

1 **Providence City Planning Commission Minutes**
2 **Providence City Office Building,**
3 **164 North Gateway Drive, Providence UT 84332**
4 **December 30, 2020 6:00 p.m.**
5

6 Members of the Planning Commission attended 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

11 **Attendance:** Kathleen Alder, Laura Banda, Joe Chambers (voting alternate), Michael Fortune, Brian Marble (non-
12 voting alternate) Robert Perry

13 **Absent:** Rowan Cecil

14 **Pledge of Allegiance:** Laura Banda
15

16 **Approval of the Minutes:**

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

18 **Motion to approve the minutes of the December 9 Planning Commission meeting: — R Perry, second — L Banda**
19 **Vote:**

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

21 **Nay:**

22 **Abstained:**

23 **Absent: R Cecil**
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 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
30

31 **Public Hearing(s):** None
32

33 **Legislative – Action Item(s):** None
34

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

36 **Item No. 1. Final Plat:** The Planning Commission will consider for approval a final plat for Ballard Springs
37 Subdivision, a 39-lot residential planned unit development (PUD) located in the general area of 515 W 500 South.

- 38 • Nic Porter of the developer discussed access for emergency vehicles.
- 39 • The conditions in the staff report were discussed.

40 **Motion to approve the final plat for Ballard Springs Subdivision, a 39-lot residential planned unit development**
41 **including the findings of fact, conclusions of law, and conditions: — R Perry, second — J Chambers**

- 42 • L Banda noted that the parcel number on the staff report (page 1) is missing a 0. It should be 02-096-
43 0058.
- 44 • S Bankhead noted that there is a correction on page 3, first line. It should say missing, not mossaing.
- 45 • S Bankhead asked if the Commission would like the staff to follow up on the conditions or if the
46 Commission would like to follow up. K Alder said that the staff should follow up on it.

47 **Vote:**

48 **Yea: K Alder, L Banda, J Chambers, M Fortune, R Perry**

49 **Nay:**

50 **Abstained:**

51 **Absent: R Cecil**
52

53 **Study Items(s):**

54 **Item No. 1. Discussion possible annexation development options.** Max Fletcher will discuss development options
55 for Parcel 02-117-0022, a 10-acre parcel located in the general area of 600 S Garden Drive.

- 56 • Michael Jewell, Joe Rinderknecht, and Max Fletcher joined the meeting by video. M Jewell discussed the
- 57 property and the Mixed Use (MXD) zone that has been assigned to it by Providence City’s Future Re-
- 58 Zoning of Existing Districts and Annexed Areas map.
- 59 • M Jewell proposed that the retail portion could be reserved for future construction. M Jewell and K Alder
- 60 discussed other options such as a Single Family High or a multifamily zone. The need for affordable
- 61 housing in the city was discussed. The difficulty of putting retail on this parcel was discussed. The future
- 62 road situation was discussed.
- 63 • S Bankhead and M Jewell discussed the “common theme” requirement in PCC 10-4-4(F).
- 64 • The annexation process was discussed.
- 65 • B Marble said that the citizens he has talked to are against the type of multi-family housing that has been
- 66 built on 100 South.

67
 68 **Item No. 2 City Code Review and Discussion.** The Planning Commission will discuss Providence City Code Title 10
 69 Chapter 4 Section 4 Mixed Use District.

- 70 • S Bankhead reviewed the ordinance.
- 71 • The Commission discussed the characteristics of the Mixed Use zone and whether there should be a
- 72 Mixed Use zone.
- 73 • The Commission discussed areas where mixed use is and is not appropriate.
- 74 • Parking was discussed.

75
 76 **Other Discussion:**

- 77 • The commission discussed having a presentation at the next meeting about affordable housing and
- 78 accessory dwelling units.

79
 80 **Motion to adjourn: — M Fortune, second — R Perry**

81 **Vote:**

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

83 **Nay:**

84 **Abstained:**

85 **Absent: R Cecil**

86 Meeting adjourned at approximately 7:55 PM

87 Minutes prepared by Jesse Bardsley

88 Minutes approved by vote of the commission on January 13, 2021

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 93

 Kathleen Alder, Chair

 Skarlet Bankhead, City Recorder