

1 **Providence City Planning Commission Minutes**  
2 **Providence City Office Building,**  
3 **164 North Gateway Drive, Providence UT 84332**  
4 **January 13, 2021 6:00 p.m.**

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6 Members of the Planning Commission will be attending 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:** Kathleen Alder, Chair

11 **Attendance:** Kathleen Alder, Rowan Cecil, Joe Chambers (voting alternate), Michael Fortune, Brian Marble (non-  
12 voting alternate, arrived 6:06 PM), Robert Perry

13 **Excused:** Laura Banda

14 **Pledge of Allegiance:** Joe Chambers

15  
16 **Approval of the Minutes:**

17 **Item No. 1.** The Planning Commission will consider approval of the minutes for December 30, 2020.

18 **Motion to approve the Planning Commission minutes of December 30, 2020: — R Perry, second — R Cecil**

19 **Vote:**

20 **Yea:** K Alder, J Chambers, M Fortune, R Perry

21 **Nay:**

22 **Abstained:** R Cecil

23 **Excused:** L Banda

24  
25 **Public Comments:** Persons wishing to express their views on issues within the Commission's jurisdiction may email  
26 their comments to [providencacityutah@gmail.com](mailto:providencacityutah@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.

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

31  
32 **Legislative – Action Item(s):** None

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

35 **Item No. 1. Preliminary Plat:** The Planning Commission will consider and may vote on a preliminary plat for  
36 Providence City-Center Subdivision, a 4-lot (with a remainder parcel) mixed use development containing 3  
37 retail/commercial buildings and 7 residential buildings with a combined total of 54 multi-family dwelling units,  
38 located in the general area of 95 South Gateway Drive.

- 39 • Danny Macfarlane, representing the developer, gave an introduction to the project.
- 40 • M Fortune discussed the lack of mixing between retail and residential and also brought up open space. D  
41 Macfarlane discussed the efforts they have made to provide trails and connections.
- 42 • The six lot minimum requirement per phase for subdivisions was discussed. S Bankhead explained the  
43 city's position with regards to that requirement. She explained that some decisions about mixed use  
44 developments are left up to the Planning Commission. The timing of the commercial development was  
45 discussed.
- 46 • R Snow brought up reducing the number of accesses. D Macfarlane said that it is a possibility. Connecting  
47 the parking lot between the townhomes and the commercial area was discussed.
- 48 • The common theme and the small-town look and feel requirement was discussed.
- 49 • D Macfarlane said that they could do the improvements for one commercial pad with each phase of the  
50 townhomes.
- 51 • D Macfarlane reviewed the changes that he will make for the next submittal, including taking away the  
52 middle access, having the driveway on the west connect through to the parking lot, and committing to put  
53 in the commercial improvements in for one commercial lot for each phase of the townhomes.
- 54 • The look of the retail units was discussed. The HOA was discussed. D Macfarlane said that he can provide  
55 a rendition of what the commercial units might look like, but he cannot guarantee that the tenants will

56 chose to build the buildings in that way.

57  
58 **Item No. 2. Preliminary Plat:** The Planning Commission will consider and may vote on a preliminary plat for North  
59 Providence Gateway Subdivision, a single-family attached [townhome] development containing 6 residential  
60 buildings with a combined total of 38 dwelling units, located in the general area of 60 North Gateway Drive.

- 61 • Parking was discussed. Fire turnarounds were discussed. The live-work units were discussed, including the  
62 uses allowed, the look, and the signage. S Bankhead suggested that D Nicoll include a section on signage  
63 in the CC&Rs.

64 **Motion that the planning commission approve the preliminary plat for the North Providence Gateway**  
65 **Subdivision, a single-family attached townhome development containing 6 residential buildings and a combined**  
66 **total of 38 dwelling units, located in the general area of 60 North Gateway Drive: — R Cecil, second — M Fortune**

67 **Vote:**

68 **Yea: K Alder, R Cecil, J Chambers, M Fortune, R Perry**

69 **Nay:**

70 **Abstained:**

71 **Excused: L Banda**

72  
73 **Study Items(s):**

74 **Item No. 1. Affordable Housing Discussion.** Val Potter, former member of the Utah House of Representatives and  
75 the Commission on Housing Affordability will discuss affordable housing.

- 76 • Mayor Drew introduced former state representative Val Potter.
- 77 • V Potter spoke about the housing situation and SB 34 requirements.
- 78 • Mayor Drew spoke about blending multi-family with single family.
- 79 • B Marble spoke about keeping the state out of housing. He felt that things are going fine the way they  
80 have been going.
- 81 • J Chambers spoke about people moving in from big cities and about low income housing projects.

82  
83 **Item No. 2. City Code Review and Discussion.** The Planning Commission will discuss Providence City Code Title 10  
84 Chapter 4 Section 4 Mixed Use District.

- 85 • The commission discussed the density requirements and the purposes of the mixed use zone.
- 86 • Accommodating light manufacturing within the city was discussed.

87  
88 **Item No. 3 City Code Review and Discussion.** The Planning Commission will discuss Providence City Code Title 10  
89 Chapter 12 Accessory Apartment Units and Chapter 13 Accessory Dwelling Units.

- 90 • S Bankhead reviewed the difficulties that residents have encountered in attempting to meet our code for  
91 accessory dwelling units. S Bankhead reported on currently permitted accessory dwelling units and  
92 accessory apartment units.
- 93 • J Chambers was concerned that some cities are not allowing options for affordable housing while some  
94 other cities are taking upon themselves the burden of providing it.
- 95 • R Snow said that if cities do not comply voluntarily with affordable housing requirements, the state may  
96 take away their right to make certain zoning choices. This is not what we want to happen.
- 97 • Illegal ADUs/AAUs and parking issues were discussed. Enforcement was discussed. B Marble felt that  
98 parking regulations for ADUs/AAUs need to be changed.

99  
100 **Motion to adjourn: — R Cecil, second — R Perry**

101 **Vote:**

102 **Yea: K Alder, R Cecil, J Chambers, M Fortune, R Perry**

103 **Nay:**

104 **Abstained:**

105 **Excused: L Banda**

106 Meeting adjourned at approximately 9:30 PM

107 Minutes prepared by Jesse Bardsley

108 Minutes approved by vote of the Commission on January 27, 2021

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Kathleen Alder, Chair

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Skarlet Bankhead, City Recorder