

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.
 - The conditions in the staff report were discussed.

39
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 02-096-0058.
 - S Bankhead noted that there is a correction on page 3, first line. It should say missing, not mossaing.
 - S Bankhead asked if the Commission would like the staff to follow up on the conditions or if the Commission would like to follow up. K Alder said that the staff should follow up on it.

46
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
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93 _____
Kathleen Alder, Chair

Skarlet Bankhead, City Recorder