

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**

2 **Providence City Office Building**
3 **15 South Main, Providence UT 84332**
4 **January 23, 2013 6:00 p.m.**

5
6 **Chairman: R. Sneddon**
7 **Commissioners: Roy Sneddon, Kirk Allen, Gordon Allred, Jeff Baldwin, Rowan Cecil, Sherman**
8 **Sanders, Garrett Walker**

9 **Excused:**
10 **Alternates:**

11
12 **Approval of the Minutes:**

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

14 **Motion to approve the minutes: K Allen, second – J Baldwin**

15 **Vote: All in favor**

16 **R Sneddon in attendance and voted yea each time**

17
18 **Study Items:**

19 **Item No. 1:** The Providence City Planning Commission will discuss amending Providence City Code Title
20 11 including but not limited to Concept Plan and road grades.

- 21 • Discussion about what defines length of cul-de-sac, what defines feeder streets, collector streets
22 and major streets and how these street terms will be affected with new growth, new
23 developments and volume of traffic.
- 24 • S Bankhead will provide transportation plan, current definitions and copy of spec book for next
25 PC meeting. This will be provided electronically.
- 26 • R Sneddon asked about streets being listed by street usage (conceptually) rather than an
27 alphabetical listing. Alphabetic listing is preferred as it is easier to locate streets, but also a
28 conceptual listing would be helpful.
- 29 • Discussion about what should be required by developers in regards to traffic flow analysis
30 before a subdivision goes in.
- 31 • S Bankhead pointed out that traffic flow analysis is required on larger developments, but smaller
32 subdivisions do not have such requirements. Having the same requirements for smaller
33 subdivisions could be viewed as over-burdening the developer. Certain streets are defined, but
34 there is a problem with feeder and collector street definitions. The City prefers that 56' right-of-
35 ways should be used very sparingly, preferring 66' right-of-ways. A criteria needs to be
36 established.
- 37 • G Walker had questions about street grades on hills.
- 38 • S Bankhead will ask DRC to attend a Planning Commission meeting to explain grades, how the
39 City came up with certain guidelines and how that impacts property owners' safety.

40
41 **Action Items:**

42 **Item No. 1:** The Providence City Planning Commission will consider for recommendation to the City
43 Council amending Providence City Code Title 10, Chapter 1, Section 4 Definitions including but not
44 limited to Accessory Buildings, Main Buildings and Business Use General, Low Impact and Medium
45 Impact.

- 46 • The Attorney was not able to get information to the Committee in time for anyone to review.

- 1 • S Bankhead suggested that because of this, the Planning Commission should postpone review
2 until a later date.

3 **Motion to Continue: J Baldwin, second – R Cecil**

4 **Vote: All in favor**

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

- 7 • S Bankhead – Development Review Committee is looking at Steve Baugh’s preliminary plat. It
8 will be coming to the Planning Commission in the near future. We will continue to look at the
9 interface. The sidewalk requirement was unanimously required by the Planning Commission;
10 however, City Council gave him an exception to the title, so now Planning Commission will need
11 to review based on City Council’s decision.
- 12 • R Sneddon expressed concerns about Mr. Baugh’s granted exception to the title in regards to
13 future requests.
- 14 • G Allred asked about input from the City Attorney in regards to legally pursuing Council’s
15 authority to make such a decision.
- 16 • S Bankhead said the City Council has the authority to make a decision regarding variances, but
17 the Planning Commission has the authority to make decisions in regards to subdivisions.
- 18 • R Sneddon does not want this decision to be viewed as a decision made by Planning Commission
19 and City Council, when it was a decision made strictly by the City Council, especially in view of
20 the fact that the Planning Commission voted twice not to grant the exception.
- 21 • K Allen feels like this decision has been made. The City Council acted within their authority, but
22 the Planning Commission should start to establish relationships with City Council in order to
23 avoid this in the future. It is the City Council’s prerogative to make this decision, but the
24 Planning Commission does not necessarily think they made the correct decision.
- 25 • G Allred felt like implementing the decision the City Council has made in no way suggests the
26 Planning Commission agrees with or is acquiescing to said decision, but the Planning
27 Commission has an obligation to uphold the City Council’s decision.
- 28 • R Sneddon would like a note on the preliminary plat stating that the Planning Commission was
29 not in support of this decision. S Bankhead will look into the matter.
- 30 • S Bankhead said the Development Review will go back to City Council, but the Preliminary Plat
31 will stay with Planning Commission. Skarlet feels like the City Council has made their decision
32 and the Planning Commission will have to accept the decision and review the plat with the
33 changes the City Council has made. Planning Commission cannot approve the plat conditional to
34 (not) having sidewalks. Planning Commission only has the authority to be administrative not
35 legislative.

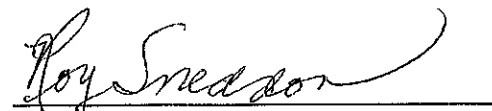
36 **Commission Reports:** Items presented by the Commission Members will be presented as informational
37 only; no formal action will be taken.

38 No report.

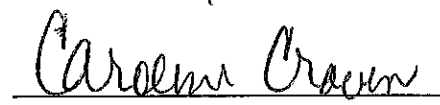
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40 **Motion to adjourn: R Cecil, second – J Baldwin**

41 **Vote: All in favor**

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43 Minutes taken and prepared by Caroline Craven

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46 Roy Sneddon, Chairman

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Caroline Craven, Secretary