

1 Providence City Planning Commission  
2 Providence City Office Building, 164 North Gateway Drive, Providence UT 84332  
3 October 25, 2018 5:30 p.m.  
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5 **Call to Order:** G Sonntag, Vice Chair  
6 Attendance: Voting: Gary Sonntag, Bob Perry, Rowan Cecil  
7 Voting Alternate:  
8 Excused: R James, J Parker, Ruth Ann Holloway, Laura Banda  
9

10 **Action Item(s):**

11 **Item No. 1. Preliminary Plat Ridgeview Estates Subdivision.** The Providence Planning Commission will consider  
12 for approval a preliminary plat for Ridgeview Estates Subdivision, a 19-lot residential subdivision located at 150  
13 East Canyon Road., Providence UT; (Discussion time approximately 10 minutes)

- 14 • R Cecil asked for clarification on the 1.89 units per net acre and the 1.57 units per gross acre.
- 15 • B Perry asked about the cul-de-sac in this development. G Sonntag felt the developer has worked with  
16 the city and this particular cul-de-sac is needed.
- 17 • G Sonntag asked about 300 East. S Bankhead explained 300 East is a developed road in Millville. It is  
18 planned to intersect Millville's 450 North (1000 South, Providence).  
19

20 **FINDINGS OF FACT:**

21 **Residential Development – General Plan Principles**

- 22 1. New residential development should be developed based on density and include mixed residential uses.
- 23 2. Open space shall be included as part of the overall density of new residential development.
- 24 3. Sensitive areas (faults, slope, wetlands, flood plains, storm water and other areas) should be identified and  
25 residential development should be limited within these areas.
- 26 4. New residential development should increase mobility and connectivity of the City's overall transportation  
27 system.
- 28 5. New residential development should provide design for pedestrian-friendly development.
- 29 6. New residential development should include all necessary public and private utilities.
- 30 7. Residential development should not be encouraged within the major utilities easement on the east bench  
31 of the City.

32 **Transportation Corridors – General Plan Principles:**

- 33 • As development plans are reviewed, those involved in the review and approval processes rely on the Utah  
34 Code, the Public Works Standards and Specifications Manual, and any other applicable codes and/or  
35 standards
- 36 • The City Code requires connectivity of new streets with existing streets and that the arrangement of streets  
37 in new developments provide for the continuation of streets to adjoining undeveloped areas. Because  
38 connectivity throughout the City is important, the use of cul-de-sacs should be limited.

39 **City Code:**

- 40 • 10-8-1: Area Regulations: SFT Min lot area sq. ft. 12,000; Min lot width (measured at setback line) 95;  
41 Setbacks: side yard-interior 10', side yard-street 20', front/rear combined 50' neither less than 20'; Max  
42 units/ac excluding ROW-infrastructure 3.7
- 43 • 11-3-2: Preliminary Plat.  
44

45 **CONCLUSIONS OF LAW:**

46 Residential Development – General Plan Principles

- 47 • The proposed preliminary density is in harmony with the zone and neighboring developments.
- 48 • The proposed preliminary identifies sensitive areas within the development.
- 49 • The proposed preliminary includes the public and private utilities.

50 Transportation Corridors – General Plan Principles

- 51 • This review relies on Utah Code, the Public Works Standards and Specifications Manual, and any other  
52 applicable codes and/or standards.
- 53 • The street layout on the proposed preliminary plat provides for connectivity to Canyon Road, Bessie Lane,  
54 and 300 East in Millville for both street and pedestrian traffic.

1 City Code 10-8-1 Area Regulations.  
2 • The proposed preliminary plat indicates all lots meet or exceed the minimum lot size of 12,000 square  
3 feet. The density is less than the maximum allowed.

4 City Code 11-3-2: Preliminary Plan.  
5 • The proposed preliminary plat meets the requirements of PCC 11-3-2.

6 **CONDITIONS:**  
7 • Continue to meet all applicable codes, law, rules, statutes, etc.  
8

9 Motion to approve the preliminary plat for Ridgeview Estates Subdivision R Cecil –, second – B Perry

10 Vote:  
11 Yea: B Perry, G Sonntag, R Cecil

12 Nay: None  
13 Abstained: None

14 Excused  
15 Excused Alternate:

16  
17 Motion to adjourn – R Cecil, second – B Perry

18 Vote:  
19 Yea: B Perry, G Sonntag, R Cecil

20 Nay: None  
21 Abstained: None

22 Excused:  
23 Excused Alternate:

24  
25 Meeting adjourned approximately 5:55 PM  
26 Minutes prepared by Mindi Petersen  
27

28 **APPROVED 11/14/2018**  
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33 Gary Sonntag, Vice Chair

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Skarlet Bankhead, City Recorder

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