

1 **Providence City Planning Commission Meeting**  
2 **164 N. Gateway Drive, Providence, UT 84332**

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4 **June 14, 2017 6:00 p.m.**  
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7 **Attendance**

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8 Chair: R James, Chairman  
9 Commissioners: Brent Fresz, John Parker, Ruth Ann Holloway  
10 Excused: None  
11 Absent: None  
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14 **Skarlet Bankhead announced the approval and completed the swearing in of Ruth Ann Holloway to the Planning Commission.**

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17 **Approval of the Minutes:**

18 **Item No. 1.** The Providence City Planning Commission will consider for approval the minutes of May 24, 2017.  
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20 **Motion made to approve the minutes of May 24, 2017.-by B Fresz, seconded by J Parker.**  
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22 **Vote: Yea: R James, B Fresz, J Parker**  
23 **Nay: None**  
24 **Abstained: Ruth Ann Holloway**  
25 **Excused: None**  
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27 **Revisions**

28 **Pg.1, line 49 remove motion.**  
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30 **Public Comments:** Citizens may appear before the Planning Commission to express their views on issues within  
31 the City's jurisdiction. Comments will be addressed to the Commission. Remarks are limited to 3 minutes per  
32 person. The total time allotted to public comment is 15 minutes.  
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- 34 • Meeting opened for public comments.
  - 35 • No public comments made at this time.
- 36

37 **Action Item(s):**

38 **Item No. 1. Preliminary Plat:** The Providence Planning Commission will consider for approval the preliminary plat  
39 for Providence Gateway Subdivision, a residential multi-family subdivision, containing 68 townhomes and 96  
40 apartment units, located at approximately 425 West 100 South. (Discussion time approximately 10 minutes)  
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- 42 • R James reviewed considerations for approval of the preliminary plat for the Providence Gateway  
43 Subdivision located at 425 West 100 South. The proposed development consists of 68 townhomes and 96  
44 apartment units. This is a multi-family subdivision proposal for the development of 68 townhomes and 96  
45 apartment units.
- 46 • S Bankhead provided an overview of the Executive Staff Review. The review concluded that the  
47 preliminary plat meets requirements with conditions to be met as identified prior to final plat approval. As  
48 noted, the proposed development exceeds the maximum allowed units by one building unit. Also noted  
49 was a resident's concerns regarding the location of the smaller units' garages in the townhome section  
50 and how cars backing out may create a potential safety hazard.
- 51 • Jeff Jackson, one of the principals of Ironwood Development, addressed a few key issues identified. In  
52 regard to the one unit over maximum, he asked that the City be lenient about the extra unit because land  
53 that was donated for the round-a-bout has benefited the City, its residents and the community. Had this  
54 land not been donated, the number of units built would have fallen under the maximum allowed. In

1 agreement with and with approval from the Fire Marshall, a gravel road will be used to access the  
2 community from Gateway Drive in Phase I. This does allow two points of access to enter and exit. The  
3 parking lot will not be completed until Phase IV in order to avoid the wear and tear that would occur  
4 during construction. The pool and the clubhouse were designed for the apartment complex if it is in fact  
5 built. Whether the apartments are built or not will depend on the market and its ability to support it. It is  
6 possible that all townhomes will be built instead in which case the additional amenities will not be  
7 installed.

- 8 • Also noted was the completion of the Gateway Road extension on September 1, 2016.
- 9 • R James summarized discussion items as follows: one unit above maximum, potential swapping of the  
10 smaller units and moving the development of a playground to Phase B.
- 11 • B Fresz commented on the donation of land for the round-a-about and approving the one unit overage as  
12 an acceptable exchange.
- 13 • Discussion session closed

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15 **Motion made to approve the preliminary plat with the following three changes: move the playground**  
16 **development to Phase B, change the building offset as discussed in Phase A and approve the additional one**  
17 **unit overage. -by B Fresz, seconded J Parker.**

18 **Vote:**

19 **Yea: B Fresz, A Holloway, R James, J Parker**

20 **Nay: None**

21 **Abstained: None**

22 **Excused: None**

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24 **Study Item(s):**

25 **Item No. 1. Code Amendment:** The Providence Planning Commission will discuss possible changes to Providence  
26 City Code Title 10 Zoning Regulations Chapter 8 Area Regulations regarding the height of front yard fences.  
27 (Discussion time approximately 15 minutes)

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29 Study item discussion

- 30 • Providence City Code Title 10, Zoning Regulation, Chapter 8 identifies that the height of front yard fences  
31 in residential areas should be no greater than four feet. The four foot height limit is assumed to be a  
32 regulation required as a safety measure to ensure clear view when backing out of driveways. Various  
33 requests have been made by residents asking that fences over four feet be allowed in the front yard as a  
34 means to deter animals from getting into the yard. A higher fence is in some cases is needed for safety  
35 reasons and not privacy reasons.
- 36 • The Executive Staff Review was neutral, acknowledging that in certain areas there are valid reasons for  
37 installing a fence over 4 feet but in other areas it may not be necessary or appropriate. In addition, the  
38 recent request being made does allow for a six foot fence on corner lots that have a street side yard in  
39 this particular zoning area.
- 40 • S Bankhead described the type of fence the homeowner, Laura Fisher, would like to install. Commenting  
41 that it is a nice looking fence that does allow for transparency for driver's pulling out so it does not pose  
42 any safety concerns.
- 43 • J Parker asked if the rest of the yard was fenced.
- 44 • Laura Fisher, resident of Providence, responded that the rest of the yard was not fenced and explained  
45 that the lot consists of five acres. The main concern is near the house. There was a recent cougar sighting  
46 and one of the neighbor's pet was killed. The objective of putting in this higher fence is to keep animals  
47 out, create a barrier for security and to reduce noise. She also commented that she does not see any  
48 point of having a four foot fence. A four foot fence would not keep out deer let alone a cougar.
- 49 • The Planning Commission discussed and reviewed various aspects of the issue including residencies that  
50 have installed fences as high as eight feet.
- 51 • R James requested that further review be completed and asked that additional inform be collected to  
52 complete a comparison with other cities' ordinances and fence regulations. The Planning Commission will  
53 proceed with a public meeting scheduled on June 28, 2017.
- 54 • Discussion closed.

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**Reports:**

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

- S Bankhead reported that the General Plan Consultants were very happy with the level of participation and suggestions they received from the public meeting held during the City's Open House. The first Planning Committee Meeting is scheduled next Tuesday, June 20<sup>th</sup> at 6:00 p.m.
- J Baldwin commented on the zoning and planning of multi-family housing and how best to approach various issues which initiated additional discussion on aspects of multi-family housing development.

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

**Motion to close the Planning Commission Meeting of June 14, 2017 made J Parker, seconded by R Holloway.**

**Vote:**

**Yea: B Fresz, R Holloway, R James, J Parker**

**Nay: None**

**Abstained: None**

**Excused: None**

Meeting adjourned at 6:45 p.m.

Minutes prepared by K Merrill.

**Approved June 28, 2017**

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Robert James, Chairman

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Kristine Merrill, Office Specialist