

1 **Providence City Planning Commission Minutes**
2 **Providence City Office Building,**
3 **164 North Gateway Drive, Providence UT 84332**
4 **August 26, 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:** Kathleen Alder, Chair

11 Attendance: Kathleen Alder, Rowan Cecil, Joe Chambers (voting alternate; video call), Bob Perry

12 **Pledge of Allegiance:** Rowan Cecil

13
14 **Public Hearing(s):**

15 **Hearing No. 1. 6:00 PM: Rezone:** Prior to making a recommendation on the proposed zone change for Parcel No.s
16 02-212-0004, 02-212-0005, and 02-171-0001 from Commercial General District (CGD) to Mixed Use District (MXD),
17 located in the general area of 265 N Gateway Dr. and 565 W 100 N, containing approximately 7.89 acres, the Planning
18 Commission is holding a public hearing. The purpose of the public hearing is to provide an opportunity for anyone
19 interested to comment on the proposal before action is taken.

- 20 • R Snow read an emailed comment from Amy Anderson, Solid Waste Route Manager for Logan City
21 Environmental Department. They do not have any objections to the proposed zone change, but would like
22 to be notified if/when the development process begins.
23

24 **Hearing No. 2. 6:10 PM: Rezone:** Prior to making a recommendation on the proposed zone change for the southeast
25 portion of Parcel No. 2-101-0001 from Single-Family Large (SFL) to Single-Family Traditional (SFT), located in the
26 general area of 80 N Sherwood Dr. (800 E), containing approximately 6.10 acres, the Planning Commission is holding
27 a public hearing. The purpose of the public hearing is to provide an opportunity for anyone interested to comment
28 on the proposal before action is taken.

- 29 • Danny McFarlane of Civil Solutions Group presented the request. The reason for the request is that this
30 portion of the parcel is fairly narrow, and it would be difficult to put a city street through there and still
31 have properly sized lots. There are other lots that are the size of single family traditional lots adjacent to
32 this property.
33 • Stephen Bienz of 800 East said that he is not against ¼ acre lots but would be against multi-family.
34 • Mark Reeder of Landmark Companies said that he has developed ½ acre lots in the past. They become weed
35 patches because people can't water a lot that large. It would be good to reduce the frontage of these lots.
36

37 **Legislative – Action Item(s):**

38 **Item No. 1. 6:00 PM: Rezone:** The Planning Commission will consider a recommendation to the City Council for the
39 proposed zone change for Parcel No.s 02-212-0004, 02-212-0005, and 02-171-0001 from Commercial General
40 District (CGD) to Mixed Use District (MXD), located in the general area of 265 N Gateway Dr. and 565 W 100 N,
41 containing approximately 7.89 acres

42 **Motion to recommend to the City Council to rezone Parcel No.s 02-212-0004, 02-212-0005, and 02-171-0001 from**
43 **Commercial General District (CGD) to Mixed Use District (MXD), located in the general area of 265 N Gateway Dr.**
44 **and 565 W 100 N, containing approximately 7.89 acres — R Cecil, second — B Perry**

45 *Vote:*

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

47 *Nay:*

48 *Abstained: J Chambers*

49 *Excused: L Banda, M Fortune*
50

51 **Item No. 2. 6:10 PM: Rezone:** The Planning Commission will consider a recommendation to the City Council for the
52 proposed zone change for the southeast portion of Parcel No. 2-101-0001 from Single-Family Large (SFL) to Single-
53 Family Traditional (SFT), located in the general area of 80 N Sherwood Dr. (800 E), containing approximately 6.10
54 acres

55 **Motion that the Planning Commission consider a recommendation to the City Council for the proposed zone**

56 **change for the southeast portion of Parcel No. 2-101-0001 from Single Family Large to Single Family Traditional:**
57 — B Perry, second — R Cecil
58 Vote:
59 Yea: K Alder, R Cecil, B Perry
60 Nay:
61 Abstained: J Chambers
62 Excused: L Banda, M Fortune
63 Comments:
64 • Aaron Walker (Fire Inspector)'s concerns were discussed. Any development here will need a turnaround,
65 and fire hydrants will need to be installed.
66

67 **Approval of the Minutes:**

68 **Item No. 1.** The Planning Commission will consider approval of the minutes for June 10, 2020.

69 **Motion to approve the minutes of June 10, 2020:** — R Cecil, second — B Perry

70 Vote:

71 Yea: K Alder, R Cecil, B Perry

72 Nay:

73 Abstained: J Chambers

74 Excused: L Banda, M Fortune
75

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

80 • No public comments
81

82 **Administrative Action Item(s):**

83 **Item No. 1.** The Planning Commission will consider approval of a condominium plat for Arbor Fields Commercial
84 Condominiums, an expandable condominium project located in the general area of 1670 S HWY 165 (approximately
85 230 S SR165), Providence UT. (Amended 08/25/2020)

86 • K Alder read from the staff report included in the agenda packet.

87 • Mark Reeder spoke about the plans for the building.

88 • The meaning of the term "expandable condominium" was discussed. The position of the restrooms was
89 discussed.

90 **Motion that the Planning Commission approve a condominium plat for Arbor Fields Commercial Condominiums,**
91 **an expandable condominium project located in the general area of 1670 S HWY 165:** — B Perry, second — R Cecil

92 Vote:

93 Yea: K Alder, R Cecil, J Chambers, B Perry

94 Nay:

95 Abstained:

96 Excused: L Banda, M Fortune
97

98 **Study Items(s):** None
99

100 **Election of Chair and Vice Chair:** Pursuant to Article 3.2 of the Providence City Planning Commission Bylaws, the
101 Commission will elect a Chair and Vice Chair.
102

103 **Motion that Kathleen Alder continue on as chair:** — B Perry, second — R Cecil

104 Vote:

105 Yea: K Alder, R Cecil, J Chambers, B Perry

106 Nay:

107 Abstained:

108 Excused: L Banda, M Fortune
109

110 **Motion to make Michael Fortune the Vice Chair of the Planning Commission:** — R Cecil, second — B Perry

111 *Vote:*
112 *Yea: K Alder, R Cecil, J Chambers, B Perry*
113 *Nay:*
114 *Abstained:*
115 *Excused: L Banda, M Fortune*

116
117 Discussion continued:

- 118 • The status of ongoing projects was discussed, including Ballard Springs, Kay Homan Subdivision, and
119 Shoreline Estates.
- 120 • The use of Zoom at future meetings was discussed.

121
122 ***Motion to suspend the last sentence of paragraph 3.2 of the bylaws that is on page 67 of the amended packet: —***
123 *J Chambers, second — R Cecil*

- 124
125 • It was clarified that a rule suspension must be done by unanimous vote of all commission members present
126 as per Section 9.2 of the bylaws.

127 *Vote:*
128 *Yea: K Alder, R Cecil, J Chambers, B Perry*
129 *Nay:*
130 *Abstained:*
131 *Excused: L Banda, M Fortune*

- 132
133 • K Alder would like that section [3.2] of the bylaws to be on the agenda for the next meeting for consideration
134 of changing it.

135
136 ***Motion to close the meeting: — R Cecil, second — B Perry***

137 Meeting adjourned at approximately 7:10 PM
138 Minutes prepared by Jesse Bardsley

139
140
141
142
143
144 _____
Kathleen Alder, Chair

Skarlet Bankhead, City Recorder