

1 **Providence City Planning Commission Minutes**  
2 **Providence City Office Building,**  
3 **164 North Gateway Drive, Providence UT 84332**  
4 **October 28, 2020 6:00 p.m.**

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6 Members of the Planning Commission attended this meeting electronically.  
7 This meeting was live streamed on Providence City's YouTube Channel.

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

10 **Roll Call of Commission Members:**

11 Attendance: Kathleen Alder, Laura Banda, Rowan Cecil (from 6:23 PM), Joe Chambers (until 6:15 PM), Michael  
12 Fortune, Brian Marble (from 6:10 PM), Robert Perry

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14 **Approval of the Minutes:**

15 **Item No. 1.** The Planning Commission will consider approval of the minutes for October 14, 2020.

16 Corrections:

- 17 • J Chambers was excused.

18 **Motion to approve the minutes of October 14:** — J Chambers, second — M Fortune

19 Vote:

20 Yea: K Alder, M Fortune

21 Nay:

22 Abstained: L Banda, J Chambers

23 Excused:

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

- 29 • No public comments.

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31 **Public Hearing(s):** None

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

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

36 **Item No. 1. Preliminary Plat:** The Planning Commission will consider for approval the preliminary plat for Sage  
37 Crest Subdivision, a 15-lot residential subdivision located in the general area of 150 N Sherwood Dr.

- 38 • S Bankhead reviewed the staff report.
- 39 • Brian Marble arrived at the meeting.
- 40 • Danny Macfarlane, applicant, spoke about the fire flow and about the grading on the lots. The fire flow  
41 will be more than sufficient. The lots will be graded flat on the east, then flat on the west for a part of the  
42 lot with a drop-down for a walkout basement.

43 **Motion to approve the preliminary plat for Sage Crest Subdivision, a 15-lot residential subdivision located in the**  
44 **general area of 150 N Sherwood Dr, recognizing the findings of fact, conclusions of law and the conditions as**  
45 **stated in the staff report:** — M Fortune, second — R Perry

46 Vote:

47 Yea: K Alder, L Banda, M Fortune, B Marble, R Perry

48 Nay:

49 Abstained:

50 Excused:

- 51  
52 • Joe Chambers left the meeting

53  
54 **Item No. 3 Final Plat:** The Planning Commission will consider for approval final plats for Providence Gateway  
55 Condominiums Phases H & I, J & K, and L & M, a phased multi-family development located in the general area of

56 460 West 40 South and 460 West 60 South.

57 • S Bankhead reviewed the staff report.

58 • Rowan Cecil arrived at the meeting.

59 **Motion to approve the final plat for Providence Gateway phase H & I, J & K, and L & M, a phased multi-family**  
60 **development located in the area of 460 West 40 South and 460 West 60 South referencing the findings of fact,**  
61 **conclusions of law, and conditions: — L Banda, second — R Cecil**

62 *Vote:*

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

64 *Nay:*

65 *Abstained:*

66 *Excused:*

67

68 **Item No. 2. Condominium Plat:** The Planning Commission will consider for approval a preliminary plat for South  
69 Cache Commercial Building 5, a 2-Unit commercial condominium located at 560 W 465 N.

70 • S Bankhead reviewed the staff report.

71 **Motion to approve the final plat for South Cache Commercial Condominiums located at 560 W 465 N Providence**  
72 **including the findings of fact, the conclusions of law and the conditions: — R Perry, second — M Fortune**

73 *Vote:*

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

75 *Nay:*

76 *Abstained:*

77 *Excused:*

78

79 **Study Items(s):**

80 **Item No. 1. City Code Review & Discussion:** The Planning Commission will review and discuss portions of  
81 Providence City Code Title 10 Zoning Regulations to consider and prioritize possible amendments.

82 • S Bankhead said that there are some antiquated sections of the code that R Snow has found. It might also  
83 be useful for the Commission to look at conditional uses. Rather than having a lot of conditional uses, it  
84 might be better to codify those requirements. They may want to look at Providence City Code Title 3, which  
85 covers business licensing, because many of our conditional uses have to do with businesses. They may want  
86 to look at the definitions for businesses in Title 10 Chapter 1.

87 • R Snow recommended that the Commission take this in small chunks. R Cecil agreed.

88 • S Bankhead recommended that the Commission first review the General Plan. Then, when they review the  
89 code, they can decide whether it supports the General Plan's vision and goals.

90 • S Bankhead said that the next Commission meeting will be held on Tuesday the 10<sup>th</sup> of November rather  
91 than Wednesday the 11<sup>th</sup> of November due to Veteran's Day.

92

93 **Motion to close the meeting: — R Cecil, second — R Perry**

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 7:00 PM

101 Minutes prepared by Jesse Bardsley

102 Minutes approved by vote of the Commission on November 12, 2020

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Kathleen Alder, Chair

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Skarlet Bankhead, City Recorder

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