

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**

2 **September 23, 2009, 6:00 p.m.**

3 **Providence City Office Building**

4 **15 South Main, Providence, UT 84332**

5
6 **Chairman: H Ames**

7 **Commissioners: S Flammer, D Briel, W Wimmer, G Busch**

8 **Excused:**

9 **Alternates: R Gustaveson, R Sneddon**

10
11 **CONFLICT OF INTEREST:**

12
13 **ACTION ITEM:**

14 **Item No. 1.** The Providence City Planning Commission will consider for approval the minutes of September 9, 2009.

15 **Motion to approve the minutes with corrections: G Busch, S Flammer second**

16 Pg 2 of 3 – Line 56 – Sidewalks up to ADA standards

17 Line 51 – Traffic Calming Device

18 **Vote: Yea: G Busch, H Ames, W Wimmer, S Flammer, D Briel**

19 **Nay: None**

20 **Abstain: None**

21 **Excused: None**

22
23 **PUBLIC HEARINGS:**

24 **Item No. 1 (6:10 pm):** The Providence City Planning Commission will receive public comment on a request from
25 Allan Vail for Preliminary Plat approval for the Vail Subdivision located generally at 200 North and 200 East.

26 No comments from the public.

27 **Motion to close the public hearing: W Wimmer, S Flammer second**

28 **Vote Yea: H Ames, W Wimmer, D Briel, G Busch, S Flammer**

29 **Nay: None**

30 **Abstain: None**

31 **Excused: None**

32
33 **Item No. 2 (6:20 pm):** The Providence City Planning Commission will receive public comment on proposed changes
34 to Providence City Code Title 11 Chapter 3, Plat Procedures and Requirements. This will include discussions on
35 Dependent Subdivisions, Concept Plan, Preliminary Plat, Final Plat, Small Subdivisions and Building Lots and Building
36 Permits.

37 **H Ames declared Action Item No. 2 open.**

38 G Busch asked if the developers have any comments about the expiration clause in the code.

39 S Bankhead said that most cities have an expiration clause in their codes. Staff feels it is necessary to have this clause.

40 **Motion to close the public hearing: D Briel, W Wimmer second**

41 **Vote: Yea: H Ames, W Wimmer, D Briel, G Busch, S Flammer**

42 **Nay: None**

43 **Abstain: None**

44 **Excused: None**

45
46 **Item No. 3. (6:30 pm):** The Providence City Planning Commission will receive public comment on proposed changes
47 to Providence City Code Title 11 Chapter 4, Design Standards. This will include discussions on Standards and
48 Specifications, Blocks, Lots and Open Spaces, Streets and Street Improvements, Water Systems, Sewer Systems, Storm
49 Drainage, Irrigation Ditches, Trees, Lighting, Signs and Monuments.

50 **H Ames declared Action Item No. 3 open.**

51 S Bankhead said to continue the public hearing and move the action item to another meeting.

52 D Briel said he feels that this needs to be reviewed again by the Commission

53 **Motion to close the public hearing: W Wimmer, S Flammer second**

54 **Vote: Yea: H Ames, W Wimmer, D Briel, G Busch, S Flammer**

55 **Nay: None**

56 **Abstain: None**

57 **Excused: None**

1 **Item No. 4. (6:40 pm):** The Providence City Planning Commission will receive public comment on proposed changes
2 to Providence City Code Title 10 Chapter 15, Sign Regulations. This will include sign permits.

3 **H Ames declared Action Item No. 4 open.**

4 S Bankhead explained that this is to fix the inconsistency with the chart and the wording. This will allow some signs to
5 not require permits.

6 K Thompson asked if the inconsistencies could be explained.

7 S Bankhead explained the inconsistencies that need to be fixed.

8 H Ames said that a separate item will be created that will address political signs.

9 **Motion to close the public hearing: D Briel, W Wimmer second**

10 **Vote: Yea: H Ames, W Wimmer, D Briel, G Busch, S Flammer**

11 **Nay: None**

12 **Abstain: None**

13 **Excused: None**

14
15 **ACTION ITEMS CONT:**

16 **Item No. 2.** The Providence City Planning Commission will consider for approval a request from Allan Vail for
17 Preliminary Plat approval for the Vail Subdivision located generally at 200 North and 200 East.

18 **Motion to approve with the following conditions: That the irrigation letters are submitted to the City:**

19 **W Wimmer, D Briel second**

20 Dan Turner received the letters from the Irrigation Company.

21 **Vote: Yea: H Ames, W Wimmer, D Briel, G Busch, S Flammer**

22 **Nay: None**

23 **Abstain: None**

24 **Excused: None**

25
26 **Item No. 3.** The Providence City Planning Commission will consider for approval changes to Providence City Code
27 Title 11 Chapter 3, Plat Procedures and Requirements.

28 **Motion to recommend the City Council approve Title 11 Chapter 3 as currently written: D Briel, W Wimmer**
29 **second.**

30 **Vote: Yea: H Ames, W Wimmer, D Briel, G Busch, S Flammer**

31 **Nay: None**

32 **Abstain: None**

33 **Excused: None**

34
35 **Item No. 4.** The Providence City Planning Commission will consider for approval changes to Providence City Code
36 Title 11 Chapter 4, Design Standards.

37 **Motion to continue to October 14, 2009 meeting: W Wimmer, G Busch second**

38 **Vote: Yea: H Ames, W Wimmer, D Briel, G Busch, S Flammer**

39 **Nay: None**

40 **Abstain: None**

41 **Excused: None**

42
43 **Item No. 5.** The Providence City Planning Commission will consider for approval changes to Providence City Code
44 Title 10 Chapter 15, Sign Regulations.

45 **Motion to recommend approval to the City Council: G Busch, D Briel second**

46 **Vote: Yea: H Ames, W Wimmer, D Briel, G Busch, S Flammer**

47 **Nay: None**

48 **Abstain: None**

49 **Excused: None**

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51
52 **STAFF REPORTS:**

53 S Bankhead said the City Council was very pleased with the time and effort the Commission put into the zoning
54 definitions on the Use Chart and the General Provisions.

55 Staff is working on the sign ordinance as requested by the Commission. Title 11 Chapter 5 will be brought to the
56 Commission in October. Staff is concerned that homes will be built and ready for occupancy and the weather won't
57 permit the roads to be finished. They would like the asphalt to be part of the minimum improvements. Safety is the
58 major concern for the occupants. This will be required for a 3 lot subdivision and larger.

1 R Sneddon asked what the time frame is for asphalt.
2 S Bankhead said it is May through October.
3 D Briel asked what we can do to make sure the asphalt is done correctly and if it isn't it needs to be redone.
4 S Bankhead said that is an issue the Staff is working on. We would like for the developers to be required to come back
5 in a year and chip seal the roads after they have set.
6 R Sneddon said it is probably better to stay away from specifics. The compaction at the time they lay it down is very
7 important.
8

9 **COMMISSION REPORTS:**

10 None

11
12 **Motion to adjourn: W Wimmer, G Busch second**

13 **Vote: Yea: W Wimmer, S Flammer, H Ames, D Briel, G Busch**

14 **Nay: None**

15 **Abstain: None**

16 **Excused: None**

17
18 Meeting adjourned at 6:47 p.m.

19 Minutes taken and prepared by Terri Lewis
20
21

22
23 _____
Harry Ames, Chairman

Terri Lewis, Secretary