

1 **Providence City Planning Commission Minutes**
2 **Providence City Office Building**
3 **15 South Main, Providence UT 84332**
4 **October 28, 2015 6:00 pm**

5
6 Chairman Pro Tem: Heather Hansen
7 Attendance: Kirk Allen, Bill Baker, Wendy Simmons
8 Excused: Larry Raymond, Robert James, Barry Nielsen
9

10 **Approval of the Minutes:**

11 **Item No. 1.** The Providence City Planning Commission will consider for approval the minutes of October
12 14, 2015.

13 **Motion to approve the minutes: B Baker, second – K Allen**

14 **Vote: Yea: K Allen, B Baker, W Simmons**

15 **Nay: None**

16 **Abstained: H Hansen**

17 **Excused: L Raymond, R James, B Nielsen**
18

19 **Action Items:**

20 **Item No. 1. Final Plat:** The Providence City Planning Commission will consider for approval a final plat
21 for Providence Professional Condominium, a 3 unit business condominium located in the building at 65
22 North Gateway Drive.

- 23 • K Allen felt there were concerns about who would be responsible to take care of landscaping for
24 the building.
- 25 • S Bankhead said the doorways, restrooms and stairs are labeled. This final plat meets the
26 building code and fire code requirements. The association for the condos will take care of
27 landscaping and utility billing. The building is already built and is near receiving the Certificate of
28 Occupation. Because this is condos, there will be separate tax ID's for each condo.

29 **Motion to approve the final plat for Providence Professional Condominium: W Simmons, second – K**
30 **Allen**

31 **Vote: Yea: K Allen, H Hansen, W Simmons**

32 **Nay: None**

33 **Abstained: B Baker**

34 **Excused: L Raymond, R James, B Nielsen**
35

36 **Study Items:**

37 **Item No. 1. Proposed General Plan Amendments:** The Providence City Planning Commission will discuss
38 possible amendments for the zoning element of the Providence City general plan; including the zoning
39 districts for future annexation and future rezone of existing districts.

- 40 • H Hansen said when she first started working on this project, she was unfamiliar with the code.
41 Her intention was not to expand densities for residential zones. She requested continuing this
42 item to next meeting when more commissioners are going to be present.
- 43 • K Allen wondered if redefining zones was necessary.
- 44 • H Hansen said there was a need to evaluate each zone and there weren't definitions for a lot of
45 the zones in the city.
- 46 • S Bankhead said the point was to have policy statements in the general plan about different
47 zones.
- 48 • K Allen felt the policy statement for each zone was stated in the use chart. He felt the use chart
49 was what needed work, then the Use chart could be used as a template for the current zone.

- H Hansen also felt the Use Chart needs to be addressed.
- S Bankhead said the general plan needs to be updated. She feels the General Plan needs policy statements because often it is vague.
- H Hansen suggested studying the use chart before the general plan is finalized.

Motion to continue the discussion on the general plan, the definitions and the use chart to make sure they are all consistent with each other: B Baker, second – K Allen

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

- W Simmons suggested November’s meeting be a work session to review the use chart, the general plan and the definitions.

Item No. 2. Proposed 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.

- S Bankhead said this was supposed to go to public Hearing on November 18. However, since there has been so much time spent on this and it hasn’t moved forward, she thought it might be a good idea to recommend taking CND out of the use chart.
- H Hansen also felt it should be taken out of the general plan. It seems the commissioners have had a difficult time coming to a consensus on this item. She felt that may be due to the fact that this is not the time for Providence City to have CND.
- K Allen felt the residential codes should be addressed and enforced before adding to CND. Grandfathered businesses will be left alone, but other code violations need to be cleaned up before businesses are added to residential neighborhoods.
- B Baker said the CND neighborhoods he has seen in other cities seem to overtake the residential part of the CND.
- K Allen also feels it would encroach on the neighborhoods.
- S Bankhead said this will require a public hearing. It can be done on November 18th.

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: B Baker, second – W Simmons

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

Meeting adjourned at 6:50 pm.

Minutes prepared and prepared by C Craven.



Heather Hansen, Chairman Pro Tempore



Caroline Craven, Secretary

Planning Commission Meeting

October 28, 2015

Please Sign In

Name

City of Residence

Horizontal lines for Name input

Horizontal lines for City of Residence input

