

1 Providence City Planning Commission
2 Providence City Office Building, 164 North Gateway Drive, Providence UT 84332
3 June 13, 2018 6:00 p.m.

4
5 **Call to Order:** Robert James, Chair
6 Commissioners: Rowan Cecil, Ruth Ann Holloway, John Parker, Gary Sonntag
7 Alternates: Alex Bearnson, Bob Perry

8
9 Oath of Office: Alex Bearnson took the oath of office.

10
11 **Approval of the Minutes:**

12 **Item No. 1.** The Planning Commission will consider approval of the minutes for May 9, 2018.

13 **Motion to approve the minutes – B Perry, second – R Cecil**

14 Corrections:

- 15 • Page 1 line 24 feel it ~~take~~ took into
- 16 • Page 1 line 26 area residents ~~area~~ are against
- 17 • Page 1 line 46 ~~boarder~~ buffer
- 18 • Page 1 line 47 ~~buffet~~ buffer
- 19 • Page 2 line 39 They amended

20 **Vote:**

21 **Yea:** R Cecil, R James, J Parker, G Sonntag

22 **Nay:** None

23 **Abstained:** R Holloway

24 **Excused:** None

25 **Item No. 2.** The Planning Commission will consider approval of the minutes for May 23, 2018.

26 **Motion to approve the minutes of May 23, R Cecil, second – G Sonntag**

27 Corrections: None

28 **Vote:**

29 **Yea:** R Cecil, R Holloway, R James, J Parker, G Sonntag

30 **Nay:** None

31 **Abstained:** None

32 **Excused:** None

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34 **Public Comments:** Citizens may appear before the Planning Commission to express their views on issues within
35 the City's jurisdiction. Comments will be addressed to the Commission. Remarks are limited to 3 minutes per
36 person. The total time allotted to public comment is 15 minutes.

- 37 • Brian Olson would like the Planning Commission to consider changing the curb, gutter, and sidewalk
38 requirements for the downtown historic area. He does not feel the current code is compatible with the
39 irrigation ditches.
- 40 • R James suggested B Olson write something like a one-page executive summary. G Sonntag suggested
41 once it is written and staff has an opportunity to review the suggestion, then there may be an existing
42 avenue that can address the concerns. If this is something new, it can go through the process.
- 43 • Mayor Drew explained the city staff generally reviews proposals prior to planning commission and council
44 action.
- 45 • S Bankhead explained if the suggestions require a land use code amendment, we have to follow the
46 process outlined in the state code.
- 47 • B Olson will submit something to staff.

48

49 **Public Hearing(s):** None

50

51 **Action Item(s):**

52 **Item No. 1. Condominium Plat:** The Providence Planning Commission will consider for approval the South Cache
53 Commercial Condominiums Building 7 plat, an expandable condominium project located in the general area of 465

54 Gateway Dr, Providence UT

55 S Bankhead reviewed the staff report.

1 **Background Information:** This is a multi-phase project of the South Cache Commercial Subdivision located at 530
2 West 465 North. The 8 units to be built in this phase are to be built meeting the current City design standards for
3 condominiums, these units will be rented out under a single ownership for the time being.
4 R Blossom explained the main purpose is to keep the buildings. However, they would like the ability to sell units if
5 the opportunity arises.

6 **FINDINGS OF FACT:**

- 7 1. Executive Staff used the Providence City Master Plan 2000 as revised, and also examined current and
8 anticipated development in the immediately surrounding area, to review the application and
9 determined that the General Plan calls for this type of development in the area where it is proposed.
- 10 2. The Providence City Attorney has reviewed the CCR and made some corrections/amendments to the
11 document. Those corrections and amendments have been forwarded to the Applicant for
12 corrections.

13 **CONCLUSIONS OF LAW:**

- 14 1. The Applicant has met all necessary requirements that would entitle them to approval of their final
15 plat.

16 **CONDITIONS:**

- 17 1. The applicant shall continue to meet all applicable City, state and federal laws, codes, rules.

18 **Motion approve the South Cache Commercial Condominiums Building 7 plat – R Cecil, second – G Sonntag**

19 **Vote:**

20 **Yea: R Cecil, R Holloway, R James, G Sonntag**

21 **Nay: None**

22 **Abstained: J Parker**

23 **Excused: None**

24 **Item No. 2. Amended Final Plat:** The Providence Planning Commission will consider for approval an amended final
25 plat for Little Baldy Place Subdivision Lot 20 Amended, expanding the lot size of Lot 20, located in the general area
26 of 837 E Spring Creek Parkway, Providence UT

27 S Bankhead reviewed the staff report.

28 **Background Information:** The applicant, Gene Spalding, would like to increase the size of Lot 20 (currently 0.65
29 acres) by adding a portion of Parcel No. 02-005-0005. Increasing the size of the lot to 4.0 acres (+/-). Mr. Spalding
30 has provided information addressing the sensitive areas on the site. This amendment does not require changes to
31 the public infrastructure.

32 **FINDINGS OF FACT:**

- 33 1. Executive Staff used the Providence City Master Plan 2000 as revised, and also examined current and
34 anticipated development in the immediately surrounding area, to review the application and
35 determined that the General Plan calls for this type of development in the area where it is proposed.
- 36 2. Staff discussed the water requirements with Applicant.
- 37 3. Because this property is located in an area with sensitive areas, prior to receiving zoning clearance for
38 a building permit, the applicant will have to go through the conditional use process.

39 **CONCLUSIONS OF LAW:**

- 40 1. The applicant has met all necessary requirements that would entitle them to approval of their
41 amended final.
- 42 2. A public hearing is not required for this plat amendment because it is adjusting the lot lines of
43 adjoining lots or parcels, and the owners of each of the adjoining lots or parcels joined in the petition
44 (see UCA 10-9a-608(2)(a)9(iii))

45 **CONDITIONS:**

- 46 1. The applicant shall continue to meet all applicable City, state and federal laws, codes, rules.

47 Gene Spalding displayed a map of the original lot.

48 **Motion that the Little Baldy Place Subdivision Lot 20 Amended – G Sonntag, second – R Holloway**

49 **Vote:**

50 **Yea: R Cecil, R Holloway, R James, J Parker, G Sonntag**

51 **Nay: None**

52 **Abstained: None**

53 **Excused: None**

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1 **Study Items(s):**

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3 **Item No. 1. General Plan:** The Providence Planning Commission will discuss a draft of the general plan, prepared
4 by CRSA.

5 R James explained the task from the previous meeting was to review chapters 5-10.

6 R James read Chapter 5. He felt it was a little confusing and asked the opinion of others if the two go together.

7 G Sonntag suggested new wording– **Providence will oversee existing land use and direct future growth while
8 fostering a balance of uses and compatibility between uses with respect for the community and environment.**

9 R James discussed his concerns with Objective 1. He felt this a huge objective with a very vague strategy.

10 G Sonntag suggested - **Integrate existing and future development through zoning and infrastructure standards. It
11 will offer requirements, solutions, details and compatible support options for multiple types of land uses and
12 needed infrastructure.**

13 G Sonntag suggested this language for the strategy – **Maintain land use ordinances and development design and
14 construction standards.**

15 G Sonntag suggested this wording for the objective - **Plan for neighborhoods through integration of existing and
16 future development.**

17 S Bankhead felt the direction they are going reduces creativity. R Holloway felt it puts a damper on public input. R
18 James felt “flexible” would be a better word for “creative”.

19 J Drew spoke to volunteerism. There are some things we cannot do for liability reasons.

20 R Holloway “suggested innovative” in place of creative.

21 Suggestions will be emailed to S Bankhead for her to put in an easier format to follow.

22 G Sonntag suggested develop mapping that shows streets, historic and commercial areas. R James recommended
23 keeping this objective but the strategy would be to do this next step, not in five years.

24 R James felt the base objective is wording but reasonable. The strategies do not match at all.

25 S Bankhead will have city maps printed to be reviewed and marked up at the next meeting.

26 Mayor Drew discussed escalating home prices.

27 S Bankhead asked if she could get some target dates from the committee so she will have sufficient time to get
28 notices published.

29 The next meeting was set for June 20, 2018 at 6:00 pm.

30 **Reports:**

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

- 32
 - None

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

- 35
 - None

36 **Motion to adjourn – R Cecil, second – J Parker**

37 **Vote:**

38 **Yea: R Cecil, R Holloway, R James, J Parker, G Sonntag**

39 **Nay: None**

40 **Excused:**

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42 **Minutes APPROVED 07/25/2018**

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Robert James, Chair

Skarlet Bankhead, City Recorder

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