

1 **Providence City Planning Commission Meeting**
2 **ON-SITE MEETING ADDRESS:**
3 **Approximately 1165 South 800 East, Providence UT 84332**
4 **June 18, 2014 7:00 p.m.**

5
6 Attendance:

7 Chair: Gordon Allred
8 Members: Gary Millburn, Larry Raymond, Sherman Sanders
9 Alternates: Larry Hogge, Lance Campbell
10 Others: Gary Knighton - City Engineer, Jeff Baldwin - City Council

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12 No minutes from prior meetings were approved.

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14 Discussion Items:

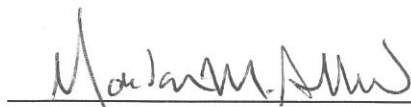
15 Item No. 1. The Providence City Planning Commission will hold an on-site study/training meeting to
16 consider and review Providence City Code Title 10 Zoning Regulations, Chapter 5 Overlay Zones and
17 Chapter 8 Area Regulations with particular focus on Hazard Slope Zone and Lot Areas – Flexibility
18 Exception.

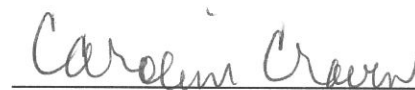
- 19 • G Knighton reviewed the Developer’s plan to use part of Phase 4 as open space and also to have
20 flexible lot sizing. Much of this development has some potentially sensitive areas/hazardous
21 slope. Some of the areas that have been excavated and mined were done so illegally because
22 they did not ask for permission and went outside the approved area of Phase 4. Gary said DRC
23 would like the developer to meet with the Planning Commission to see what open space, if any,
24 would qualify with them for lot flexibility.
25 • The developer has not met density and lot size requirements in the previous phase (Phase 3)
26 and the current phase under consideration (Phase 4) will need to bring both phases into
27 compliance. Lot density and potentially sensitive areas are a concern in this phase.
28 • The proposed trail was discussed. The general consensus of the planning commission is that this
29 trail is not acceptable. The single point access and density was discussed. This phase may be the
30 last phase which can be completed until a second access is built.
31 • There will be a follow-up meeting next week to discuss the ordinance regarding lot flexibility,
32 cluster housing, lot density, hazardous areas, open space, etc. The developer and his engineer,
33 as well as Gary Knighton, will be invited to the meeting.

34 **Motion to adjourn: G Millburn, second – L Raymond**

35 **Vote: Yea: G Allred, G Millburn, L Raymond, S Sanders**
36 **Nay: None**
37 **Abstain: None**
38 **Excused: None**

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40 Minutes prepared by C Craven.

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45 Gordon Allred, Chairman

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45 Caroline Craven, Secretary