

1 Providence City Planning Commission Minutes
2 Providence City Office Building,
3 164 North Gateway Drive, Providence UT 84332
4 April 22, 2020 6:00 p.m.
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6 Some participants attended this meeting electronically.
7 This meeting was live streamed on Providence City's YouTube Channel.
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9 **Call to Order:** Bob Perry, Chair

10 **Roll Call of Commission Members:** Bob Perry, Chair

11 **Attendance:** Kathleen Alder, Rowan Cecil, Bob Perry

12 **Excused:** Laura Banda, Michael Fortune, Ruth Ann Holloway,

13 **Absent:** Alex Bearnson

14 **Pledge of Allegiance:** Kathleen Alder
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16 **Approval of the Minutes:**

17 **Item No. 1.** The Planning Commission will consider approval of the minutes for March 11, 2020.

18 **Motion to approve the minutes of March 11, 2020: — R Cecil, second — K Alder**

19 **Vote:**

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

21 **Nay:**

22 **Abstained:**

23 **Excused:** L Banda, R Holloway

24 **Corrections:**

- 25 • None
- 26

27 **Public Comments:** Persons wishing to express their views on issues within the Commission's jurisdiction may
28 email their comments to providencacityutah@gmail.com or text comments to 435-752-9441. By law, email
29 comments are considered public record and will be shared with all parties involved, including the Planning
30 Commission and the applicant.
31

32 **Public Hearing(s):** None
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34 **Action Item Note:** Should the Planning Commission not be able to make a decision or take exception to an Action
35 Item(s), then that item will be tabled and revert back to a study category. The applicant will have 15 minutes to
36 introduce and make a brief presentation.
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38 **Administrative Action Item(s):**

39 **Item No. 1. Amended Final Plat:** The Providence Planning Commission will consider for approval an amended final
40 plat for Country Garden Estates II, combining Lots 25 and 26 located in the general area of 335 Garden Dr.

41 **Motion to approve putting together the two lots, with the caveat that it needs to go to the City Council for**
42 **approval to vacate the easements for utilities, and that they understand that they still need to go through the**
43 **approval process for whatever building they put on there: — K Alder, second — R Cecil**

44 **Vote:**

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

46 **Nay:**

47 **Abstained:**

48 **Excused:** L Banda, R Holloway

- 49 • S Bankhead said that the City Council will consider vacating the public utility easement in their May 6th
50 meeting. They will not vacate the storm water easement. The storm water easement is the pond on the
51 north end indicated by hash marks on the plat.
- 52 • S Bankhead said that the staff report is in the agenda packet. It has the findings of fact, conclusions of law,
53 and conditions. Staff recommends that this plat be approved.
54

55 **Item No. 2. Commercial Condominium Plat:** The Providence Planning Commission will consider for approval a
56 condominium plat for South Cache Commercial Condominiums Building 6, located in the general area of 550 W.
57 465 N., Providence UT.

58 **Motion to approve the condominium plat for the South Cache Commercial Condominiums Building 6 located in**
59 **the general area of 550 W 465 N: — R Cecil, second — K Alder**

60 **Vote:**

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

62 **Nay:**

63 **Abstained**

64 **Excused: L Banda, R Holloway**

- 65 • S Bankhead explained that the applicants are not subdividing. They are filing a condominium plat so that
66 the building they will build will have two commercial condominiums.

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68 **Item No. 3. Preliminary Plat:** The Providence Planning Commission will consider for approval a preliminary plat for
69 Ballard Springs Subdivision, a 39-lot residential subdivision located in the general area of 515 West 500 South,
70 Providence UT.

- 71 • S Bankhead said that this subdivision is also a planned unit development. They had to jump through a few
72 extra hoops because of that. Because they set aside 35% of their space for recreational activity, they
73 received a density bonus. They went from 5.5 units per net acre to 6.5 units per net acre.
- 74 • S Bankhead noted that because the Council approved the General Plan in their April 15 meeting, she
75 included the vision and key initiatives from the new plan in the staff report.
- 76 • S Bankhead said that even if the Commission approves this preliminary plat, the applicants will still have
77 to go on to the final plat and construction drawings stage of approvals. According to City Code, the
78 Planning Commission must decide whether the PUD meets the criteria listed in 10-14-2. S Bankhead read
79 the criteria.
- 80 • S Bankhead said that this development is in the southwest area of the city, which doesn't have sewer
81 service yet. The developer is putting in a private sewer lift station with the idea that they can connect into
82 the gravity flow system when it is available. The [sewer] inside the development will remain private.
- 83 • S Bankhead noted that the PUD has road widths that are narrower than our usual public streets. They
84 intend to put the sidewalks on one side of the street.
- 85 • Nic Porter of Champlin Development said that in order to make this plat work, they had to reduce their lot
86 count drastically. He hopes that this plat is pleasing to everyone.
- 87 • B Perry asked about the open space to the north. What will it be?
- 88 • N Porter said that they will be making it into a usable amenity. They will ask the people who end up
89 building there what they would like. It could be a playground, a dog park, pickle ball courts, pure open
90 space, etc. It will not be unmaintained space. They are currently trying to do a market analysis and reach
91 out to their email lists of potential buyers to see what people would like.
- 92 • B Perry asked about the open spaces Nos. 1 and 2.
- 93 • N Porter said that these will probably just be very well landscaped areas, perhaps with a monument [sign].
94 This area is open space because the radius of the road prevented putting a lot there. The goal is to make
95 that space pleasing and inviting.
- 96 • B Perry asked if the road is two-way or one-way.
- 97 • N Porter said that it is two-way. There is no on-street parking allowed. Their goal is for it to feel charming
98 and quaint.
- 99 • K Alder asked where people will park if there is a large family party, etc.
- 100 • N Porter said that his company may create some parking in the northern open space. He doesn't want to
101 create a large lot that is an eyesore, however. They do provide three spots other than the garage on each
102 driveway (5 spots in total per house). N Porter said that they could also consider some parking in open
103 space 1 and 2. Also, people may end up parking on the street anyway. There is enough room that they
104 could. If a fire truck came through during that time, however, it might have to drive onto the sidewalk. His
105 company has a similar development in Logan. Occasionally people park on the street, but it hasn't caused
106 issues.
- 107 • N Porter said that Logan Fire Department didn't have issues with this road cross-section.

- 108 • N Porter said that they probably will add some parking spaces on the northern section for long-term
- 109 parking.
- 110 • R Cecil said that the builders did a good job speaking to the people in the area to see how they feel about
- 111 the development. R Cecil lives in the area, and he said that the people he has talked to are happy to have
- 112 the development.
- 113 • K Alder asked about the sewer lift station. Will there be a sewer charge?
- 114 • S Bankhead said that there will be.

115 **Motion to approve the 39 lot residential subdivision in the general area of 515 West 500 South in Providence: —**

116 **K Alder, second — R Cecil**

117 **Vote:**

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

119 **Nay:**

120 **Abstained:**

121 **Excused: L Banda, R Holloway**

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123 **Legislative – Action Item(s):** None

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125 **Study Items(s):**

126 **Item No. 1. Rezone Request:** The Providence Planning Commission will review a request by Kent Dunkley to
127 change a portion of Parcel No. 02-090-0011 (approximately 2.82 acres adjacent to the east boundary of Parcel No.
128 02-090-0018), located in the general area of 750 West 300 South, from Commercial Highway District (CHD) to
129 Multi-Family High Density (MFH).

- 130 • B Perry asked what will happen to the mountain of dirt on the property.
- 131 • K Dunkley said that if the C-store owner buys the corner, the dirt will be used to fill the corner.
- 132 • B Perry asked about the water in the corner area.
- 133 • K Dunkley said that the project that they are trying to do with this rezone would not go so far to the east
- 134 as to include the dirt mound [or the water].
- 135 • K Dunkley said that the site plan will probably change. What is included in the agenda packet is a
- 136 preliminary drawing.
- 137 • K Dunkley said that there was some concern about traffic backing up onto 1700 South. He reminded the
- 138 Commission that UDOT said that they would grant an access onto Highway 165. This access could be used
- 139 both for the C-Store and for the housing so that there would not be as much backup onto 1700 South.
- 140 • S Bankhead said that this still has to go through the public hearing process. Tonight we are only gathering
- 141 information. The public hearing will probably happen next meeting.

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144 **Reports:**

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

- 146 • S Bankhead said that we have received the approved general plan from the consultants. We will post it on
- 147 the website soon.
- 148 • B Perry said that we still haven't had the sexual harassment training. We will probably see that later on.
- 149 • B Perry said that there was a legislative training on the 14th. He and K Alder attended. Most of it was not
- 150 relevant to the Commission.
- 151 • B Perry said that he would like to put the section "commission reports" into the Planning Commission
- 152 Bylaws Article 5, which lists what will be on the agenda for Planning Commission meetings.
- 153 • S Bankhead said that the bylaws state that the agenda will "generally" follow a certain format. However, it
- 154 doesn't need to follow it every time. Commission members can give reports without it being in the
- 155 bylaws. However, they can amend the bylaws if they want to.
- 156 • B Perry said that it looks like an amendment will not be necessary.

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

- 160 • B Perry said that he is resigning as chair of the Commission on April 30. He has a new job for the Forest
- 161 Service that will take up more of his time. He will still be a member of the Commission.

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Chair & Vice Chair: Special Election: Chairman Bob Perry is remaining on the Planning Commission, but stepping down as Chair. Pursuant to 3.3 of the Planning Commission Bylaws, the Planning Commission will elect a Chair and Vice Chair for recommendation to the Mayor and City Council.

Motion to appoint Kathleen Alder as the chair: — R Cecil, second — B Perry

Vote:

Yea: K Alder, R Cecil, B Perry

Nay:

Abstained:

Excused: L Banda, R Holloway

Comments:

- B Perry asked if we can wait to select a vice chair.
- S Bankhead said that the Commission can wait if they would like.

Motion to close the meeting: — R Cecil, second — K Alder

Vote:

Yea: K Alder, R Cecil, B Perry

Nay:

Abstained:

Excused: L Banda, R Holloway

Meeting adjourned at approximately 6:50 PM

Minutes prepared by Jesse Bardsley

Minutes approved by vote of the Commission on May 27, 2020

Bob Perry, Chair

Skarlet Bankhead, City Recorder