

1 **Providence City Planning Commission Minutes**
2 **Providence City Office Building,**
3 **164 North Gateway Drive, Providence UT 84332**
4 **October 14, 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, Michael Fortune, Brian Marble (voting alternate)

12 **Excused:** Laura Banda, Joe Chambers, Robert Perry

13 **Pledge of Allegiance:** Brian Marble

14
15 **Approval of the Minutes:**

16 **Item No. 1.** The Planning Commission will consider approval of the minutes for September 9, 2020.

17 **Motion to approve the minutes of September 9, 2020:** — R Cecil, second — M Fortune

18 *Vote:*

19 *Yea: K Alder, R Cecil, M Fortune, B Marble*

20 *Nay:*

21 *Abstained:*

22 *Excused: L Banda, R Perry*

23
24 **Public Comments:** Persons wishing to express their views on issues within the Commission's jurisdiction may email
25 their comments to providencecityutah@gmail.com or text comments to 435-752-9441. By law, email comments are
26 considered public record and will be shared with all parties involved, including the Planning Commission and the
27 applicant.

- 28 • No public comments

29
30 **Administrative Action Item(s):**

31 **Item No. 1. Final Plat:** The Planning Commission will consider for approval the final plat for Alder Square
32 Commercial Subdivision Phase 4, creating a 0.85-acre commercial lot in the general area of 74 South HWY 165.

33 **Motion to accept and approve the final plat for the Alder Square Commercial Subdivision Phase 4 recognizing the**
34 **findings of fact as contained in the documentation from the staff, and also the conclusions of law and conditions:**

35 — M Fortune, second — B Marble

36 *Vote:*

37 *Yea: R Cecil, M Fortune, B Marble*

38 *Nay:*

39 *Abstained: K Alder*

40 *Excused: L Banda, R Perry*

- 41 • S Bankhead explained that the Commission should reference the findings of fact, conclusions of law and
42 conditions that were put together by the staff if they want to approve it on that basis.
- 43 • K Alder abstained because she has a financial interest in Alder Square.

44
45 **Public Hearing(s):**

46 **Item No. 1 Proposed Rezone:** Prior to making a recommendation on a proposed zone change for Parcel No. 02-096-
47 0054 from Commercial General District (CGD) to Multi-Family Medium (MFM), located in the general area of 50
48 North Gateway Dr, containing approximately 3.21 acres, the Planning Commission is holding a public hearing. The
49 purpose of the public hearing is to provide an opportunity for anyone interested to comment on the proposal before
50 action is taken. **Persons wishing to comment on the proposed zone change may appear in person, email their**
51 **comments to providencecityutah@gmail.com or text comments to 435-752-9441.** By law, email comments are
52 considered a public record and will be shared with all parties involved, including the Planning Commission and the
53 applicant.

- 54 • Ben Steele of Visionary Homes said that he would like to retract the term "affordable housing" in regards
55 to this project. They will try to make these units affordable, but they are not connected to any government

56 program or definition of “affordable housing.” B Steele discussed the “live work” units, and how similar
57 units are being used in North Logan. He looked into the parking issue.
58

59 **Legislative – Action Item(s):**

60 **Item No. 1.** The Planning Commission will consider for recommendation to the City Council a proposed zone
61 change for Parcel No. 02-096-0054 from Commercial General District (CGD) to Multi-Family Medium (MFM),
62 located in the general area of 50 North Gateway Dr, containing approximately 3.21 acres.

63 **Motion to recommend approval of the rezone:** — R Cecil, second — B Marble

64 *Vote:*

65 *Yea: K Alder, R Cecil, M Fortune, B Marble*

66 *Nay:*

67 *Abstained:*

68 *Excused: L Banda, R Perry*

- 69 • S Bankhead explained that the General Plan did not anticipate this change.
- 70 • M Fortune and R Cecil expressed support for the change.

71

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

73 **Item No. 2. Preliminary Plat:** The Planning Commission will consider for approval the preliminary plat for Ballard
74 Springs, a 39-lot residential subdivision located in the general area of 515 West 500 South.

- 75 • Nic Porter of Champlin Development explained why they changed the design of the subdivision. There is a
76 low area on the property that will now be open space.
- 77 • S Bankhead explained that this is a Planned Unit Development (PUD). The street/sidewalk/park strip were
78 discussed. N Porter explained why they like their streets narrow. Studies have shown that traffic goes
79 slower the narrower the road is. It also gives a quaint feel. N Porter discussed not needing sidewalk on
80 both sides of the street. There is no on-street parking, and this hasn't been an issue in the past. The
81 property to the north was discussed, including connecting the road to that parcel.

82 **Motion to approve the preliminary plat for the Ballard Springs, a 39 lot residential subdivision located in the**
83 **general area of 515 West 500 South:** — R Cecil, second — M Fortune

84 *Vote:*

85 *Yea: K Alder, R Cecil, M Fortune*

86 *Nay: B Marble*

87 *Abstained:*

88 *Excused: L Banda, R Perry*
89

90 **Item No. 3. Preliminary Plat:** The Planning Commission will consider for approval the preliminary plat for
91 Shoreline Estates, a 63-lot residential subdivision located in the general area of 700 E Spring Creek Parkway.

- 92 • Steve Earl of Cache Landmark Engineering spoke about the project.
- 93 • S Bankhead explained the conditions in the staff report, including the necessary vacations of city property
94 that would need to be accomplished.

95 **Motion to accept the preliminary plat for Shoreline as outlined in our agenda tonight:** — B Marble, second — R
96 Cecil

97 *Vote:*

98 *Yea: K Alder, R Cecil, M Fortune, B Marble*

99 *Nay:*

100 *Abstained: L Banda, R Perry*
101

102 **Item No. 4. Multi-Family Design & Site Plan:** The Planning Commission will consider for approval the multi-family
103 design and site plan for Homes on Parkway 3 & 4, a 26-unit multi-family development located at 220 N Spring
104 Creek Parkway.

- 105 • Kathleen Alder read from a letter that was submitted by Matt Harris, a resident of Providence. In his
106 letter, he discussed why townhomes are important to the community. They provide an option for
107 homeownership for those of median income. They provide an opportunity for conservation of land. They
108 produce less waste. He discussed what makes a good townhome, such as proximity to open space,
109 grocery stores, and public transportation; a unique exterior, etc. He feels that townhome developments in

110 Providence are doing well on some aspects, but not on proximity to open space and unique exteriors. He
111 mentioned that the trees and land on the miniature golf course is home to birds and other creatures. The
112 current plan with this development is to cut down the trees and plant some new ones. He feels that this
113 plan should be revised to keep the trees. We have a responsibility to be stewards of nature.

- 114 • Jim Macfarlane, developer, spoke about the trees on the property. They have worked to preserve the
115 trees along the southern and eastern border, as well as some others. They made this design with the
116 intention of preserving the trees as much as possible. There was a discussion about the units being built
117 as townhomes but not being platted on individual lots. They will be rented out.

118 **Motion to approve the multi-family design and site plan for Homes on Parkway 3 & 4, a 26-unit multi-family**
119 **development located at 220 N Spring Creek Parkway subject to the conditions provided by S Bankhead earlier in**
120 **the meeting:** — R Cecil, second — M Fortune

121 *Vote:*

122 *Yea: K Alder, R Cecil, M Fortune, B Marble*

123 *Nay:*

124 *Abstained:*

125 *Excused: L Banda, R Perry*

126
127 **Item No. 5 Planning Commission Bylaws Amendments:** The Planning Commission will consider for
128 recommendation to the City Council proposed amendments to the Planning Commission Bylaws Section 3.2 by
129 allowing the chair to serve consecutive terms.

- 130 • S Bankhead explained the background of this item. It was discussed by the Planning Commission last
131 meeting.

132 **Motion to recommend to the city council to accept changes to the planning commission bylaws, especially 3.2**
133 **allowing the chair to serve consecutive terms:** — B Marble, second — M Fortune

134 *Vote:*

135 *Yea: K Alder, R Cecil, M Fortune, B Marble*

136 *Nay:*

137 *Abstained:*

138 *Excused: L Banda, R Perry*

139

140

141 **Study Items(s):** None

142

143 **Commission Reports:**

- 144 • K Alder reported that she went to the variance committee about the window well in the setback issue
145 that was discussed at the last meeting. According to the City Attorney, it did not qualify for a variance. She
146 would like the Commission to receive training on this issue.

147

148 **Motion to close the meeting:** — R Cecil, second — B Marble

149 *Vote:*

150 *Yea: K Alder, R Cecil, M Fortune, B Marble*

151 *Nay:*

152 *Abstained:*

153 *Excused: L Banda, R Perry*

154

155 Meeting adjourned at approximately 7:20 PM

156 Minutes prepared by Jesse Bardsley

157 Minutes approved by vote of the Commission on October 28, 2020

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161 _____
Kathleen Alder, Chair

Skarlet Bankhead, City Recorder