

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**

2 **August 22, 2012**

3 **Providence City Office Building**

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

5
6 **Chairman: R Sneddon**

7 **Commissioners: J Baldwin, G Allred, G Walker**

8 **Excused: R Cecil, S Sanders**

9 **Alternates:**

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11 **APPROVAL OF THE MINUTES:**

12 The Providence City Planning Commission will consider for approval the minutes of August 8, 2012.

13 **Motion to approve: J Baldwin, G Allred second**

14 **Vote: Yea: J Baldwin, G Walker, G Allred**

15 **Nay: None**

16 **Abstain: R Sneddon**

17 **Excused: R Cecil, S Sanders**

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19 **PUBLIC HEARINGS:**

20 **Item No. 1 (6:05 pm):** The Providence City Planning Commission will hold a public hearing to provide an opportunity
21 for anyone interested to comment on a request from Glen Thompson to rezone the property located at approximately
22 730 South 400 East from Agricultural to Single Family Traditional.

23 Glen Thompson explained to the Commission that he would like to rezone the property in question so he can sell it to
24 his daughter to build a house. Only the small piece of property is being rezoned. The rest is staying agriculture.

25 J Baldwin asked what the 24 foot on the property line is.

26 G Thompson said there is no bearing on this.

27 Gary Stauffer asked if it comes under the subdivision ordinance.

28 S Bankhead said that is correct.

29 G Thompson said the utilities are already in.

30
31 **ACTION ITEMS:**

32 **Item No. 1:** The Providence City Planning Commission will consider for recommendation to the City Council a
33 request from Glen Thompson to rezone the property located at approximately 730 South 400 East from Agricultural to
34 Single Family Traditional.

35 **Motion to approve: J Baldwin, G Allred second**

36 **Vote: Yea: R Sneddon, J Baldwin, G Walker, G Allred**

37 **Nay: None**

38 **Abstain: None**

39 **Excused: R Cecil, S Sanders**

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41 **Item No. 2:** The Providence City Planning Commission will consider for approval a request from Dan Cox for
42 Preliminary Plat approval for Sunrise Acres Subdivision Phase 2.

43 R Sneddon said he thought the cul-de-sac was replaced by a temporary turn-around.

44 Bryan Lyons said that is correct.

45 J Baldwin asked if there is a retention pond on the property.

46 B Lyons said yes.

47 G Walker asked about requiring water and sewer to be put through the turn-a-round.

48 S Bankhead said it's to keep from having to cut the asphalt.

49 S Bankhead said all of the conditions have been addressed.

50 **Motion to approve with the conditions being met: G Walker, J Baldwin second**

51 **Vote: Yea: R Sneddon, J Baldwin, G Walker, G Allred**

52 **Nay: None**

53 **Abstain: None**

54 **Excused: R Cecil, S Sanders**

1 **Item No. 3:** The Providence City Planning Commission will consider for approval a request from Morris Poole for
2 Final Plat approval for the property located at approximately 100 North and Gateway Drive.

3 Morris Poole explained that all of the requirements have been met for this plat.

4 S Bankhead said the surveyor at Skyline requested that the plat be cleaned up and shows the round-a-bout connection.

5 Dan Turner explained that he used the round-a-bout drawings from Skyline to make sure his road fit. He also told the
6 Commission that the common area will be maintained by the owner of lot 1. He explained that there will be another
7 detention pond in a future phase.

8 **Motion to approve: G Allred, G Walker second**

9 **Vote: Yea: R Sneddon, J Baldwin, G Walker, G Allred**

10 **Nay: None**

11 **Abstain: None**

12 **Excused: R Cecil, S Sanders**

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14 **Item No. 4:** The Providence City Planning Commission will consider for recommendation to the City Council a
15 request from Steve Baugh to amend the infrastructure requirements in the area of 300 East and 300 South.

16 Steve Baugh explained that he wants to create 3 lots which will include the house on lot 1. He would like the

17 Commission to recommend to the Council that he not be required to put in sidewalk, curb or gutter. Some large trees
18 would have to be removed and there is nowhere for the sidewalk to go east. He believes curb and gutter would be
19 dangerous put down Eck hill.

20 Dee Barnes reminded the Commission that in 2006 it was decided that there would be a sidewalk from 200 South to 300
21 East. He also asked if the right of way on 300 East is correct. He believes that there is discrepancy on the right of way
22 on S Baugh's property.

23 S Baugh is requesting a 66 foot right of way.

24 R Sneddon said the existing right of way is 90 feet.

25 S Baugh said there are power lines and a fire hydrant on 300 East.

26 R Sneddon said the City would have to abandon property on 300 East and 300 South.

27 D Barnes said he just wants to make sure the right of way is correct. It will cause problems down the road if its not.

28 S Baugh said he has been to DRC a few times and he doesn't see any reason to have a 100 foot road. He has been
29 involved in quite a few subdivisions and the roads are where they are.

30 D Barnes said he knows that but who does the right of way belong to. He just feels like there is a concern with this.

31 R Sneddon asked if staff was sure the right of way is in the right place.

32 S Bankhead said there are concerns on 300 East. This will be discussed in the preliminary plat. Staff recommends a 66
33 foot right of way even if the Commission recommends doing away with sidewalk, curb and gutter.

34 G Walker said the only thing the Commission is looking at is if we are going to allow him to not put in curb, gutter and
35 sidewalk. He is uncomfortable with creating an exception to an ordinance for one development.

36 S Bankhead explained how and why the ordinance was created concerning curb, gutter and sidewalk.

37 S Baugh asked if it made sense to put a sidewalk to the bottom of Eck hill.

38 J Baldwin is concerned about the water running down Eck hill. Where will it go? He doesn't think there should be curb
39 and gutter but he is good with sidewalk.

40 G Stauffer said S Baugh is asking for a variance. There is no reason for a variance here. Unless the ordinance is changed
41 he doesn't see any reason to allow this. Everyone needs to be treated fairly.

42 S Baugh would like the Commission to consider a waiver for curb and gutter on 300 East. There is nowhere for the
43 water to go.

44 D Barnes said there is a French drain along the Robinson property on 300 East.

45 R Sneddon said the existing ordinance says sidewalk is required but curb and gutter doesn't have to be.

46 S Baugh said he just doesn't think that sidewalk makes sense in this area.

47 **Motion to recommend to the City Council that S Baugh's request be denied: G Walker, G Allred second**

48 **Vote: Yea: R Sneddon, J Baldwin, G Walker, G Allred**

49 **Nay: None**

50 **Abstain: None**

51 **Excused: R Cecil, S Sanders**

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53 **Item No. 5:** The Providence City Planning Commission will consider for recommendation to the City Council
54 amending the Providence City Code by adding Cell Tower Regulations.

55 **This will be moved to the next meeting.**

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1 **STUDY ITEMS**

2 **Item No. 1:** The Providence City Planning Commission will discuss amending Providence City Code Title 10, Chapter
3 1, Section 4 Definitions including but not limited to: Accessory Buildings, Main Building and Business Use General,
4 Low Impact and Medium Impact.

5 **This will be moved to the next meeting.**

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7 **STAFF REPORTS:**

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9 **COMMISSION REPORTS:**

10 D Calderwood reported on the City Council meeting.

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12 **Motion to adjourn: G Walker, G Allred second**

13 **Vote: Yea: R Sneddon, J Baldwin, G Walker, G Allred**

14 **Nay: None**

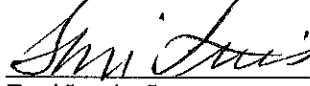
15 **Abstain: None**

16 **Excused: R Cecil, S Sanders**

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18 Meeting adjourned at 7:20 pm

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20 Minutes taken and prepared by Terri Lewis

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23 
24 Roy V. Sneddon
25 Roy Sneddon, Chairman


Terri Lewis
Terri Lewis, Secretary

