

1 **Providence City Planning Commission Minutes**
2 **Providence City Office Building,**
3 **164 North Gateway Drive, Providence UT 84332**
4 **February 10, 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.

7
8 **Call to Order:** Kathleen Alder, Chair

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

10 **Attendance:** Kathleen Alder, Rowan Cecil, Joe Chambers, Michael Fortune, Robert Perry

11 **Excused:** Laura Banda

12 **Pledge of Allegiance:**

13
14 **Approval of the Minutes:**

15 **Item No. 1.** The Planning Commission will consider approval of the minutes for January 27, 2021.

16 ***Motion to approve the minutes of January 27, 2021: — R Cecil, second — R Perry***

17 ***Vote:***

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

19 ***Nay:***

20 ***Abstained:***

21 ***Excused:***

22
23
24 **Public Comments:** Persons wishing to express their views on issues within the Commission’s jurisdiction may email
25 their comments to providencacityutah@gmail.com or text comments to 435-752-9441. By law, email comments are
26 considered public record and will be shared with all parties involved, including the Planning Commission and the
27 applicant.

- 28 • No public comments

29
30 **Public Hearing(s):** None

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

33
34 **Administrative Action Item(s):**

35 **Item No. 1. Final Plat Amendment:** The Planning Commission will consider and may vote on a request to approve a
36 final plat for Shoreline Estates Phase 1, a 23-single-family residential subdivision phase located in the general area
37 of 700 East Spring Creek Parkway.

- 38 • S Bankhead explained some of the conditions in the staff report including conditions related to detention
39 ponds and language that will be included on the plat.

40 ***Motion to approve the final plat for shoreline estates phase 1, a 23-single-family residential subdivision phase***
41 ***located in the general area of 700 East Spring Creek Parkway subject to the findings of facts, conclusions of law***
42 ***and conditions as specified within the staff report — M Fortune, second — R Cecil***

- 43 • J Chambers disclosed that Charlie Fullmer spoke with him about this property individually. J Chambers
44 informed him that he could not discuss Planning Commission matters because it would be a conflict of
45 interest.

46 ***Vote:***

47 ***Yea: K Alder, R Cecil, J Chamber, M Fortune, R Perry***

48 ***Nay:***

49 ***Abstained:***

50 ***Excused:***

51
52 **Study Items(s):**

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

- 55 • S Bankhead discussed the staff’s position on the mixed use zone. The goal of the ordinance is continuity of

56 the development, and we haven't been seeing that. Continuity could affect how much density is
57 appropriate.

- 58 • Members of the commission discussed how much density they felt was appropriate.
- 59 • Mayor Drew spoke about giving developers options to meet the market demand. There is a market for
60 smaller units.
- 61 • Parking was discussed.
- 62 • The Commission discussed inviting developers and architects to a meeting to discuss the mixed use code.
63 The section of the code that talks about a "theme that reflects the heritage and community of Providence
64 and traditional small town streetscapes" was discussed (10-4-4.F).
- 65 • Using the mixed use zone as a transition zone was discussed. Allowing more uses in multi-family zones was
66 brought up.
- 67 • Neesha Perry of Providence spoke about live-work units. She brought up the man who owns WolfPack
68 Market on 200 East in Logan. His store is in a live-work unit. She also brought up incorporating artwork into
69 the design of developments.
- 70 • K Alder made assignments for the Commission members for the March 10th meeting. J Chambers will invite
71 some contacts from the development community. M Fortune, R Perry and R Cecil will look at the wording
72 of the code and think about how to incorporate some of the ideas shared tonight such as live-work and
73 artwork. K Alder will talk with Dave Gaskill, a developer, about what kind of things could go in our [Mixed
74 Use] code.

75
76 ***Motion to end the meeting: — R Cecil, second — M Fortune***

77 ***Vote:***

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

79 ***Nay:***

80 ***Abstained:***

81 ***Excused:***

82 Meeting adjourned at approximately 7:10 PM

83 Minutes prepared by Jesse Bardsley

84 Minutes approved by vote of the Commission on March 10, 2021

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Kathleen Alder, Chair

Skarlet Bankhead, City Recorder