

1 **Providence City Planning Commission**

2 **Providence City Office Building**

3 **15 South Main**

4 **Providence UT 84332**

5 **July 9, 2014 6:00 p.m.**

6  
7 Attendance: Larry Raymond, Chair

8 Commissioners: Kirk Allen, Larry Hogge, Gary Millburn, Sherman Sanders

9 Alternate: Robert James

10 Excused: None

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12 Mayor Calderwood requested the Planning Commission visit Canyon Road east of Grandview Drive and make  
13 recommendation for improvements.

14 Mayor Calderwood also requested the Planning Commission visit the northeast area of the City for transportation  
15 planning.

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17 **Approval of the Minutes:**

18 **Item No. 1.** The Providence City Planning Commission will reconsider for approval the minutes of June 11, 2014.

19 **Motion to approve the minutes: K Allen, second – S Sanders**

20 **Vote: Yea: K Allen, L Hogge, G Millburn, L Raymond, S Sanders**

21 **Nay: None**

22 **Abstained: None**

23 **Excused: None**

24 **Item No. 2.** The Providence City Planning Commission will consider for approval the minutes of June 25, 2014.

25 **Corrections:**

- 26 • Page 1: S Sanders reported they are still removing fill from the site, is this creating a liability.

27 **Motion to approve the minutes as amended: Larry Hogge, second – Gary Millburn**

28 **Vote: Yea: K Allen, L Hogge, G Millburn, L Raymond, S Sanders**

29 **Nay: None**

30 **Abstained: None**

31 **Excused: None**

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33 **Study Item:**

34 **Item No. 1.** The Providence City Planning Commission will consider amending Providence City Code Title 10 Zoning  
35 Regulations, Chapter 8 Area and Parking Regulations, Section 2 Lot Size, A. Lot Areas – Flexibility Exception;  
36 Chapter 5 Overlay Zones; and Title 11 Subdivision Regulations, Chapter 3 Plat Procedures and Requirements.

- 37 • S Bankhead explained to the Commission why this has come before them. The red lines are to be added in  
38 as well as construction documents on two lot subdivisions. This will insure that people know what will be  
39 required for two lot subdivisions. The state code changed and now makes it clear that a lot line  
40 adjustment should go through the amended plat phase. Public hearing will also be required if certain  
41 criteria are not met as per state code.
- 42 • A public hearing will be held for changes to this ordinance.
- 43 • R James asked how many two lot subdivisions the City has in one year. S Bankhead said usually 3-5.
- 44 • Concept plans do not vest the City, but preliminary plats do. The concept plan should somewhat reflect  
45 what is required by the ordinance.
- 46 • There was discussion about making the ordinance user friendly, without allowing for violation of the  
47 ordinance, especially where the concept plan is concerned.
- 48 • S Bankhead suggested that once the General Plan is defined, it will be easier to write ordinances for  
49 subdivisions. It will also be easier to write ordinances for specific areas of the City, such as Canyon Road.  
50 She felt like the difference between a two lot subdivision or a larger subdivision isn't the size of the  
51 subdivision, but rather where the subdivision is in the City and what the streets in each type of subdivision

1 should look like; then the ordinance can be written accordingly. She also suggested a public hearing so the  
2 residents can voice their opinion.

3 **Motion to table and study further: K Allen, second – S Sanders**

4 **Vote: Yea: K Allen, L Hogge, G Millburn, L Raymond, S Sanders**  
5 **Nay: None**  
6 **Abstained: None**  
7 **Excused: None**

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

- 10 • No staff reports.

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

- 14 • No commission reports.

15 Next Planning Commission meeting will be July 30, 2014.

16 **Motion to adjourn: K Allen, second – S Sanders**

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

21 Meeting adjourned at 7:45 p.m.

22 Minutes recorded by S Bankhead and prepared by C Craven.

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Larry Raymond, Chairman

  
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Caroline Craven, Secretary



