

1 **Providence City Planning Commission Meeting**
2 **164 N. Gateway Drive, Providence, UT 84332**
3 **May 10, 2017 6:00 p.m.**
4

5 **Attendance**

6 Chair: R James, Chairman
7 Commissioners: Rowan Cecil, Brent Fresz, Mike Harbin, John Parker
8 Excused: None
9 Absent: None

10
11 **Approval of the Minutes:**

12 Item No. 1. The Providence City Planning Commission will consider for approval the minutes of April 26,
13 2017.
14

15 **Motion made to approve the minutes of April 26, 2017.-by B Fresz, seconded M Harbin.**

16 **Vote: Yea: R James, R Cecil, B Fresz, M Harbin, J Parker**
17 **Nay: None**
18 **Abstained: None**
19 **Excused: None**
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21 **Public Comments: Citizens may appear before the Planning Commission to express their views on**
22 **issues within the City's jurisdiction. Comments will be addressed to the Commission. Remarks are**
23 **limited to 3 minutes per person. The total time allotted to public comment is 15 minutes.**
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- 25 • J Baldwin reviewed and commented on the proposed ordinance change (Ordinance No. 2017-009)
26 to rezone Parcel No. 02-093-0028 located at 196 West 100 North from a single-family traditional
27 zone to a mixed-use zone. The proposal was discussed at the City Council Meeting of May 9, 2017.
28 He reiterated some of the concerns residents expressed regarding high-density development and
29 mixed use zoning. He suggested that perhaps additional guidelines and ordinances need to be in
30 place to create buffers and establish better ways to address these types of rezone proposals. He felt
31 that development in a mixed-use zoning area can be done exceptionally well but residents rejected
32 this proposed rezone due to too many unknowns.
- 33 • R James' response confirmed directives in process to have those guidelines in place sighting a key
34 component, of course, being the general plan update which was why the recommendation from the
35 Planning Commission to Council was to not recommend rezoning the parcel in view that this
36 proposal and decisions regarding it would be premature at this time.
- 37 • J Drew commented that sometimes engineers are not as focused on the esthetics of a project and
38 that may be why this proposal was not received well by the residents.
39

40 **Action Item(s):**

41 **Item No. 1. Final Plat:** The Providence Planning Commission will consider for approval the preliminary
42 plat for Providence Meadows Subdivision, a 16-lot residential subdivision located at approximately 500
43 West 500 South.
44

45 **Motion to approve the final plat for Providence Meadows Subdivision.-by R Cecil, seconded M Harbin.**

46 **Vote: Yea: R James, R Cecil, B Fresz, M Harbin, J Parker**
47 **Nay: None**
48 **Abstained: None**
49 **Excused: None**
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51 **Discussion**

- 1 • Craig Winder, Ironwood Development Group, reviewed the status of the final plans. The final plat is
- 2 consistent with the preliminary plat per the Executive Staff Review. Address numbers will be added.
- 3 The modifications suggested by the City Engineer were agreed to and will be incorporated in the
- 4 development agreement. Once completed it will be presented to City Council for approval.
- 5 • S Bankhead reviewed the ESR report, findings of facts and conditions. Providence City Code 11-3-3,
- 6 Final Plat and the Public Works Standards and Specifications Manual was referenced to review the
- 7 application and the final plat. The Executive staff's conclusion is that the final plat meets the
- 8 requirements of Providence City Code 11-3-3 with the following conditions.
- 9 1. The construction drawings and cost estimates need to be approved.
- 10 2. The development agreement will need to be approved.
- 11 3. A declaration and grant of the easement and maintenance agreement for storm water
- 12 will need to be executed.

13 The Executive Staff would recommends approval of the final plat for Providence Meadows
 14 Subdivision according to the finds of facts, conditions and conclusions listed above. The developer
 15 has been very good about working with City staff in completing the development agreement and
 16 providing the construction and cost estimates so no problems are anticipated.

- 17 • R James identified that on the final plat plans there was a 15 -foot irrigation easement and a large
- 18 drainage easement. He wanted to confirm that condition #3 refers to the drainage easement.
- 19 • S Bankhead confirmed adding that the agreement refers to the storm water line in that the City is
- 20 responsible for maintaining and taking care of what is underground; the property owner is
- 21 responsible for the care of the above ground features.

22
 23 **Motion to approve the final plat for Providence Meadows Subdivision.-by R Cecil, seconded M Harbin.**

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 25 **Vote: Yea: R James, R Cecil, B Fresz, M Harbin, J Parker**
 26 **Nay: None**
 27 **Abstained: None**
 28 **Excused: None**

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 30 **Study Item(s):**

31 **Item No. 1. General Plan:** Consultants will outline the steps for the general plan update.

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- 33 • Tina Gilman, Consultant from CRSA, gave a presentation on the approach and processes used in
- 34 the development of a general plan and provided an overview of the steps and phases of the
- 35 processes for the update.
- 36 • The first Public Meeting is scheduled on May 25, 2017.

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 38 **Reports:**

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

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

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 43 **Motion to close Planning Commission Meeting of May 10, 2017.-by R Cecil, seconded M Harbin.**

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 45 **Vote: Yea: R James, R Cecil, B Fresz, M Harbin, J Parker**
 46 **Nay: None**
 47 **Abstained: None**
 48 **Excused: None**

49 Minutes prepared by K Merrill.

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Approved May 24, 2017

Robert James, Chairman

Kristine Merrill, Office Specialist