

1 **Providence City Planning Commission Meeting**
2 **15 S. Main, Providence UT 84332**
3 **February 8, 2017 6:00 p.m.**
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6 **Attendance**

7 Chair: Robert James
8 Commissioners: Rowan Cecil, Andrea Diamond, Mike Harbin, John Parker
9 Excused: Brent Fresz
10 Absent: None
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13 **Approval of the Minutes:**

14 **Item No. 1.** The Providence City Planning Commission will consider for approval the minutes of January 25, 2017.
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16 **Motion made to approve the minutes of January 25, 2017 with revisions included as identified.-by R Cecil,**
17 **seconded J Parker.**
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19 **Vote: Yea: R James, R Cecil, A Diamond, M Harbin, J Parker**
20 **Nay: None**
21 **Abstained: None**
22 **Excused: B Fresz**
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24 **Corrections:**

25 Pg. 2, line 13 - Remove duplicate sentence.
26 Pg. 2, line 21 - add "to adopt an ordinance".
27 Add R James to all votes.
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29 **Public Comments:** Citizens may appear before the Planning Commission to express their views on issues within
30 the City's jurisdiction. Comments will be addressed to the Commission. Remarks are limited to 3 minutes per
31 person. The total time allotted to public comment is 15 minutes.
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- 33 • R James opened meeting for public comment and noted that they did not have anyone from the public in
34 attendance at this time.
- 35 • Public comment session closed.
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37 **Action Item(s):**

38 **Item No. 1:** The Providence City Planning Commission will consider for approval the preliminary plat for Providence
39 Estates Subdivision, a 26-lot residential subdivision, located at approximately 1180 South 400 East.
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- 41 • R James confirmed that the Planning Commission reviewed the Executive Staff's findings and asked S
42 Bankhead to provide additional background information and summary of findings.
- 43 • S Bankhead identified that there have been delays but the preliminary plat meets requirements with the
44 following conditions as identified in the ESR review.
 - 45 ○ The appropriate street widths must be determined prior to final plat approval.
 - 46 ○ The Culinary Water Authority recommended the City ask for a fee in lieu for water dedication;
47 the fee amount needs to be determined.
 - 48 ○ The City will need to decide if it will work with the developer to extend the road on Lot 0028 (not
49 part of the subdivision) for which the City would reimburse the developer a pro-rated share. The
50 City Engineer estimated the cost to be approximately \$20,000. There is \$5,000 in impact fees
51 available to the City that can be applied to that cost if City Council chooses to move forward with
52 the expansion.
- 53 • M Harbin noted that dimensions on the retention pond were not on the preliminary plat.

- S Bankhead responded that the dimensions would be part of the construction drawings in the final plat. Calculations are based on the 90th percentile as required.
- R Cecil asked who is responsible for maintaining the retention pond on lot 15.
- S Bankhead responded that the homeowner would be responsible for maintenance on the retention pond on lot 18. The HOA is responsible for the retention pond on lot 15. The HOA is also taking care of the open space landscaping that it is on the west side of the lot and the west side of lot 1. There are agreements that the homeowners will have to accept that establish standards and will ensure that the homeowners do understand the restrictions and responsibilities of maintaining the integrity of the retainer pond. The City will be able to complete inspections.
- R James asked if the city has positive experiences with these situations to date.
- S Bankhead confirmed that the City has not experienced any negative issues with homeowners maintaining other retention ponds in town.
- A Diamond asked about other options available for the segment of 400 East (road expansion) if the City does not choose finish the road at this time and reimburse the developer.
- The Planning Commission members discussed various scenarios, options and outcomes if the City decided against the road expansion on lot 0028.
- J Parker asked who owned the well that does not have water rights associated with it.
- S Bankhead responded that Frances Fensil originally drilled the well, but since he did not do anything with it, the well is identified as abandoned and capped. That process is completed through the state.
- R James asked if there were any other questions for Skarlet or the developer, Matt Hansen, and asked if Mr. Hansen would like to address the Commission with any further comments.
- Matt Hansen, representative for Sierra Homes, commented that he also looked into the matter of the well and confirmed the state did not have any records on it. He also wanted to note that they are working with City Council to resolve outstanding issues to meet conditions as required.
- R James requested that minor changes be made to the wording on the conditions for approval. Please state in the condition 1, ...the appropriate street crossing section "must" be decided by City Council prior to submitting the final plat" and change the word "should" in condition 2 and condition 3 to "shall" to ensure we are clear that City Council is the deciding body. If there are no further questions or comments, we can move forward with a motion.
- No further questions or comments.

Motion made to approve the preliminary plat for Providence Estates Subdivision, a 26-lot residential subdivision, located at approximately 1180 South 400 East with the following conditions as discussed. - R Cecil, seconded by A Diamond.

Vote:

Yea: R James, R Cecil, A Diamond, M Harbin, J Parker

Nay: None

Excused: B Fresz

Abstained: None

Study Item(s):

Item No. 1: The Providence City Planning Commission will discuss proposed changes to Providence City Code Title 11 Subdivision Regulations, Chapters 1 and 4 amending the definitions for major street, collector street, and minor street. The Planning Commission will also discuss the width of: asphalt, park strip, and sidewalk. (estimated discussion time: 45 minutes)

- R James noted that the Planning Commission will discuss the proposed code changes to Title 11 Subdivision Regulations, Chapter 1 and 4 that will amend the definitions for major street, collector street, and minor street and will also review the width of the asphalt, park strip and sidewalk. Would S Bankhead please review the status of changes made to date.
- S Bankhead reviewed the changes incorporated into Chapter 1 General Provisions as determined from the City Council discussion of January 10. The changes in Title 11, Chapter 4 with the exception on page 2 of 8 are changes the city staff is recommending to the Standards and Specification Manual. The changes

- 1 incorporate new wording to accommodate revised requirements for storm water drainage, temporary
2 turnarounds, grading for cul-de-sacs, and swells. The final portion identifies specifications for right of
3 ways. Included are examples of changes and resolutions that have changed these specifications.
4 • R James reviewed each of the changes in order.
5 • Commission members engaged in extensive and detailed discussion on each of the changes.
6 • Councilman J Baldwin and Councilman J Drew contributed to the discussion session offering their
7 perspectives and views regarding definitions for major street, collector street, and minor street including
8 widths of asphalt, park strips and sidewalks.
9 • Todd Hendricks also commented on street definitions and reviewed statistical data on the topic.
10 • S Bankhead asked when to schedule the City tour. All members of the Executive Staff, City Council and
11 Planning Commission will be participating.
12 • R James responded that the tour can be scheduled Tuesday afternoon and to please provide a week to
13 plan and coordinate schedules. He also suggested that Planning Commission members review information
14 that recently emailed.

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16 **Reports:**

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

18 Commission Reports: Items presented by the Commission Members will be presented as informational only; no
19 formal action will be taken.

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21 Agenda posted by Skarlet Bankhead on February 6, 2017.

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23 **Motion to close the Planning Commission Meeting of February 8, 2017 made by R Cecil, seconded by J Parker.**

24 **Vote:**

25 **Yea:** R Cecil, A Diamond, R James, M Harbin, J Parker

26 **Nay:** None

27 **Abstained:** None

28 **Excused:** B. Fresz

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30 Meeting adjourned at 7:27 p.m.

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32 Minutes prepared by K Merrill.

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Robert James, Chairman

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Kristine Merrill, Office Specialist

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