

1 **Providence City Planning Commission Minutes**

2 **Providence City Office Building,**

3 **164 North Gateway Drive,**

4 **Providence UT 84332**

5 **May 27, 2020 6:00 p.m.**

6  
7 **Call to Order:** Kathleen Alder, Chair

8 **Roll Call of Commission Members:** Kathleen Alder

9 **Attendance:** Kathleen Alder, Laura Banda (via video conference), Rowan Cecil, Michael Fortune (non-voting  
10 alternate), Ruth Ann Holloway, Brian Marble (non-voting alternate), Bob Perry

11 **Pledge of Allegiance:** Kathleen Alder

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13 **Oath of Office:** Brian Marble, newly appointed to the planning commission, will take the oath of office.

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  - B Marble took the oath of office. He also explained his background.

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16 **Approval of the Minutes:**

17 **Item No. 1.** The Planning Commission will consider approval of the minutes for April 22, 2020.

18 **Motion to approve the minutes of April 22, 2020:** — R Cecil, second — B Perry

19 **Yea:** K Alder, R Cecil, B Perry

20 **Nay:**

21 **Abstained:** L Banda, R Holloway

22 **Excused:**

23 **Corrections:**

24 Page 2 Line 86: Remove extra "is."

25  
26 **Public Hearing(s) 6:00 PM:** Prior to making a recommendation on a request to change a portion of Parcel No. 02-  
27 090-0011 (approximately 2.82 acres adjacent to the east boundary of Parcel No. 02-090-0018), located in the  
28 general area of 750 West 300 South, from Commercial Highway District (CHD) to Multi-Family High Density (MFH),  
29 the Planning Commission is holding a public hearing. The purpose of the public hearing is to provide an  
30 opportunity for anyone interested to comment on the proposal before action is taken. **Persons wishing to**  
31 **comment on the proposed zone change may email their comments to [providencecityutah@gmail.com](mailto:providencecityutah@gmail.com) or text**  
32 **comments to 435-752-9441.** By law, email comments are considered a public record and will be shared with all  
33 parties involved, including the Planning Commission and the applicant.

- 34
  - No public comments

35  
36 **Public Comments:** Persons wishing to express their views on issues within the Commission's jurisdiction may  
37 email their comments to [providencecityutah@gmail.com](mailto:providencecityutah@gmail.com) or text comments to 435-752-9441. By law, email  
38 comments are considered public record and will be shared with all parties involved, including the Planning  
39 Commission and the applicant.

- 40
  - Jim Holloway of Providence spoke about the access to the property discussed in the public hearing. He  
41 wanted to know if the issue with the access had been resolved.

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43 **Action Item Note:** Should the Planning Commission not be able to make a decision or take exception to an Action  
44 Item(s), then that item will be tabled and revert back to a study category. The applicant will have 15 minutes to  
45 introduce and make a brief presentation.

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47 **Legislative – Action Item(s):**

48 **Item No. 1. Recommendation to City Council - Rezone Request:** The Providence Planning Commission consider for  
49 recommendation a request by Kent Dunkley to change a portion of Parcel No. 02-090-0011 (approximately 2.82  
50 acres adjacent to the east boundary of Parcel No. 02-090-0018), located in the general area of 750 West 300  
51 South, from Commercial Highway District (CHD) to Multi-Family High Density (MFH).

52 **Motion to keep that portion of land commercial highway district:** — R Perry, second — R Cecil

53 **Vote:**

54 **Yea:** K Alder, L Banda, R Cecil, R Holloway, B Perry

55 **Nay:**

56 **Abstained:**

57 **Excused:**

58 Discussion:

- 59
- 60 • R Cecil said that some residents he has talked to like the idea of multi-family on that parcel with a service station on the corner. Several members of the Commission were concerned about losing the commercial space and the potential tax revenue if the parcel were rezoned. The dangers relating to the access were also discussed.
  - 61
  - 62
  - 63 • R Snow recommended that the Commission reference the General Plan. The Plan was discussed. It does not anticipate this parcel being rezoned, but does anticipate multi-family housing further west.

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65 **Study Items(s):**

66 **Item No. 1. Rezone Request:** The Providence Planning Commission will review a request by Doug Rich, Rich Development Inc., to rezone of Parcel No.s 02-212-0004, 02-212-0005, and 02-171-0001 from Commercial General District (CGD) to Multi-Family High, located in the general area of 265 N Gateway Dr and 565 W 100 N, containing approximately 7.89 acres, from Commercial General District (CGD) to Multi-Family High Density (MFH).

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- 68 • Mark Daines spoke about the issues with the location, access, wetlands, stream, etc. The parcel is very complicated for commercial development. There is not a lot of frontage on the road. They have wondered if they could incorporate some of the land into open space in conjunction with multi-family housing. This would also provide rooftops to support the surrounding commercial.
- 69
- 70 • The history of the parcels, the roads and access, and the number of multi-family units that could be built on the parcel were discussed. Buildable areas, privacy screening, and public safety were also discussed.
- 71
- 72 • R Holloway asked that the road frontage be marked on the plat for the next meeting.
- 73
- 74 • The Commission discussed plans for the adjacent LeGrand Johnson parcel. It has been decommissioned as a batch plant.
- 75
- 76 • M Daines said that younger people tend to buy multi-family units, and they tend to buy a lot of items online, which generates sales tax for the city.
- 77
- 78 • The price point for the units was discussed.

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80 **Item No. 2. Review of city code requirements for Multi-family High:** The Providence Planning Commission will review Providence City Code 10-8-1 Area Regulations and 10-8-9 Design Standards for Attached and Multi-Family Residential Development with focus on Multi-Family High Density (MFH).

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- 82 • S Bankhead and R Snow explained why this item came before the Commission. A few individual members of the City Council requested it. Land use items need to start with the Planning Commission. S Bankhead felt that the concern of these Council members was about open space, not density per se.
- 83
- 84 • R Holloway asked if the concern was about open space dedicated to each unit (yard) or about common open space. S Bankhead said that this was not defined.
- 85
- 86 • The Commission discussed going on a field trip to view different multi-family housing developments in order to get an idea of the issue. S Bankhead said that we can set this up once social distancing requirements ease.

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88 **Staff Reports:**

- 89 • None:

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91 **Commission Reports:**

- 92 • The Commission discussed whether their next meeting should be Zoom or in-person. The majority preferred in-person. S Bankhead explained state meeting requirements about electronic participation.

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94 **Motion to close the meeting: —R Cecil, second — R Holloway**

95 **Vote:**

96 **Yea: K Alder, R Cecil, R Holloway, B Perry**

97 **Nay:**

98 **Abstained:**

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109 **Excused: L Banda**

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Kathleen Alder, Chair

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Skarlet Bankhead, City Recorder

DRAFT