

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**

2 **October 27, 2010, 6:00 p.m.**

3 **Providence City Office Building**

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

5  
6 **Chairman: G Busch**

7 **Commissioners: D Briel, S Flammer, R Sneddon, R Gustaveson**

8 **Excused:**

9 **Alternates: C Kirk, L Frank**

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11 **APPROVAL OF THE MINUTES:**

12 The Providence City Planning Commission will consider for approval the minutes of October 13, 2010.

13 **Motion to approve the minutes with the following corrections: S Flammer, R Sneddon second**

14 Page 1 – round-about

15 Page 2 – Line 25 – comment was a question

16 Page 4 – Line 46 – Authority

17 Line 13 – their

18 **Vote: Yea: G Busch, D Briel, S Flammer, R Sneddon, R Gustaveson**

19 **Nay: None**

20 **Abstain: None**

21 **Excused: None**

22  
23 **PUBLIC HEARING (6:05 p.m.)**

24 The Providence City Planning Commission will hold a public hearing to receive public comment on amending  
25 Providence City Code Title 11 Subdivision Regulations, Chapter 3 Plat Procedures and Requirements, by changing the  
26 plat size requirements.

27 **Motion to open the public hearing: S Flammer, D Briel second**

28 **Vote: Yea: G Busch, S Flammer, D Briel, R Gustaveson, R Sneddon**

29 **Nay: None**

30 **Abstain: None**

31 **Excused: None**

32 S Bankhead explained to the Commission that developers bring in plats that are too large and cumbersome. Staff is  
33 asking that we have a maximum size of 24x36.

34 **Motion to close the public hearing: D Briel, R Gustaveson second**

35 **Vote: Yea: G Busch, S Flammer, D Briel, R Gustaveson, R Sneddon**

36 **Nay: None**

37 **Abstain: None**

38 **Excused: None**

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40 **ACTION ITEM:**

41 **Item No. 1.** The Providence City Planning Commission will consider for recommendation to the City Council a request  
42 to amend Providence City Code Title 11 Subdivision Regulations, Chapter 3 Plat Procedures and Requirements, by  
43 changing the plat size requirements.

44 **Motion to recommend to the City Council as amended: R Sneddon, S Flammer second**

45 D Briel went through and gave some grammatical corrections.

46 **Vote: Yea: G Busch, S Flammer, D Briel, R Gustaveson, R Sneddon**

47 **Nay: None**

48 **Abstain: None**

49 **Excused: None**

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51 **STUDY ITEM:**

52 **Item No. 1.** The Providence City Planning Commission will discuss a request from Amsource for final plat approval  
53 for the Alder Square Commercial Subdivision – Phase 2 located at approximately 100 North & 500 West.

54 S Bankhead said staff has been working on this for a while. Staff has given the corrections to Amsource and they have  
55 made the necessary changes. Staff feels like it has met all of the ordinances.

56 KC Bills had a large map that he gave to the Commission. They went through the necessary construction that will be  
57 done. Amsource has the site plan ready and will give it to the City as soon as the Commission approves the final plat.

1 S Bankhead told the Commission that the utility companies would sign the plat after the Commission approves the final  
2 plat.  
3 D Briel asked about pad 13.  
4 K Bills said that is part of Phase 3.  
5 The Commission discussed the final plat among themselves.  
6 G Busch reminded the Commission that at this time they are just looking at the subdivision. Does the subdivision meet  
7 the ordinance?  
8 Amsource is working with the Corp to get the wetlands mitigated.  
9 S Bankhead said the overall site plan accommodates the wetlands.

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11 **ACTION ITEM CONT:**

12 **Item No. 2.** The Providence City Planning Commission will consider a request from Amsource for final plat approval  
13 for the Alder Square Commercial Subdivision – Phase 2 located at approximately 100 North & 500 West.

14 **Motion to approve: R Sneddon, S Flammer second**

15 **Vote: Yea: G Busch, S Flammer, D Briel, R Gustaveson, R Sneddon**

16 **Nay: None**

17 **Abstain: None**

18 **Excused: None**

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20 **STUDY ITEM CONT:**

21 **Item No. 2.** The Providence City Planning Commission will discuss the General Plan Amendment Process.

22 S Bankhead said staff did some homework for the Planning Commission. She went over some of the zoning changes  
23 that have been done in the past couple of years. She showed the areas that Providence would like to annex. She told the  
24 Commission that Skyline Engineering can do an overlay for them to work with.

25 S Bankhead went through some zone change suggestions that DRC has made.

26 DRC also talked about open space. The Commission might want to consider zoning based on different density. It would  
27 allow smaller lots and clustering. This would help with sloping.

28 S Bankhead said leave the door open for large estate lots, but look at the clustering aspect.

29 G Busch would like an updated zone district map. He would like for the Commission to work on this at home.

30 G Busch would like to look at zoning first. Trails and open spaces should also be considered after we know what kind of  
31 density we want.

32 R Sneddon would like some topography included in the maps.

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34 **Item No. 3.** The Providence City Planning Commission will discuss a request from the Development Review  
35 Committee to amend Providence City Code Title 10 Zoning Regulations, Chapter 3 Permits, Plans and Annexation, by  
36 adding Section 7 Utility and Communication Facilities.

37 S Bankhead explained that this is a controversy that Logan City went through. The City doesn't have a lot of protection  
38 in our franchise agreements. There is nothing in our ordinances to protect the City.

39 S Bankhead explained what the ordinance will require. This needs to be set for public hearing and then sent to City  
40 Council.

41 G Busch asked if something could be added about the trees.

42 S Bankhead said the franchise agreement allows them to do what they think is best for the trees. She doesn't know how  
43 much we can control that. The City has a tree list that requires certain kinds of trees to be planted in the parking strips.

44 The Commission read the ordinance recommendation.

45 G Busch asked if there was anything that regulates utility poles.

46 S Bankhead said it would be added to the area regulations.

47 B Bagley asked about adding color requirements.

48 This will be brought back as a public hearing and a study item on November 10<sup>th</sup>.

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50 **STAFF REPORTS:**

51 S Bankhead reported on the City Council meeting. She said DRC is focusing on the sign ordinance. That will be  
52 brought to the Commission in December. They will still be working on the General Plan.

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54 **COMMISSION REPORT:**

55 D Briel will be out of town on November 10<sup>th</sup>.

1 **Motion to adjourn: S Flammer, R Gustaveson second**  
2 **Vote: Yea: G Busch, D Briel, S Flammer, R Sneddon, R Gustaveson**  
3 **Nay: None**  
4 **Abstain: None**  
5 **Excused: None**  
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7 Meeting adjourned at 7:11 p.m.  
8 Minutes taken and prepared by Terri Lewis.  
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Glen Busch, Chairman

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Terri Lewis, Secretary