

1 **Providence City Planning Commission Minutes**
2 **Providence City Office Building**
3 **164 North Gateway Drive, Providence UT 84332**
4 **January 27, 2021 6:00 p.m.**

5 Members of the Planning Commission may be attending this meeting electronically.
6 This meeting was live streamed on Providence City's YouTube Channel.

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

9 **Roll Call of Commission Members:** Kathleen Alder

10 **Attendance:** Kathleen Alder, Laura Banda, Brian Marble (non-voting alternate), Rowan Cecil, Michael Fortune,
11 Robert Perry

12 **Pledge of Allegiance:** Robert Perry

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15 **Approval of the Minutes:**

16 **Item No. 1.** The Planning Commission will consider approval of the minutes for January 13, 2020.

17 **Motion to approve the minutes for January 13, 2020: — R Cecil, second — R Perry**

18 Corrections:

- 19
 - Line 52, end of sentence: "top" should be "to."
 - Laura Banda was excused.

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21 **Vote:**

22 **Yea: K Alder, R Cecil, M Fortune, R Perry**

23 **Nay:**

24 **Abstained: L Banda**

25 **Excused:**

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

- 31
 - No public comments.

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

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35 **Legislative – Action Item(s):**

36 **Item No. 1. Request to vacate city right-of-way and adjacent property:** The Planning Commission will consider
37 and may vote on a recommendation to the City Council regarding a request to vacate a portion of city right-of-way
38 located in the general area of 293 North Gateway Drive and Parcel 02-171-0036.

- 39
 - S Bankhead explained that there was a mistake made in preparing the agenda. We will only be able to
40 vacate the portion that is the right-of-way. The parcel will have to be done through a different process.

41 **Motion to make a recommendation to the City Council regarding the request to vacate a portion of the city right-**
42 **of-way located in the general area of 293 North Gateway Drive, the little bulb, with the good cause being that it**
43 **will make the development better and it is a part that the city is not using, so it will be to the benefit of the city if**
44 **this occurs: — R Cecil, second — R Perry**

45 **Vote:**

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

47 **Nay:**

48 **Abstained:**

49 **Excused:**

- 50
 - K Alder discussed the "leakage report" and the fact that Providence is low on short-term rentals.
 - Paul Poteet of the developer said that they have not fully considered what the lease terms will be. K Alder
51 brought up adding a hotel where people could stay for a few weeks. P Poteet said that he can look into it.

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

55 **Item No. 1. Final Plat Amendment:** The Planning Commission will consider and may vote on a request to a final

56 plat amendment adjusting an internal lot restriction on Lot 33 Little Baldy Place Subdivision Partial Amended,
57 located at 96 N 850 E.

- 58 • S Bankhead explained the background of this request. Cameron Widner, property owner, would like us to
59 adjust the buildable envelope on his lot. Some concerns that the buildable envelope was meant to
60 address are water pressure, fire flow, fire access, and slopes.
- 61 • S Bankhead explained that although the Administrative Land Use Authority approved the conditional use
62 for C Widner's home, they were assured that the home would be within the buildable envelope.
- 63 • Cameron Widner explained that water pressure and fire flow are important to him. He has verified with
64 Aaron Walker [Logan City Fire Marshall] that flows would be sufficient. They have excavated the land, and
65 so they are not asking to go to a higher elevation, but only to go further east at the same elevation. 50 PSI
66 can be maintained across the entire area they are proposing for construction.
- 67 • R Perry pointed out a mistake on page 1 of the staff report. The parcel number should be 02-288-0033.
- 68 • M Fortune asked about documentation of the fire marshall's approval. C Widner said that he submitted it
69 with an email he sent to S Bankhead.
- 70 • S Bankhead explained that during C Widner's excavation work, the city's property was impacted. She
71 asked the commission to include a condition that discussions will need to be had about restoration or
72 repair of the city's property. C Widner agreed.

73
74 **Motion that the Planning Commission approve a final plat amendment adjusting an internal lot restriction on**
75 **Lot 33 Little Baldy Place Subdivision Partial Amended, located at 96 N 850 E based on the findings of fact,**
76 **conclusions of law, and the conditions as set forth by the Providence Staff. In regards to finding good cause, [the**
77 **Commission bases] that upon hearing [about] the effort that's gone into trying to get the best opportunity for**
78 **that piece of property for that particular lot, and meeting the requirements of the fire marshal for water flow,**
79 **etc. [Also], it is very important to make sure that [for] the city property that is there that may have gotten**
80 **encroached upon while doing some grading work out there, we have to do whatever we can to get it back to**
81 **normal: — M Fortune, second — R Perry**

82 **Vote:**

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

84 **Nay:**

85 **Abstained:**

86 **Excused:**

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88 **Item No. 2. Preliminary Plat:** The Planning Commission will consider and may vote on a request to approve a
89 preliminary plat for Providence City-Center Subdivision, a 4-lot (with a remainder parcel) mixed use development
90 containing 3 retail/commercial buildings and 7 residential buildings with a combined total of 54 multi-family
91 dwelling units, located in the general area of 95 South Gateway Drive.

- 92 • S Bankhead reviewed the updates on this application. The developer has adjusted their plan so that the
93 residential section of the development connects to the retail section and also to the Alder Square
94 development. They also provided an artistic rendition of the development.
- 95 • Danny Macfarlane explained that they also committed to improving one commercial lot for each phase of
96 the residential. The phases are now connected on the plans.
- 97 • B Marble asked about street lighting. D Macfarlane said that they are not proposing to put any additional
98 street lights on the city street.

99 **Motion that the planning commission approve a preliminary plat for Providence City-Center Subdivision, a 4-lot**
100 **(with a remainder parcel) mixed use development, containing 3 retail/commercial buildings and 7 residential**
101 **buildings with a combined total of 54 multi-family dwelling units, located in the general area of 95 South**
102 **Gateway Drive with all of the conditions as stated in [the staff report] including concerning the water dedication**
103 **requirement: — R Cecil, second — L Banda**

104 **Vote:**

105 **Yea: L Banda, R Cecil, M Fortune, R Perry**

106 **Nay:**

107 **Abstained: K Alder**

108 **Excused:**

- 109 • K Alder abstained due to a conflict of interest

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Study Items(s): None

Discussion:

- B Marble felt that horizontal mixed use is not a good use for the city in guiding developers.
- The next meeting will be February 10th and it will be in-person.

Motion to close the meeting: — R Cecil, second — M Fortune

Vote:

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

Nay:

Abstained:

Excused:

Meeting adjourned at approximately 7:06 PM

Minutes prepared by Jesse Bardsley

Minutes approved by vote of the Commission on February 10, 2021.

Kathleen Alder, Chair

Skarlet Bankhead, City Recorder