments.

If you are disabled and/or need assistance to attend the public hearing, please call 752-9441 before 5:00 p.m. on the day of the meeting.

Thank you,

A handwritten signature in blue ink, appearing to read "Skarlet Bankhead".

Skarlet Bankhead
City Recorder

Newspaper Publication Date(s): Saturday, October 15, 2016

Posting Date: October 14, 2016

Posting Locations:

1. Providence City Office Building, 15 South Main
2. Providence City website www.providencacity.com
3. Utah Public Notice Website

CHAPTER 1

GENERAL PROVISIONS

SECTION:

- 11-1-1: Title
- 11-1-2: Purposes
- 11-1-3: Definitions
- 11-1-4: Amendments; Changes

11-1-1:TITLE: This Title shall be known as the SUBDIVISION TITLE OF PROVIDENCE CITY, COUNTY OF CACHE, STATE OF UTAH. (Subd. Ord., 1-24-1990)

11-1-2:PURPOSES: The purposes of this Title are to promote an adequate and efficient street and road system, to prevent congestion on streets and promote traffic safety, to secure desirable public space, to ensure proper distribution of population, to provide for adequate utilities and public improvements, to provide for orderly growth, and to improve the health, safety and general welfare of the people. (Subd. Ord., 1-24-1990)

11-1-3:DEFINITIONS: The following terms used in this Title shall have the respective meanings hereinafter set forth:

ALLEY: A narrow public or private way which affords a secondary means of access to abutting property. An alley is not intended for general travel and must be less than twenty six feet (26') in width.

BENCH MARK: A mark affixed to a permanent or semi-permanent object along a line of survey to furnish a datum level.

BLOCK: A piece of land surrounded by streets or other rights of way other than an alley; or land which is designated as a block on any recorded subdivision plat.

CITY: Providence City, County of Cache, State of Utah.

CITY COUNCIL: The elected ruling body of Providence City, Cache, Utah

CITY ENGINEER: Any professional civil engineer licensed by the State of Utah and appointed by the City Council to accomplish the objectives of this Title; provided, that no such person may serve the City and a sub-divider simultaneously where he would have to check his own work or the work of a

member of his firm in connection with any subdivision in the City.

COLLECTOR STREET: A street, **existing or proposed**, which ~~carries traffic~~ **is the main means of access** to the major street system, and shall have a right of way of ~~sixty-six (66)~~ **eighty feet (80')** and **is anticipated to have moderate to high traffic volumes and moderate to low speeds.**

CROSSWALK OR WALKWAY: A right of way designated for use by pedestrians and not intended for use by motor vehicles of any kind when in use by a pedestrian.

CUL-DE-SAC: A street having one open end and being terminated at the other end by a vehicular turnaround; and shall not exceed 600' in length. A connector street shall be used if the cul-de-sac contains sixteen (16) or more lots. A feeder street may be used in a cul-de-sac containing fifteen (15) lots or less.

DEVELOPER: Any legal entity who subdivides a parcel of land. He may also be referred to as a subdivider.

DRIVEWAY: A private roadway, the use of which is limited to persons residing, employed at or otherwise using or visiting the lot on which the roadway is located.

EASEMENT: A quantity of land, existing distinct from the ownership of the land, over which a liberty, privilege or advantage in land without profit is granted to the public or some particular person or part of the public.

~~**FEEDER STREET:** A street which carries traffic to a collector street system and shall have a designated right of way of fifty-six feet (56'). Except when used in a cul-de-sac, feeder streets shall not exceed 350' in length and shall not be adjacent to more than eight (8) lots.~~

FINAL PLAT: A subdivision map prepared in accordance with the provisions of this Title that is accurately surveyed and with such survey results marked on the ground so that the streets, alleys, lanes, blocks, lots and other divisions thereof can be identified. The final plat is designated to be placed on record in the office of the County Recorder.

IMPROVEMENTS: Devices, facilities or utilities required to be constructed or installed in a subdivision. Such improvements may include, but are not limited to, water facilities, sewer facilities, sidewalks, curbs and gutters, drainage facilities, streets, trees, street signs, street lights, traffic-control of safety devices, fire hydrants and such other facilities or construction required by this Subdivision Title.

LANE: A public or private way which affords primary access to abutting property.

LOT: A portion of a subdivision or land, intended as a unit for building development or transfer of ownership.

MAJOR STREET: A street which serves as a major traffic way, a controlled-access highway, major street parkway or other equivalent term to identify those streets comprising the basic structure of the street plan, and shall have a designated right of way of ~~eighty~~ **ninety-nine** feet ~~(80')~~ **(99')**.

MASTER PLAN: A plan, including maps or reports or both, which has been approved by the City Council and the Planning Commission, which helps to establish lines of current and future planned streets, roads, highways, etc., as provided in Utah Code Annotated, as amended.

Minor Street A residential or neighborhood street, existing or proposed, which is supplementary to a collector street and for moderate volumes of traffic of limited continuity which serves or is intended to serve the local needs of a neighborhood. The right-of-way shall be either sixty (60') or sixty-six feet (66') depending the anticipated average daily traffic (ADT) volume and as recommended by the Planning Commission and approved by the City Council.

OFFICIAL MAP: Any map adopted by the Planning Commission and/or the City Council under the provisions of Utah Code Annotated, as amended.

OWNER: Shall mean and refer to the person, partnership, corporation, or other entity in which is vested the fee simple, unencumbered title of the property to be

	subdivided, unless otherwise clearly indicated.
PLANNING COMMISSION:	The Providence City Planning Commission, unless another planning commission is specifically named.
PRELIMINARY PLAT:	A map or plan of a proposed land divisions or subdivision prepared in accordance with the requirements of this Title.
SKETCH PLAN:	A conceptual drawing of the proposed development prepared in accordance with the requirements of this Title.
SUBDIVIDE (And any Derivative Thereof):	Shall have reference to the term “subdivision”, as defined in this Section.
SUBDIVIDER:	Any legal entity who subdivides a parcel of land. May also be referred to as a developer.
SUBDIVISION:	The division of a tract of lot or parcel of land into two (2) lots or more. Further, this definition shall not apply to the sale or conveyance of any parcel of land which may be shown as one of the lots of the subdivision of which the plat has heretofore been recorded in the office of the County Recorder.
SUBDIVISION OF LAND FOR AGRICULTURAL PURPOSES:	A division of a parcel into two (2) or more lots, none of which is smaller than five (5) acres.
SUBDIVISION REQUIREMENTS:	Those requirements that are adopted by the various governing bodies in the City for the necessary proper development of the proposed subdivision.
SUSTAINED STREET GRADE:	A length of street that exceed 150’ in length, measured along the centerline of the street. Sustained grades shall not be in excess of eight percent (8%).

11-1-4:AMENDMENTS; CHANGES: Changes and amendments shall be done in accordance with State law. 1. (Subd. Ord., 1-24-1990)

¹ U.C.A. § 10-9-803.

CHAPTER 4

DESIGN STANDARDS

SECTION:

- 11-4- 1: Standards and Specifications
- 11-4- 2: Blocks, Lots and Open Spaces
- 11-4- 3: Streets and Street Improvements
- 11-4- 4: Water System
- 11-4- 5: Sewer System
- 11-4- 6: Storm Drainage
- 11-4- 7: Irrigation Ditches
- 11-4- 8: Trees
- 11-4- 9: Lighting
- 11-4-10: Signs
- 11-4-11: Monuments

11-4-1: **STANDARDS AND SPECIFICATIONS:** Standards for design, construction specifications, and inspection of street improvements, curbs, gutters, sidewalks, storm drainage and flood control facilities shall be provided by the City Engineer; standards for water distribution and sewage disposal facilities by the Board of Health; and similar standards for fire protection by the Fire Department. All developers shall comply with the standards established by such departments and agencies of the City, County and State; provided, that such standards shall be approved by the City Council. Construction specifications approved and as may be amended from time to time by action of the City Council are hereby adopted by reference as if fully set forth herein, three (3) copies of which are on file in the City Recorder's office for public inspection. These standards and specifications, in addition to the general standards set forth in this Title, shall be used by all developers and/or development. (Subd. Ord., 1-24-1990; 1998 Code)

11-4-2: **BLOCKS, LOTS AND OPEN SPACES:** The design of the preliminary and final plats of the development in relation to streets, blocks, lots, open spaces and other design factors shall be in harmony with design standards recommended by the Planning Commission and by other departments and agencies of City government as necessary. Design standards shall be approved by the City Council and shall include provisions as follows, which are hereby approved by the City. All improvements shall be designed by a professional engineer licensed in the State.

- A. Length: Streets shall not exceed two blocks, which is typically one thousand three hundred twenty feet (1,320'), in length between intersections with functioning cross streets (not a cul-de-sac).
- B. Width: Blocks shall be wide enough to adequately accommodate two (2) tiers of lots.
- C. Walkways/Trails. Dedicated walkways/trails may be required. Such trails shall be a minimum of eight feet (8') in width, but may be required to be wider where determined necessary by the City. The

developer shall surface the full width of the walkway with an approved surface.

- D. Multi-Family Housing: Multi-family dwellings or other types of cluster housing will be considered at the option of the City. If approved, adequate space for off-street parking shall be required.
- E. Arrangement; Design: The lot arrangement and design shall be such that lots will provide satisfactory and desirable sites for buildings, be properly related to topography, to the character of surrounding development and to existing requirements.
- F. Adjoin Street: Each lot shall abut on a street or lane shown on the development plat or on an existing publicly-dedicated street. Double frontage lots shall be prohibited, except where unusual conditions make other designs undesirable.
- G. Open Space: A portion of land or development site that is permanently set aside for public or private use and will not be developed. Open space may be used as community open space or preserved as green space. Green Space is open space maintained in a natural, undisturbed, or revegetated condition.

11-4-3: STREETS AND STREET IMPROVEMENTS:

- A. Arrangement: The arrangement of streets in new development shall make provision for the continuation of existing streets in adjoining areas and shall provide access to unsubdivided adjoining areas insofar as such continuation or access shall be deemed necessary by the City.
- B. Connection: New streets must connect with existing public streets. (Subd. Ord., 1-24-1990)
- C. Width; Costs:
 1. ~~The total street right of way shall be standard at eighty feet (80') for major streets, sixty-six feet (66') for collector streets; and fifty-six feet (56') for feeder streets. All reference to the "total width" of a street, road, right of way or easement shall refer to the "total width" stated in the property title or right of way rights transferred or dedicated to the City. The paved or traveled portion of the street or road may be less than the "total right of way" to allow for public improvements in accordance with City ordinances. (Ordinance Modification 98-OM013 06/08/98)~~ **The neighborhood street may be used in areas that would not generally be considered a through street or a street that would carry significant amounts of traffic other than that generated on that street or immediate neighborhood.**
 2. Costs of new roads and repairs to existing roads caused by development for collector (66 feet) and feeder (56 feet) streets shall be borne by the developer. Where a major (80 feet) street is required, the cost of paved section over and above that required to the collector (66 feet) street may be shared by the City. The City's participation shall be determined by cost estimates reviewed by the City Engineer and approved by the City Council. The approved estimates shall be part of the development agreement attached to the final plat. (Ordinance Modification 98-OM013 06/08/98)

- D. Surfacing: All streets shall be improved as shown in the current Providence City Department of Public Works Standards and Specifications Manual.
- E. Grades:
1. Grades of streets shall not be in excess of fifteen percent (15%) for a maximum of one hundred fifty feet (150') measured along the center line of the street, nor in excess of eight percent (8%) on sustained grades (a length of street that exceeds 150'), unless otherwise approved by City. Grades of roads shall be a minimum of one-half of one percent (0.5%).
 2. Streets shall be designed and constructed to a grade of less than four percent (4%) for a distance of at least one hundred feet (100') approaching all intersections. The measurement of the intersection centerline to the beginning of a vertical curve shall be one hundred feet (100')
 3. All changes in street grade shall be connected by vertical curves of a minimum length equivalent to fifteen (15) times the algebraic difference in the rate of grade for major streets and collector streets and one-half ($\frac{1}{2}$) of this minimum for all feeder streets. (Subd. Ord., 1-24-1990)
- F. Curvature On Center Line: Minimum radii of curvature on center line shall be as follows: major streets, five hundred feet (500'); collector streets, three hundred feet (300'); and feeder streets, one hundred feet (100'); unless otherwise approved by the City.
- G. Partial Streets: When a partial street is approved, it will require sufficient right of way to construct improvements as shown on the partial street cross section in the current Providence City Department of Public Works Standards and Specifications Manual.
- H. Intersection Angles; Curb Radii: In general, streets should intersect at right angles, feeder streets should approach the major or collector street at an angle of not less than eighty-five degrees (85°) and not more than ninety-five degrees (95°), and curb corners should have radius of not less than twenty feet (20').
- I. Curbs and Gutters:
1. All streets within the development shall be improved as shown in the current Providence City Department of Public Works Standards and Specifications Manual.
 2. Minimum grades for curb and gutters and streets shall not be less than one-half of one percent (0.5%), and from crown of the road to the lip of the curb shall be a minimum of two percent (2%). (Ord., 11-12-1996, eff. 11-13-1996)
- J. Sidewalks: Sidewalks may be required on both sides of all public streets. Sidewalks placed on both sides of public streets shall be concrete and five feet (5') wide minimum and four inches (4") thick minimum. All sidewalks that cross residential driveways shall be six inches (6") thick minimum. All

sidewalks that cross commercial driveways shall be eight inches (8") thick minimum. Sidewalks at all intersections of public streets shall conform to adopted American Disabilities Act standards.

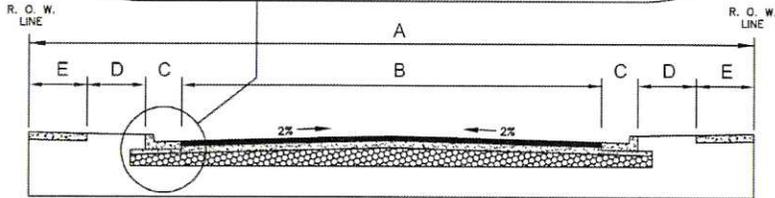
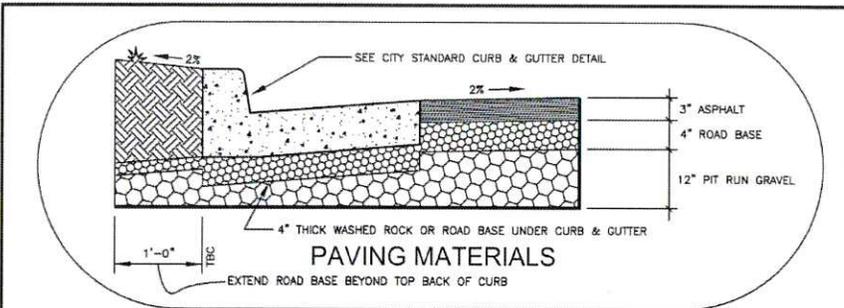
- K. Existing and Proposed Streets: The developer shall improve existing and proposed streets in all development, except on the rear of lots that back on streets where access is not permitted. Timetable of completion and the security performance of all improvements will be listed in the development agreement. (Ord., 11-12-1996, eff. 11-13-1996)
- L. Damage: In the event existing sidewalks or curbs and gutters are damaged at any time, the damaging party shall repair or replace the damaged items as per Section 7-3-1 of this Code. (Subd. Ord., 1-24-1990)
- M. Nonconnecting Streets; Turnarounds: At all temporary ends to streets on nonconnecting streets, provisions shall be provided by the developer for a turnaround for snow plows, garbage trucks and other service vehicles. Turnarounds must be paved with hot mix asphalt. See the current Providence City Department of Public Works Standards and Specifications Manual (Subd. Ord., 1-24-1990)(Ordinance No. 009-2009 10/27/2009)
- N. Park strips shall be at least seven feet (7') in width.

11-4-4: WATER SYSTEM:

- A. Design; Construction: The entire system shall be designed and constructed in accordance with City standards and the State Health Department standards. If there is conflict between the standards, the most stringent shall rule.
- B. City Standards. The city standards are contained in the current Providence City Department of Public Works Standards and Specifications Manual.
- C. Fees: The costs for connection to the City water supply shall be specified in the fee schedule to be held in the City office. (Subd. Ord., 1-24-1990)
- D. Fire Hydrants: Fire hydrants shall be installed at the expense of the developer and in accordance with the regulations of the Fire Department and City standards.
- E. City Line to Development: Where a development does not border an existing City water line, the developer shall install and bear all costs of pipeline from the development to the nearest existing City water line.

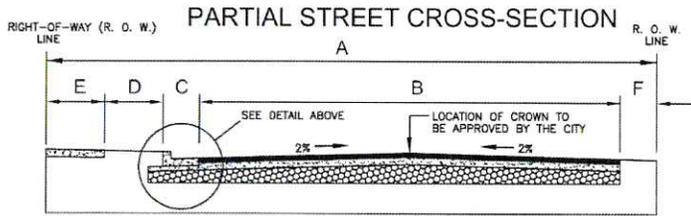
11-4-5: SEWER SYSTEM:

- A. Standards and Specifications: See the current Providence City Department of Public Works Standards and Specifications Manual.



TYPICAL STREET CROSS-SECTIONS

TYPE of STREET	WIDTHS				
	A RIGHT-OF-WAY	B ASPHALT	C CURB & GUTTER	D PARK STRIP	E SIDEWALK
FEEDER STREET	56'	29'	2.5'	0.0'	5.0'
COLLECTOR STREET	66'	39'	2.5'	0.0'	5.0'
MAJOR STREET	80'	53'	2.5'	6.0'	5.0'



WIDTHS					
A RIGHT-OF-WAY	B ASPHALT	C CURB & GUTTER	D PARK STRIP	E SIDEWALK	F SHOULDER
See note	24' MIN.	2.5'	6.0'	5.0'	See note

NOTE:
WIDTHS "A" & "F" MUST BE APPROVED BY THE CITY PRIOR TO CONSTRUCTION.

Providence City Public Works Department

Street Cross-Sections

DRAWING NO. C-1
REVISED 07-06-07

Proposed Street Cross-Sections						
Type of Street	Widths					Estimated Average Daily Traffic (ADT)
	A Right-of-Way	B Asphalt	C Curb & Gutter	D Park Strip	E Sidewalk	
Major Street	99'	66'	2.5'	Minimum 7.0'	Minimum 5.0'	Over 5,000
Collector	80'	49'	2.5'	Minimum 7.0'	Minimum 5.0'	1,501 – 5,000
Residential	66'	35'	2.5'	Minimum 7.0'	Minimum 5.0'	251 – 1,500
Neighborhood	60'	29'	2.5'	Minimum 7.0'	Minimum 5.0'	Up to 250