

1 **Providence City Planning Commission Minutes**  
2 **Providence City Office Building,**  
3 **164 North Gateway Drive, Providence UT 84332**  
4 **June 10, 2020 6:00 p.m.**

5  
6 **Members of the Planning Commission may be attending this meeting electronically.**  
7 **This meeting was live streamed on Providence City's YouTube Channel.**  
8

9 **Call to Order:** Kathleen Alder, Chair

10 **Roll Call of Commission Members:** K Alder

11 **Members in Attendance:** Kathleen Alder, Laura Banda, Rowan Cecil, Michael Fortune, Brian Marble (non-voting  
12 alternate), Bob Perry

13 **Pledge of Allegiance:** R Cecil  
14

15 **Approval of the Minutes:**

16 **Item No. 1.** The Planning Commission will consider approval of the minutes for May 27, 2020.

17 **Motion to approve the minutes of May 27, 2020:** — R Cecil, second — M Fortune

18 **Vote:**

19 **Yea:** K Alder, L Banda, R Cecil, M Fortune, B Perry

20 **Nay:**

21 **Abstained:**

22 **Excused:**  
23

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

- 28 • No public comments  
29

30 **Public Hearing(s) 6:00 PM:** Prior to making a recommendation on a request a request by Doug Rich, Rich  
31 Development Inc., to rezone Parcel No.s 02-212-0004, 02-212-0005, and 02-171-0001 from Commercial General  
32 District (CGD) to Multi-Family High (MFH), located in the general area of 265 N Gateway Dr and 565 W 100 N,  
33 containing approximately 7.89 acres. The purpose of the public hearing is to provide an opportunity for anyone  
34 interested to comment on the proposal before action is taken. **Persons wishing to comment on the proposed**  
35 **zone change may email their comments to [providencacityutah@gmail.com](mailto:providencacityutah@gmail.com) or text comments to 435-752-9441.**  
36 By law, email comments are considered a public record and will be shared with all parties involved, including the  
37 Planning Commission and the applicant.

- 38 • No public comments  
39

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

44 **Legislative – Action Item(s):**

45 **Item No. 1. Recommendation to City Council - Rezone Request:** The Providence Planning Commission will  
46 consider for recommendation a request by Doug Rich, Rich Development Inc. to change Parcel No.s 02-212-0004,  
47 02-212-0005, and 02-171-0001 from Commercial General District (CGD) to Multi-Family High (MFH), located in the  
48 general area of 265 N Gateway Dr and 565 W 100 N, containing approximately 7.89 acres.

- 49 • The Commission discussed changing the property from commercial. Some members felt that we cannot  
50 get more commercial space and that we should leave it commercial. R Cecil felt that commercial  
51 development will probably not happen on this lot. The commission noted that last meeting, they denied a  
52 similar request.
- 53 • The Commission discussed the LeGrand Johnson property to the west. If it is developed commercially, the  
54 property under discussion might also develop commercially. Or, this property could be housing that would  
55 have access to that commercial area. Mark Daines, of the developer, said that LeGrand Johnson could also

56 seek to annex the Providence parcel into Logan, or could use it as the parking lot for the Logan parcel,  
57 which has frontage on main street. He said that developing this as housing would allow them to create  
58 some open space for the city.

- 59 • The staff report, GIS Parcel Summary, general plan, and the Fire Department Life Safety Analysis were  
60 discussed.

61  
62 **Motion to make a recommendation to the city council to rezone parcel numbers 02-212-0004, 02-212-0005, and**  
63 **02-171-0001 from Commercial General District to Multi Family High: — R Cecil**

64 Motion died for lack of a second

65  
66 **Motion to leave it as Commercial General District for parcel numbers 02-212-0004, 02-212-0005, and 02-171-**  
67 **0001: — B Perry, second — R Cecil**

68 **Vote:**

69 **Yea: K Alder, L Banda, R Cecil, M Fortune, B Perry**

70 **Nay:**

71 **Abstained:**

72 **Excused:**

73  
74 **Administrative Action Item(s):** None

75  
76 **Study Items(s):**

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

- 80 • K Alder felt that if people are buying townhomes with less open space, they know what they are choosing  
81 to buy. Having Multi Family High as a zone provides some flexibility. R Cecil and B Perry suggested that we  
82 should leave the ordinance as it is. Mayor Drew said that the Council can choose Multi Family Medium for  
83 a zone if they want more open space. He felt that requiring more green space would make the units more  
84 expensive.
- 85 • B Marble asked about the Multi Family Design Standards. S Bankhead explained why these standards  
86 were put in place.
- 87 • The Commission recommended that this ordinance be left the way that it is.

88  
89 **Reports:**

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

- 92 • K Alder recommended that the Commission participate in the webinars hosted by the Utah League of  
93 Cities and Towns.
- 94 • K Alder asked that the selection of vice chair be on the agenda for next meeting.

95  
96 **Motion to close the meeting: — R Cecil, second — M Fortune**

97 **Vote:**

98 **Yea: K Alder, L Banda, R Cecil, M Fortune, B Perry**

99 **Nay:**

100 **Abstained:**

101 **Excused:**

102 Meeting adjourned at approximately 7:10 PM

103 Minutes prepared by Jesse Bardsley

104 Minutes approved by vote of the Commission on August 26, 2020

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107 \_\_\_\_\_  
108 Kathleen Alder, Chair

107 \_\_\_\_\_  
108 Skarlet Bankhead, City Recorder