

1 **Providence City Planning Commission**  
2 **Minutes**  
3 **Providence City Office Building,**  
4 **164 North Gateway Drive,**  
5 **Providence UT 84332**  
6 **September 9, 2020**      **6:00 p.m.**

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

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

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

13 **Attendance:** Kathleen Alder, Laura Banda (via Zoom), Rowan Cecil, Joe Chambers (non-voting), Michael Fortune,  
14 Robert Perry

15 **Excused:** Brian Marble

16 **Pledge of Allegiance:**

17  
18 **Approval of the Minutes:**

19 **Item No. 1.** The Planning Commission will consider approval of the minutes for August 26, 2020.

20 **Motion to approve the minutes for August 26, 2020:** — R Cecil, second — M Fortune

21 *Vote:*

22 *Yea: K Alder, R Cecil, M Fortune, R Perry*

23 *Nay:*

24 *Abstained: L Banda*

25 *Excused:*

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

- 31
  - No comments

32  
33 **Administrative Action Item(s):**

34 **Item No. 1:** The Planning Commission will consider for approval a request to amend the final plat for Providence  
35 Hollow Subdivision Phase 3 by relocating the irrigation easement on Lot 2 (parcel 02-295-0302), located at 575 East  
36 Spring Creek Parkway. (agenda item added 09/08/2020)

37 **Motion to approve the request to amend the final plat for Providence Hollow Subdivision Phase 3 for the**  
38 **relocation of the irrigation easement on lot 2:** — M Fortune, second — R Cecil

39 *Vote:*

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

41 *Nay:*

42 *Abstained:*

43 *Excused:*

44 *Comments:*

- 45
  - S Bankhead said that the Commission needs to state what the "good cause" is to amend the plat. M  
46 Fortune explained that he feels they will be able to have better utilization of the lot with the new  
47 easement layout.

48  
49 **Study Items(s):**

50 **Item No. 1.** The Planning Commission will review an application submitted by Visionary Homes for a proposed  
51 rezone of Parcel 02-096-0054, located in the general area of 50 North Gateway Dr. The property is currently zoned  
52 Commercial General District (CGD); the applicant is requesting Multi-family Medium (MFM).

- 53
  - Ben Steele of Visionary Homes explained the project. It is a separate project from [Providence Gateway]  
54 to the south. MFM will allow for more open space. The open space will also be usable by the residents of

55 Providence Gateway.

- 56 • B Steele also explained that they would like to have some commercial space in the units that are facing  
57 onto Gateway Drive. The changes in the commercial development market were discussed. The  
58 commercial uses allowed in the Multi Family Medium zone were discussed. B Steele described the live-  
59 work product that is proposed for the units that front Gateway Drive. Parking for the commercial element  
60 was discussed. The price point was discussed.
- 61 • R Snow clarified that this study item is only about rezoning the parcel from commercial to Multi Family  
62 Medium. In order to actually proceed with the proposed development, there will be many more steps  
63 where other issues (such as parking) will be considered.

64  
65 **Item No. 2.** The Planning Commission will review the Planning Commission Bylaws for possible changes, including  
66 but not limited to Section 3.2 by allowing the chair to serve consecutive terms.

- 67 • The benefits of having or not having a limit were discussed. The Commission felt that a 3-year term limit  
68 (3 terms) would be appropriate for the Chair.

69  
70 **Item No. 3.** The Planning Commission will review setback and safety conflicts when retrofitting existing homes.

- 71 • K Alder explained the background of this study item. City zoning code only allows an egress window well  
72 on a basement to project 2 ft into the side setback, but building code for an egress window requires 3 ft.  
73 She has an existing house in which she would like to install an egress window but cannot because of the  
74 code. It is a safety issue.
- 75 • S Bankhead reviewed how the current code was developed. We are considering creating a different code  
76 for retrofits vs. new builds.
- 77 • J Chambers discussed Utah Code 10-9a-702 and whether these types of situations would be best handled  
78 through variances. S Bankhead felt that if this will be a recurring situation, it should be handled through a  
79 modification of the ordinance.
- 80 • M Fortune felt that this could be handled through variances until a pattern is established that could then  
81 be codified.
- 82 • The Commission felt that this should be handled through variances for now.

83  
84 **Legislative – Action Item(s):**

- 85 • None.

86  
87 **Commission Reports:**

- 88 • Whether to hold another meeting in September was discussed. It is most likely that a meeting will not be  
89 needed.
- 90 • The Commission mentioned the Providence Canyon cleanup event, the parks survey, the streets survey, the  
91 pipeline notification service, and the upcoming concert in the park.

92  
93 ***Motion to close the meeting: — R Cecil, second — M Fortune***

94 *Vote:*

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

96 *Nay:*

97 *Abstained:*

98 *Excused:*

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100 Meeting adjourned at approximately 7:40 PM

101 Minutes prepared by Jesse Bardsley

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106 Kathleen Alder, Chair

105 \_\_\_\_\_  
106 Skarlet Bankhead, City Recorder