

1 **Providence City Planning Commission Minutes**
2 **Providence City Office Building**
3 **15 South Main, Providence UT 84332**
4 **May 27, 2015 6:00 pm**

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

10
11 **Approval of the Minutes:**

12 **Item No. 1.** The Providence City Planning Commission will consider for approval the minutes of May 13, 2015.

13 **Motion to approve the minutes with the following correction: K Allen, second – W Simmons**

14 Page 2, line 35 – Clarify S Bankhead’s comments

15 **Vote: Yea: K Allen, R James, L Raymond, W Simmons**
16 **Nay: None**
17 **Abstained: H Hansen**
18 **Excused: S Sanders**

19
20 **Item No. 5. Amended Final Plat:** The Providence City Planning Commission will consider for approval an amended
21 final plat for Eagleview Estates Phase 2 amending the east boundary line.

- 22 • This item was discussed first.
- 23 • S Bankhead said Gary Knighton had a concern about the Rocky Mountain Power easement. The updated
24 plat just came in this afternoon and has not been reviewed by staff. However, it has all the corrections
25 staff has required and shows the adjustment that addresses Gary Knighton’s concern.
- 26 • Jack Nixon, Developer, addressed the commission. Rocky Mt. Power, Lex Baer (property owner), and J
27 Nixon have had extensive discussions about the power line. RMP has agreed to allow homes on the lots as
28 long as they stay 35’ below the wires. Paragraph 3 – the ground easement has been removed and
29 replaced with an aerial easement. All parties have agreed to this easement. As per Gary’s request, the plat
30 has been changed to show the easement.
- 31 • S Bankhead said this can be approved by the commission with the condition that Gary Knighton approves
32 the plat that has been presented with the power line easements.
- 33 • K Allen asked where the poles are. J Nixon said there are no poles on his property, just a long span of
34 lines. The poles are on Stan Checketts’ property.

35 **Motion to approve the Eagleview Estates Phase 2 plat pending Gary Knighton’s signature: H Hansen, second – R**
36 **James**

37 **Vote: Yea: K Allen, H Hansen, R James, L Raymond, W Simmons**
38 **Nay: None**
39 **Abstained: None**
40 **Excused: S Sanders**

41 **Public Hearing(s):** Prior to making a recommendation on the following items, the Planning Commission is holding a
42 public hearing. The purpose of the public hearing is to provide an opportunity for anyone interested to comment
43 on the proposal before action is taken. The Planning Commission invites you to attend the hearing in order to offer
44 your comments.

45 **Item No. 1. 6:15 p.m. Public Hearing:** The Providence City Planning Commission will receive comment on a
46 proposed rezone of 1.198 acres of property from Agricultural (AGR) to Single-Family Traditional (SFT). The property
47 is located at approximately 240 South 325 West, Providence.

- 48 • Public hearing on this item opened by L Raymond at 6:20 pm.
- 49 • No comments from the public.
- 50 • S Bankhead said the purpose of this rezone is to allow two building lots and some road dedication.
- 51 • H Hansen asked if this was the end of the subdivision.
- 52 • R Gustaveson said there is possibly more.
- 53 • R James said the areas surrounding this area are all SFT.
- 54 • L Raymond closed hearing on this item at 6:27 pm.

1 **Excused: S Sanders**

2 Item No. 2. Proposed Code Amendment: The Providence City Planning Commission will consider for
3 recommendation to the City Council, proposed code amendments to Providence City Code Title 10 Zoning
4 Regulations, Chapter 5 Overlay Zones regarding Hazard slope zones, engineering geotechnical report, and
5 disclosures of other natural hazards.

6 **Motion to continue: W Simmons, second – R James**

7 **Vote: Yea: K Allen, H Hansen, R James, L Raymond, W Simmons**

8 **Nay: None**

9 **Abstained: None**

10 **Excused: S Sanders**

11 Item No. 3. Proposed Code Amendment: The Providence City Planning Commission will consider for
12 recommendation to the City Council, proposed code amendments to Providence City Code Title 10 Zoning
13 Regulations, Chapter 8 Area Regulations and Parking Regulations, Section 1 Area Regulations and Section 3
14 Setbacks allowing attached uncovered decks to extend into the rear setback.

15 **Motion to recommend the proposed code amendments to the City Council: K Allen, second – R James**

16 **Vote: Yea: K Allen, H Hansen, R James, L Raymond, W Simmons**

17 **Nay: None**

18 **Abstained: None**

19 **Excused: S Sanders**

20 Item No. 4. Proposed Code Amendment: The Providence City Planning Commission will consider for
21 recommendation to the City Council, proposed amendments to Providence City Code 10-8-5: Commercial Zoned
22 Districts; Site Development and 10-8-6: Parking Regulations.

- 23 • S Bankhead said she has corrected grammatical errors and added other recommendations from the
24 Commission. The definition for xeriscape is on page 4. Landscape buffer definition has been added.
- 25 • H Hansen asked for clarification on 10 and 12. 10 is the overall site and 12 is the buffer zone. She also
26 asked if the city was going to require landscaping be maintained after installation. S Bankhead said
27 maintenance is required.
- 28 • R James said this could be a problem if someone uses buffer trees as both buffer and landscape trees. If
29 they are going to be required in both landscaping and in the buffer zone, then it needs to be clarified.
- 30 • S Bankhead said wording under 10 can say "Trees in portable planters shall not qualify to meet the tree
31 requirements", and "Trees in the landscape buffer do not qualify to meet the requirements for trees in
32 the overall landscaping."
- 33 • K Allen, page 3, would like verbiage changed from handicap to individuals with disabilities.
- 34 • H Hansen asked about entrances onto state roads versus city roads.
- 35 • S Bankhead said there are different requirements.

36 **Motion to recommend to City Council for approval the proposed amendments to 10-8-5 and 10-8-6 with the**
37 **above mentioned changes regarding trees in buffer zone and overall landscaping, and change wording from**
38 **"handicap" to "individuals with disabilities": H Hansen, second – R James**

39 **Vote: Yea: K Allen, H Hansen, R James, L Raymond, W Simmons**

40 **Nay: None**

41 **Abstained: None**

42 **Excused: S Sanders**

43 **Study Items:**

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

- 47 • H Hansen would like maps of Logan, Millville and River Heights with actual city boundaries.
- 48 • S Bankhead said the current zoning map should have the correct boundaries on it. It does not show their
49 annexation policies though. Annexation maps for Logan, River Heights and Millville will be provided to the
50 Commission.
- 51 • L Raymond asked if the Commission wanted to discuss property east of the deer fence.
- 52 • K Allen said Stan Checketts' property extends beyond the deer fence. There are a couple of other places
53 that extend beyond the deer fence.
- 54 • S Bankhead said the only property that will be impacted by future annexation is Jack Nixon's property.
- 55 • L Raymond felt it should be addressed by the Commission.

Planning Commission Meeting

May 27, 2015

Please Sign In

Name

City of Residence

KARL NIEMAN

PROVIDENCE

Rex Gustafson

Providence

Nick Zollinger

Providence

Jack NIXON

Hyde park