Providence City Planning Commission Meeting
Providence City Office Building
15 South Main, Providence UT 84332
February 11, 2015  10:00 am

Attendance:
Chair: Larry Raymond
Members: Kirk Allen, Larry Hogge, Sherman Sanders
Alternates: Wendy Simmons
Excused: Robert James

Election of Vice Chair: The Providence City Planning Commission will elect a vice chair to fill the
vacancy created by the resignation of Gary Milburn.
Motion to elect Sherman Sanders to fill the vice chair position: K Allen, second – L Hogge
Vote: Yea: K Allen, L Hogge, L Raymond, S Sanders, W Simmons
Nay: None
Excused: None
Abstained: None

Approval of the Minutes:
Item No. 1. The Providence City Planning Commission will consider for approval the minutes of
January 10, 2015.
Correct Sherman Sanders name
Motion to approve the January 10, 2015: L Hogge, second – K Allen
Vote: Yea: K Allen, L Hogge, L Raymond, S Sanders, W Simmons
Nay: None
Excused: None
Abstained: None

Item No. 2. The Providence City Planning Commission will consider for approval the minutes of
January 28, 2015.
Correct Sherman Sanders name
L Hogge excused – correct to L Raymond
Page 3, Line 8 - Correct J Baldwin’s comment. (east/west street) 200 w and where it connects
with Gateway drive.
Motion to approve minutes with corrections: S Sanders, second – K Allen
Vote: Yea: K Allen, L Hogge, L Raymond, S Sanders, W Simmons
Nay: None
Excused: None
Abstained: None

Heather Hansen, who was appointed to the Planning Commission by the City Council, was
invited to join the Planning Commission. She introduced herself to the Commissioners.

Public Hearing(s):
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 11 Subdivision Regulations by changing “Development Review Committee (DRC)” to “city staff”.

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

**Item No. 2. 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 4 Establishment of Districts and Chapter 6 Use Regulations that clarify the Public Use Zone. In addition to uses in the Public Use Zone, other Use Chart proposed amendments including adding upholstery, pet grooming, beekeeping, and making some changes in the Utility and Related Services section.

- Discussion for Item No. 2 began at 6:42.
- S Bankhead reviewed why this proposed code amendment is before the Planning Commission. Some of the city parks are in many different zones throughout the city. This is an attempt to define all parks as a public use zone.
  - Beekeeping - a commercial business also wants to provide beekeeping supplies, however, beekeeping is not allowed in the commercial zone. City Council determined that bees can be kept in any of the zones, but it has to go through Planning Commission. The suggestion is that beekeeping be permitted in all zones and add another use, but beekeeping greater than 4 colonies would require a Conditional Use Permit.
  - Pet grooming – since the city allows home salons, it was felt pet grooming could also be permitted as a conditional use.
  - Gardens and Orchards – permitted in commercial neighborhood zone.
  - Food Prep and Catering – this is allowed through conditional use through residential zones, but not allowed in commercial zones. It is recommended this be a conditional use in the public zone and also allowed in the commercial zone.
  - Listen to tape teaching lessons at the tennis courts.
  - Public buildings should be in public zones.
  - Irrigation needs to go to all zones
  - Other changes reviewed.
  - Public utilities discussed.
- L Raymond asked about the public works facility sitting right next to Von’s Park. S Bankhead said she will make that correction in a later date and have it zoned public.
• K Allen asked about the request for the cell tower public use.
• S Bankhead said one is over in Alma Leonhardt Park and the other is by the theaters.
• L Hogge asked about utilities and related services and the conditional use permits.
• S Sanders asked about the ????? restrictions make it legal in our favor.
• S Bankhead said she will ask the city attorney about that.
• H Hansen asked what grounds could be used to deny CUPs. S Bankhead said if an applicant cannot meet certain requirements, then the CUP can be denied.
• L Hogge felt parks were an area to get away from all the cell towers, etc. He had concerns about allowing cell towers in the parks.
• K Allen had concerns about all the antennas that are attached to cell towers. He wondered if there were restriction on the towers.
• S Bankhead said by ordinance we can only have three antennas and they have size restrictions.
• J Baldwin felt like changing the zoning to public use was a wise decision. He has had bad experiences with beekeepers in neighborhood areas in the past. He would like beekeeping to be a conditional use. If all beekeepers are approved as a CUP, then the city has over site and can avoid potential nuisance issues. He is in favor of other changes to the use chart.
• S Sherman felt like neighbors should be notified since many people are allergic to bees.
• L Hogge felt beekeepers should be registered just like dog licensing is required.
• K Allen also like having a CUP in residential areas.
• S Bankhead said home businesses are the only ones required to get CUP’s. Not all beekeepers are home businesses. She will check the state requirement and also check with the city attorney to see what can be done.
• L Raymond closed public hearing on Item No. 2 at 7:30 pm.

**Item No. 3. Proposed Rezones.** The Providence City Planning Commission will hold a public hearing to receive public comment on the proposed rezone of the following City parks:
- Alma H Leonhardt Park, 310 West 250 North, AGR to PUB
- Braegger Park, 300 East 300 South, SFT to PUB
- Brookside Park, 450 North 100 East (38 East Spring Creek Parkway), SFH to PUB
- Cattle Corral Park, 100 East 200 South, SFT to PUB
- Hampshire Park, 285 West 575 South, SFT to PUB
- Meadow Ridge Park, 251 South 325 West, AGR to PUB
- Uptown Park, 100 East 100 North, CGD to PUB
- Von Baer Park, 350 East Center, SFT to PUB
- Zollinger Park, 61 North 200 West, CGD to PUB
  • L Raymond opened public hearing at 7:30 on Item No. 3.
  • L Hogge asked if there is any disadvantage to having parks in a public use zone.
  • J Baldwin felt it made the city less liable to have public use zones.
  • L Raymond felt 10-4-4 needed to be more explicit – see section 4 of this chapter.
  • S Sanders listen to tape.
  • L Raymond closed public hearing on Item No. 3 at 7:37.
**Action Items:**

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

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

**Vote:**

- **Yea:** K Allen, L Hogge, L Raymond, S Sanders, W Simmons
- **Nay:** None
- **Excused:** None
- **Abstained:** 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 Zoning Regulations Chapter 4 Establishment of Districts and Chapter 6 Use Regulations that clarify the Public Use Zone. In addition to uses in the Public Use Zone, other Use Chart proposed amendments include adding upholstery, pet grooming, and making some changes in the Utility and Related Services section.

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

**Vote:**

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

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

- Alma H Leonhardt Park, 310 West 250 North, AGR to PUB
- Braegger Park, 300 East 300 South, SFT to PUB
- Brookside Park, 450 North 100 East (38 East Spring Creek Parkway), SFH to PUB
- Cattle Corral Park, 100 East 200 South, SFT to PUB
- Hampshire Park, 285 West 575 South, SFT to PUB
- Meadow Ridge Park, 251 South 325 West, AGR to PUB
- Uptown Park, 100 East 100 North, CGD to PUB
- Von Baer Park, 350 East Center, SFT to PUB
- Zollinger Park, 61 North 200 West, CGD to PUB

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

**Vote:**

- **Yea:** K Allen, L Hogge, L Raymond, S Sanders, W Simmons
- **Nay:** None
- **Excused:** None
- **Abstained:** None
Study Items:

Item No. 1. Proposed general plan amendment. The Providence City Planning Commission will review proposed amendments to the transportation element of the Providence City general plan.
- S Bankhead asked if this could be continued to next meeting.

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

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

Item No. 2. Proposed Code Amendment. The Providence City Planning Commission will review proposed amendments to Providence City Code 10-8-5: Commercial Zoned Districts; Site Development and 10-8-6: Parking Regulations.
- K Allen
- L Raymond page 7, B-2: Single family dwellings – he felt this garage issue needs to be changed. SFD unit parking to be provided on private property.
- S Bankhead suggested adding something about the parking not taking up the entire front yard. She said the way it is written now you can only park in your garage or a future planned garage. A public hearing still needs to be held.
- L Raymond suggested reviewing changes and postponing.

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

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

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.

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.