

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**
2 **February 27, 2008, 6:00 p.m.**
3 **Providence City Office Building**
4 **15 South Main, Providence, UT 84332**
5

6 **ATTENDANCE:** **Chairman:** **Jon Mock**
7 **Commissioners:** **H Ames, D Astle, L Campbell,**
8 **W Wimmer**
9 **Excused:** **None**
10 **Alternates:** **D Briel**
11 **Staff:** **S Bankhead, City Administrator**
12 **K McDermott, Office Specialist**
13

14 **ACTION ITEMS:**

15 **Item No. 1.** The Providence City Planning Commission will consider for approval the minutes for February
16 13, 2008.

17 Motion to approve the minutes- H Ames Second- D Astle

18 Page 2, line 49- W Wimmer asked if they would deed it with the 7th phase or if they would be willing to deed
19 it with the 1st or 2nd.

20 Page 3, line 25- may "need" to have

21 Page 3, line 27- so 200 North will be straight.

22 Page 4, line 31- assurances not insurances

23 Page 4, line 11- more than that it would be up to them

24 Page 4, line 33- it should say "is"

25 Page 5, line 11- was "settled" not done

26 Page 5, line 26- D Astle said this is not a change to the minutes but, the geotechnical and soil tests need to be
27 submitted.

28 Vote: Yea: H Ames, D Astle, L Campbell, J Mock, W Wimmer

29 Nay: None.

30 Abstained: None.

31 Excused: None.
32

33 **Conflict of Interest.**

34 None.
35

36 **ACTION ITEMS CONTINUED:**

37 **Item No. 2** The Providence City Planning Commission will receive public comment on a request from
38 Providence Highlands LC for preliminary plat approval of the Grandview Chapel Site.

39 Motion to approve the preliminary plat approval of the Providence Highlands Chapel Site- W Wimmer
40 Second- H Ames

41 D Briel asked if this has to wait for the rest of the development.

42 He was answered no, this one lot subdivision can move forward at this time.

43 J Mock asked if the water issue is cleared up, and they have sufficient water for this chapel site as well as the
44 rest of the development. The challenge of the State Water Engineer's decision is now over.

45 H Ames asked if there are any commitment letters besides the commitment of service water letter.

46 S Bankhead said that the utilities now sign the final plat.

47 J Mock said that he felt the Staff Report should clarify the commitment of service part of the staff report. He
48 felt it should say what type of commitment letter was meant.

49 H Ames wanted the Staff Report to say that things have been taken care of on the Staff Report.

50 Vote: Yea: H Ames, D Astle, L Campbell, J Mock, W Wimmer

51 Nay: None.

52 Abstained: None.

53 Excused: None.

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2 **STUDY ITEM:**

3 **Item No. 1.** The Providence City Planning Commission will discuss a request from Hal Fronk for
4 preliminary plat approval of KRT Amended Subdivision located generally at 300 South and 250 West.

5 D Astle said that he is concerned about where the lane is going through the end of the cul-de-sac.

6 J Mock said that he was concerned about inner-block development.

7 H Ames said they have had this problem before with developers not coming to the meeting. The Planning
8 Commission have said in the past that they won't address it until they have someone here to represent the
9 development.

10 D Astle asked what the KRT Subdivision original plat looked like.

11 S Bankhead said Lot #5 was a horseshoe around the cul-de-sac. That was split. Now one of the splits is being
12 divided.

13 D Astle asked if since the first split of Lot #5 wasn't recorded if it was a legal lot.

14 S Bankhead said they did it legally, but never recorded the plat.

15 J Mock asked where it leaves the process now.

16 S Bankhead said when this plat is recorded it will take care of that.

17 W Wimmer asked if they had spoken with the fire department.

18 J Mock said he read something in the staff report about a sprinkler system.

19 S Bankhead said they have the option of using a sprinkler, and it seems like that is how they are choosing to
20 do things.

21 D Briel said he isn't sure what the lane is. He wanted to know if the cul-de-sac will go away.

22 J Mock explained that it is a private driveway. He said he is a little concerned about it.

23 D Astle said that a lot of subdivisions have restrictive covenants that prohibit splitting lots.

24 S Bankhead said that we don't enforce restrictive covenants.

25 H Ames said that that the fact that at one time a split was approved and never recorded doesn't really mean
26 anything to this subdivision process.

27 J Mock asked if it will take care of the other large lot when this gets recorded as well.

28 S Bankhead said yes.

29 W Wimmer asked if there are any restrictions from the Blacksmith Fork canal.

30 S Bankhead said there is a setback shown in a dashed line.

31 H Ames wasn't sure what was really happening and what they were approving. He wanted to know if the
32 original subdivision was around the cul-de-sac. He tried to clarify the 1st plat amendment that didn't have a
33 final plat recorded. He wanted to clarify.

34 W Wimmer asked if they have to have a Homeowner's Association before they continue with developing.

35 S Bankhead said that Lots 11 and 12 are the only lots that will be on the private lane. The code doesn't allow
36 more than two houses to be on a private lane.

37 S Bankhead said that the private driveway must meet the fire department's rules.

38 J Mock asked if there should be a turnaround.

39 S Bankhead said that is why they are using the sprinkler system.

40 Motion to continue the study item- D Astle Second- L Campbell

41 Vote: Yea: H Ames, D Astle, L Campbell, J Mock, W Wimmer

42 Nay: None.

43 Abstained: None.

44 Excused: None.

45 D Astle wanted them to verify the location of the house on Lot #5.

46
47 **Staff Reports:**

48 S Bankhead said the only thing she had to update the Planning Commission about was that in the legislature
49 there is a bill that affects minutes. She said they must be available within 14 days. She said that the City
50 Council has done some thinking, and they will probably have the minutes ready the Friday or Monday after
51 the meeting. Then the Council will have a few days to come in and look at the minutes and make corrections.
52 Then Skarlet will sign them after all the corrections are made.

53 D Astle said if it could be made electronically.

1 S Bankhead said she is a little nervous about holding an electronic meeting. She said they could e-mail them
2 out but then they would need to bring corrections into the office in person. She said grammatical errors will
3 be changed. Content changes will be listened to on the tape and if there is a conflict then the minutes will
4 come to the next meeting to be reconsidered.

5 H Ames asked why the legislature is considering this.

6 S Bankhead explained that some cities hold so many public meetings that their turnaround has been a very
7 long time.

8 D Briel said that there is a bill that properties must be electronically re-appraised every year.

9 S Bankhead said that HB 51 is in its 6th revision. It deals with water forfeiture. It is to protect cities from
10 water forfeiture. She explained why it has been hard to plan for the future because of the State Water
11 Engineer's opinion. This bill will try to help cities plan for the future better. She said it doesn't affect
12 irrigation companies. She said they will have to make sure irrigation companies are putting their water to
13 beneficial use.

14 H Ames said he had to sign a certificate that he is using his irrigation water for beneficial use.

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16 **Commission Reports:**

17 L Campbell asked if there is anything about the joint meeting that was supposed to happen with the City
18 Council.

19 S Bankhead said it is hard to get everyone's schedules on the same page. She said they will try to do it in
20 March because they need to talk about the historic area.

21 J Mock asked about the transportation plan.

22 S Bankhead said Max Pierce will present to DRC next week and then hopefully it will come to the Planning
23 Commission on March 12th.

24 D Astle said if the joint meeting that is to be planned will not be on a Saturday anymore.

25 S Bankhead said that instead of taking a whole Saturday for training they are just going to watch the DVD's
26 the next few weeks during the regularly scheduled meetings.

27

28 Motion to adjourn the meeting- L Campbell Second- H Ames

29 Vote: Yea: H Ames, D Astle, L Campbell, J Mock, W Wimmer

30 Nay: None.

31 Abstained: None.

32 Excused: None.

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Jon Mock, Chairman

Katie McDermott, Office Specialist

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37 Meeting adjourned at 6:50pm.

38 Minutes taken and prepared by Katie McDermott.