

1 **Providence City**
2 **Appeal Authority Meeting Minutes**
3 **February 25, 2021**
4 **Providence City Office Building**
5 **164 N. Gateway Drive,**
6 **Providence, UT 84332**

7 Members of the Appeal Authority may be attending this meeting electronically.
8 This meeting was live streamed on Providence City's YouTube channel.

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10 Attendance: Ed Banda, Fred Berthrong, Mary Hubbard, Randy Simmons
11 Other attendance: Diane Campbell, Zoning Staff; Chad Woolley, attorney for Providence City; Craig Smith, attorney
12 for the Appeal Authority; Steve Coppieters, on behalf of the applicant.

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14 **Item No. 1:** The Providence City Appeal Authority will consider a request by Stone Gate Homes on behalf of Adam
15 Paul, who is seeking a variance to PCC 10-5-4:1 be granted to allow for a home to be built at 1249 Hidden View Dr.,
16 Providence UT 84332

- 17 • Steve Coppieters, representing the applicants, explained that a significant portion of this lot is taken up by
18 [greater than] 30 degree slopes. There is a retention pond in the lower portion. The applicants have
19 already purchased the lot. They have designed a house that will work with the slopes, but they need
20 permission to be able to build [because of the City's ordinance regarding steep slopes].
- 21 • R Simmons asked about whether the house will reach native soil. S Coppieters said that they have done a
22 geotechnical report. On the garage side, they will reach native soil at 15 ft. Further back, they may have to
23 use alternative solutions such as compacting soil, etc.
- 24 • C Woolley said that the city's position is that this should be approved.
- 25 • M Hubbard asked if the city is trying to have this grandfathered in under the zoning regulations that were
26 extant when the surrounding homes were built. She asked if they will have to join their two lots together.
- 27 • C Woolley said that a variance is separate [not related to grandfathering] and it runs with the land. S
28 Bankhead said that the city is requesting that they combine the lots. The city is asking the Appeal
29 Authority to make this a condition of approval.
- 30 • S Coppieters said that they are planning on combining the lots.
- 31 • M Hubbard spoke about the city coordinating with the builder in regards to the steep slope. S Coppieters
32 said he is happy to consult with the city. He has also asked Civil Solutions Group to do observances when
33 they dig.
- 34 • E Banda asked if there will be structural observation reports from inspectors once they are done with the
35 grading, foundation work and rebar. S Coppieters said that they can do that. The County only requires
36 compaction tests underneath the footings.

37 ***Motion to accept the city's analysis and approve the variance with two conditions, that the structural***
38 ***observation reports be provided regularly to the city and that the two lots be joined as one: — M Hubbard,***
39 ***second — E Banda***

- 40 • R Simmons suggested a condition that the structural observation reports be made available to the city
41 and the city's inspectors.
- 42 • M Hubbard added a condition that the two properties must be joined as one.

43 **Vote:**

44 ***Yea: E Banda, M Hubbard, R Simmons***

45 ***Nay:***

46 ***Abstained:***

47 ***Excused:***

48 Meeting adjourned at approximately 4:50 PM

49 Minutes prepared by Jesse Bardsley

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Randy Simmons, Chair

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