

1 **Providence City Planning Commission Minutes**  
2 **Providence City Office Building**  
3 **15 South Main, Providence UT 84332**  
4 **August 12, 2015 6:00 pm**

5  
6 Chairman: Larry Raymond  
7 Attendance: Kirk Allen, Heather Hansen  
8 Alternate: William Baker  
9 Excused: Robert James, Wendy Simmons

10  
11 Larry Raymond welcomed William Baker as an alternate for Planning Commission.

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13 **Approval of the Minutes:**

14 **Item No. 1.** The Providence City Planning Commission will consider for approval the minutes of July 22, 2015.

15 **Motion to approve the minutes for July 22, 2015 with the following changes: K Allen, second – H Hansen**

16 Page 1, line 50 – a not an

17 Page 2, line 43 however the intent of the mixed use was to be the buffer

18 **Vote: Yea: K Allen, W Baker, H Hansen, L Raymond**  
19 **Nay: None**  
20 **Abstained: None**  
21 **Excused: R James, W Simmons**

22  
23 **Action Items:**

24 **Item No. 1. Selection of Vice Chair.** The Providence City Planning Commission will select a Vice Chair to replace  
25 Sherman Sanders, whose term has expired.

26 **Motion to nominate Heather Hansen as Vice Chairman for Planning Commission: K Allen, second – W Baker**

27 **Vote: Yea: K Allen, W Baker, H Hansen, L Raymond**  
28 **Nay: None**  
29 **Abstained: None**  
30 **Excused: R James, W Simmons**

31 **Item No. 2. Proposed Final Plat.** The Providence City Planning Commission will consider for approval a final plat for  
32 the Bungalow Subdivision. A 2-lot residential subdivision located generally at 486 Canyon Road.

- 33 • L Raymond said the preliminary plat had been approved at the last Planning Commission meeting. The  
34 final plat can be approved pending certain conditions that needed to be met. The conditions have been  
35 met and the final plat has been updated to show the changes that were made.  
36 • S Bankhead said the City Council approved the development agreement. She will forward an updated  
37 development agreement to Paul Saunders.

38 **Motion to approve the final plat for Bungalow Subdivision: H Hansen, second – K Allen**

39 **Vote: Yea: K Allen, H Hansen, L Raymond**  
40 **Nay: None**  
41 **Abstained: W Baker**  
42 **Excused: R James, W Simmons**

43 **Item No. 3. Proposed Final Plat:** The Providence City Planning Commission will consider for approval, a final plat for  
44 the Zollinger Subdivision; a 2-lot residential subdivision. The property is located at approximately 240 South 325  
45 West, Providence.

- 46 • L Raymond said the preliminary plat was approved a couple of meetings back. There was a  
47 recommendation to correct boundary lines. They have been corrected.  
48 • H Hansen asked about the identification of the land that is to be dedicated to Providence City. It will be  
49 noted and identified on the final plat.  
50 • H Hansen commented on the bearing on the center road. It will be corrected before final plat submission.  
51 • K Allen pointed out that the lot numbers are incorrect. They will be corrected before final plat submission.

52 **Motion to approve the final plat for the Zollinger Subdivision with the conditions noted to be completed on the**  
53 **final plat submission to the City: K Allen, second – H Hansen**

54 **Vote: Yea: K Allen, W Baker, H Hansen, L Raymond**

- W Baker asked if the Rinderknecht property was a conservancy.
- S Bankhead said it is an ag protection property not a perpetual conservancy area.
- D Macfarlane said Rinderknecht's petitioned the county council prior to selling the property and had the ag protection removed.
- L Raymond asked D Macfarlane if he felt the city of Providence's attitude towards trails and parks prevented the developer from pursuing public trails and properties.
- D Macfarlane felt it was more a matter of timing and interest rates projected to increase over the next few months. He felt S Bankhead and the city had managed money very well and would like to see some of these funds used to create more public spaces.
- L Raymond said if trails and parks are developed in this area as part of a private HOA, the city will have to skirt this development when it tries to develop its own trail/park system.
- S Bankhead said this is about a block's worth of 500 North where citizens will have to use sidewalk rather than a trail. There is nothing preventing trails in the 500 North area. However, right now that is not a part of the general plan. The developer's plan was very nice, but his ideas were not realistic for the city budget.

**Motion to approve preliminary plat for 500 North LLC Subdivision: H Hansen, second – K Allen**

**Vote: Yea: K Allen, W Baker, H Hansen, L Raymond**  
**Nay: None**  
**Abstained: None**  
**Excused: R James, W Simmons**

Heather Hansen was excused at 7:20 pm.

**Study Items:**

**Item No. 1. Proposed Code Amendment:** The Providence City Planning Commission will discuss a proposed code amendment to Providence City Code Title 10 Zoning Regulations, Chapter 8 Area Regulations and Parking Requirements, Section 3 Setbacks allowing an uncovered porch to extend into the front yard setback.

- At J Baldwin's request, this item will be moved to next meeting's agenda.

**Item No. 2. Proposed General Plan Amendments:** The Providence City Planning Commission will discuss possible amendments for the zoning element of the Providence City general plan; including the zoning districts for future annexation and future rezone of existing districts.

- This item was not discussed.

**Item No. 3. Propose Code Amendment:** The Providence City Planning Commission will discuss a proposed code amendment to Providence City Code Title 10 Zoning Regulations, Chapter 4 Establishment of Districts, establishing regulations for Commercial Neighborhood District by adding Section 6 Commercial Neighborhood District.

- This item was not discussed.

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

- No staff reports.

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

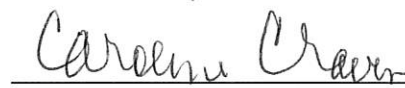
- No Commission reports.

**Motion to adjourn: W Baker, second – K Allen**

**Vote: Yea: K Allen, W Baker, L Raymond**  
**Nay: None**  
**Abstained: None**  
**Excused: H Hansen, R James, W Simmons**

Meeting adjourned at 7:30 pm.

  
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 Larry Raymond, Chairman

  
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 Caroline Craven, Secretary