

1 Providence City Planning Commission
2 Providence City Office Building
3 15 South Main, Providence UT 84332
4 March 27, 2013 6:00 p.m.
5

6 Chairman: R Sneddon
7 Commissioners: K Allen, G Allred, J Baldwin, R Cecil, S Sanders, R Sneddon, G Walker
8 Attendance: G Allred, J Baldwin, R Cecil, S Sanders, R Sneddon, G Walker
9 Excused: K Allen
10

11 **Approval of the Minutes:**

12 The Providence City Planning Commission will consider for approval the minutes of March 13, 2012.

13 Page 1, line 44 – before the word with, add according to the City Attorney, then comma

14 Page 3, line 118, 128, 134 – G Knighton instead of G Knight

15 **Motion to approve minutes as amended: G Walker, second - S Sanders**

16 **Vote:**

17 Yea: G Allred, J Baldwin, C Rowan, S Sanders, R Seddon, G Walker
18 Nay: None
19 Excused: K Allen
20 Abstained: None
21

22 **Action Items:**

23 **Item No. 1:** The Providence City Planning Commission will consider for approval a preliminary plat for the Grace
24 Baugh Subdivision, a 3-lot residential subdivision located at 300 East and 300 South.

- 25 • R Sneddon asked G Walker to clarify what he talked about last night at City Council and the final
26 disposition as of last night.
- 27 • G Walker – We had denied a request for a subdivision plat approval for Grace Baugh subdivision on the
28 basis that City Council had not identified reasons for granting the exception for certain infrastructure
29 requirements. City Council continued the meeting for further discussion so they could address concerns. I
30 feel we should continue based on City Council's decision to continue.
- 31 • R Sneddon –Based on that, I will entertain a motion to hold this action item over until we have sufficient
32 information.
- 33 • S Baugh – Reviewed Planning Commission minutes of March 13. Asked if clarification was the biggest
34 point.
- 35 • G Walker – Yes, the City Council needs to clarify those exceptions.
- 36 • S Baugh – Last night the staff came back with some good reasons why those exceptions were granted.
- 37 • G Walker – Just to be clear, last night the City Council did not formally adopt that, so that is why it is being
38 continued.
- 39 • S Baugh - Read Resolution 12-021 and summary of City Council meeting of October 9, 2012 and reviewed
40 reasons for exception to title as presented by City Council in meeting of 03-26-2013. Reviewed
41 subdivisions in his neighborhood and what was required at the time of those subdivisions
- 42 • G Walker – This is a good policy discussion, when it comes to a variance the only authority in the City that
43 can grant that is the Appeal Authority. We don't have authority to grant it and neither does the City
44 Council. This has been ruled on by the Utah Supreme Court. In order to get a variance, Mr. Baugh has to
45 go to the Appeal Authority; that would be one avenue. The other avenue is for the City Council to change
46 the ordinance rather than grant an exception. At this point of time for what is in front of us now, we
47 should wait for the City Council to finish their discussion.

48 **Motion to Continue Action Item No. 1: G Walker, second - R Cecil**

49 **Vote:**

50 Yea: G Allred, J Baldwin, C Rowan, R Seddon, G Walker
51 Nay: S Sanders
52 Abstained: None

1 **Excused: K Allen**

2
3 **Item No. 2:** The Providence City Planning Commission will consider for recommendation to the City Council
4 amending Providence City Code Title 10, Chapter 1, Section 4 Definitions including but not limited to Accessory
5 Buildings, Main Buildings and Business Use General, Low Impact and Medium Impact.

- 6 • G Walker – Page 10, Home Business, I suggest we put in “carried on ‘solely’ by members of the residing
7 family” for low impact.
8 • S Bankhead – Page 10, Home Business Definition, we allow people to have up to 4 individuals that do not
9 reside in the primary dwelling.
10 • The Commissioners discusses low/medium impact on neighborhoods, grandfathering in businesses that
11 were legally compliant before the new ordinance changes, number of people coming and going for home
12 businesses, and off street parking.
13 • It was suggested to keep car parking limitation to 8 cars off street and screened off and 2 on street for low
14 impact, medium impact would be two cars on the street and any additional vehicles must be off street
15 and screened. No more than 10 customers at a time by appointment. No limit on the number of visits per
16 week. Manufacturing is not allowed.

17 **Motion to approve Chapter 1, Section 10, General Provisions, as amended: R Cecil, Second – S Sanders**

18 **Vote:**

19 **Yea: R Cecil , S Sanders, R Sneddon**
20 **Nay: G Allred, J Baldwin, G Walker**
21 **Abstained: None**
22 **Excused: K Allen**

- 23
24 • G Allred – Motion is to state Low Impact Business Use, Section B, as the delimitating state of the four
25 items above may be achieved by the use of natural or man-made methods of mitigation, and including the
26 other amendments that have been made; no more than 10 customers by appointment; cross out per day.

27 **Motion to adopt whole provision as amended: G Allred, second - R Cecil**

28 **Vote:**

29 **Yea: G Allred, J Baldwin, R Cecil, S Sanders, R Sneddon**
30 **Nay: G Walker**
31 **Abstained: None**
32 **Excused: K Allen**

33
34 S Bankhead – would you be willing to meet next week to accommodate Jerry Fickas who was supposed to be on
35 the agenda tonight? If not, he will understand.

36 R Sneddon – Meeting will be April 3, 2013.

37
38 **Study Items:**

39 **Item No. 1:** The Providence City Planning Commission will discuss amending Providence City Code Title 11
40 including but not limited to Concept Plan and road grades.

41
42 **Item No. 2:** The Providence City Planning Commission will discuss amending Providence City Code Title 10 Chapter
43 5 Overlay Zones addressing non-developable sensitive area, potentially developable sensitive area, hazard wildfire
44 zones, and engineering geotechnical report.

45
46 **Item No. 3.** The Providence City Planning Commission will discuss amending Providence City Code Title 11-5-2 by
47 adding the following to the minimum improvement requirements: All curb, gutter and all utility trenches that lay
48 inside the roadway.

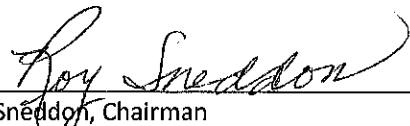
49 **Staff Reports:** Any items presented by Providence City Staff will be presented as informational only.

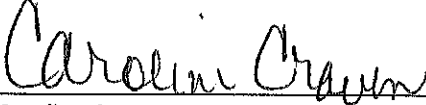
1 **Commission Reports:** Items presented by the Commission Members will be presented as informational only; no
2 formal action will be taken.

3
4 **Motion to adjourn: G Walker, second - G Allred**

5 **Vote:**
6 **Yea:** **G Allred, J Baldwin, C Rowan, S Sanders, R Seddon, G Walker**
7 **Nay:** **None**
8 **Excused:** **K Allen**
9 **Abstained:** **None**

10
11 Meeting adjourned.
12 Minutes taken and prepared by Caroline Craven.

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14
15 
16 _____
17 Roy Sneddon, Chairman
18



Caroline Craven, Secretary

