

1 **Providence City Planning Commission Minutes**
2 **Providence City Office Building**
3 **15 South Main, Providence UT 84332**
4 **May 22, 2013**

5
6 **Commissioners:** R Sneddon, G Allred, K Allen, J Baldwin, R Cecil, S Sanders, G Walker
7 **Attendance:** Roy Sneddon, Gordon Allred, Kirk Allen, Jeff Baldwin, Sherman Sanders
8 **Excused:** Rowan Cecil, Garrett Walker (arrived at 6:50)

9 **Approval of the Minutes:**

10 The Providence City Planning Commission will consider for approval the minutes of May 1, 2012 with the following
11 corrections:

12 S Sanders was an alternate and did not vote.

13 **Motion to approve the minutes: J Baldwin, second – K Allen**

14 **Vote: Yea:** R Sneddon, G Allred, K Allen, J Baldwin, S Sanders

15 **Nay:** None

16 **Excused:** R Cecil, G Walker

17 **Abstained:** None

18 The Commission discussed Study Item No. 2 first.

19 **Item No. 2.** The Providence City Planning Commission will discuss a request from Ivan Christensen for an exception
20 to title to for a possible subdivision located at 207 East 100 North.

- 21 • Ivan Christensen explained he would like to build a subdivision at 207 East 100 North. Under the current
22 requirements, the subdivision would require curb and gutter on 100 North and sidewalk on 200 East.
- 23 • R Sneddon explained the Planning Commission group feels the ordinance should be followed. However,
24 the City Council has granted an exception in a similar situation.
- 25 • G Allred explained part of the reason for Mr. Baugh was that 300 East would not have foot traffic off of
26 Eck Hill, and the sidewalk would not be extended to the north.
- 27 • K Allen felt the Planning Commission acted based on the City Council.
- 28 • I Christensen felt putting a partial curb and gutter in was hazardous, and that putting a sidewalk that went
29 nowhere was frivolous.
- 30 • S Sanders explained the Planning Commission needs to follow the ordinances and procedures.
- 31 • R Sneddon explained this is a study item.
- 32 • R Sneddon suggested the Planning Commission write a letter to I Christensen suggesting the options.
- 33 • It was explained that I Christensen needed to begin the subdivision process.
- 34 • Both the variance and exception process were explained.

35
36 **Study Items:**

37 **Item No. 1:** The Providence City Planning Commission will discuss amending Providence City Code Title 10 Chapter
38 5 Overlay Zones addressing non-developable sensitive area, potentially developable sensitive area, hazard wildfire
39 zones, and engineering geotechnical report.

- 40 • Rod Hammer, County Fire Marshall, The county has created a map of wild land urban interface area. The
41 state has written a code for wild land urban interface.
- 42 • The five items listed are identified as portions of the state wild land urban interface code.
- 43 • The code can be adopted as is or portions can be selected.
- 44 • R Hammer did not feel the City had high risk areas. A wood structure with wood shingles in a forest
45 would be considered high risk.
- 46 • K Allen asked if the code could dictate building code requirements. The answer was yes, it is enforced
47 through the building code.
- 48 • Fire breaks are a great idea in a residential area. A fire break won't do anything for flying embers. Keeping
49 the fuel load lower will help.
- 50 • When a developer goes to the boundary, can we require a fire break? C Humphreys reported that has
51 been used in North Logan where a development was along the forest service boundary.
- 52 • A lawn is a great fire break. However, bushes and trees are part of the fuel.

- R Sneddon asked who maintained the firebreak.
- C Humphreys reported he hasn't had good success with homeowner associations.
- C Humphreys explained Logan City's policy. It needs the backing of the city leaders. They have a data base of all the vacant lots. A letter is sent to the owner of every vacant lot. The vegetation has to be justified as a fire hazard. They have the ability to go on the property, mow the property, and then bill the property owner.
- The recommended width for a driveway is in the building code.
- Water availability was discussed. Hydrants are required as part of the development process.
- The Planning Commission expressed appreciation to C Humphreys and R Hammer.
- The Commission was commended for acting preemptive.
- July fire restrictions were discussed. Legislature passed laws that changed the authority from the fire official to the community legislative body.
- S Bankhead will get copies of the wild land urban interface code.
- The Commission felt the only part left to discuss is the fire portion.
- All but the fire problem will be actions items. The fire will remain study item.

Action Items:

Item No. 1. The Providence City Planning Commission will elect a Vice Chair to fill the vacancy resulting from the resignation of Chairman Roy Sneddon.

The vice chair moves to the Chairman position. Rowan Cecil is the current vice chair.

G Allred suggested K Allen, but wondered if an alternate could fill the seat. Typically Sherman will move to a regular member since he is the first alternate.

G Walker suggested G Allred.

Leaving the position open was discussed.

Motion to take no action regarding the vice chair and then vote in July – J Baldwin.

Motion died for lack of second.

G Walker felt a vice chair was important, even if it is temporary.

Motion to nominate G Allred as vice chair – G Walker, second – S Sanders

Roy Sneddon stated that nominations cease.

Vote: **Yea:** **R Sneddon, G Allred, K Allen, J Baldwin, S Sanders, G Walker**
 Nay: **K Allen voted, however his vote was not necessary for a quorum.**
 Excused: **R Cecil**
 Abstained: **None**

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

S Bankhead reviewed cell tower landscaping requirements. Mr. Southwick feels those landscaping requirements are excessive for a cell tower.

City Celebration will be on June 8th.

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

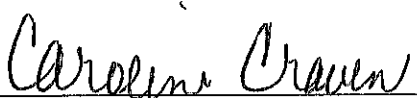
Motion to adjourn – J Baldwin, second – K Allen

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

Meeting adjourned.

Minutes taken by S Bankhead and prepared by C Craven.


 Roy Sneddon, Chairman


 Caroline Craven, Secretary

Planning Commission Meeting

May 22, 2013

Please Sign In

Name	City of Residence
Ivan Christensen	Yes
John Drea	PROVIDENCE
Sharell Eames	Providence
Lana Fisher	
Craig Humphreys	Logan Fire Dept.
Rod Hammer	Cache County FD

