

1 **Providence City Planning Commission Minutes**

2 **March 10, 2021 6:00 p.m.**

3 Providence City Office Building,
4 164 North Gateway Drive, Providence UT

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6 Members of the Planning Commission may 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, Joe Chambers, Brian Marble, Robert Perry

12 **Excused:** Laura Banda, Michael Fortune

13 **Absent:** Rowan Cecil

14 **Pledge of Allegiance:** Brian Marble

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16 **Approval of the Minutes:**

17 The Planning Commission will consider approval of the minutes for February 10, 2021.

18 **Motion to approve the minutes of February 10th 2021: — R Perry, second — B Marble**

19 **Vote:**

20 **Yea: K Alder, J Chambers, B Marble, R Perry**

21 **Nay:**

22 **Abstained:**

23 **Excused:**

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 - It was noted that the date needs to be changed to 2021 on the minutes.

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

- 31
 - No public comments

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

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

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

37 **Item No. 1. Final Plat:** The Planning Commission will consider and may vote on a request to approve a final plat for
38 Providence Gateway Subdivision Phase N, a single-family attached [townhome] development containing 6
39 residential buildings with a combined total of 38 dwelling units, located in the general area of 60 North Gateway
40 Drive.

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 - Jon Harrop of Visionary Homes explained the plat.

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43 **Motion to approve the final plat ID number 02-096-0054 a 3.2 acre area located in the general area of 60 N**
44 **Gateway Drive to include the findings of fact and Providence City General Plan information, and the conclusions**
45 **of law and conditions: — R Perry, second — B Marble**

46 **Vote:**

47 **Yea: K Alder, J Chambers, B Marble, R Perry**

48 **Nay:**

49 **Abstained:**

50 **Excused:**

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52 **Item No. 2. Preliminary Plat:** The Planning Commission will consider and may vote on a request to approve a
53 preliminary plat for Fickas Commercial Subdivision; a 4-lot subdivision with three commercial lots and one
54 remainder residential parcel located in the general area of 750 West 300 South.

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 - Kent Dunkley spoke about the plat. Water on the property was discussed.

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Motion to approve the preliminary plat for parcel number 02-090-0011 located in the general area of 750 W 300 S to include the Providence City General Plan findings of fact, conclusions of law and conditions: — R Perry, second — B Marble

Vote

Yea: K Alder, J Chambers, B Marble, R Perry

Nay:

Abstained:

Excused:

Study Items(s):

Item No. 3. Proposed Wastewater/Sewer Collection Master Plan Review: Representatives from Sunrise Engineering will review the proposed wastewater/sewer collection master plan.

- R Snow explained that there is no action for the Commission to take on this item. It is being presented to allow the Commission to see the effect of the general plan on the sewer system.
- Steven Wood of Sunrise Engineering presented about the plan. Replacing the pipe that connects us to Logan was discussed.

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

- Justin Campbell, architect, spoke about mixed use zoning. We should not fear density when it is done the right way. It can help us preserve the natural beauty of the area.
- K Alder explained the current mixed use zone requirements.
- J Campbell felt that Mixed Use should be a larger [contiguous] district, rather than a zone that can be applied to any single parcel. He suggested making an RDA to create this district. He felt that the current height limit is too limiting. The Mixed Use planning needs to consider traffic flows, pedestrian access, etc., and should be broader than a single project. The idea is to encourage people to eat, shop, and work in the area without so much vehicle traffic.
- J Campbell spoke about parking structures. He felt that the city needs to constrain developers to produce what is in the city's best interest for parking.
- J Campbell spoke about allowing zero lot lines. In a high density environment, this can be beneficial to allow more space for elements other than parking and to reduce unhealthy spaces between buildings.
- R Snow asked about parking structures. J Campbell said that 39 units per acre will require parking structures. He felt that Cache Valley needs mixed use but it needs to be done well. If it is done piecemeal it is more like a multi-use district and not a mixed use district.
- K Alder reviewed the document provided by Danny Macfarlane related to the mixed use zone.

Motion to adjourn: — J Chambers, second — B Marble

Vote:

Yea: K Alder, J Chambers, B Marble, R Perry

Nay:

Abstained:

Excused:

Meeting adjourned at approximately 7:40 PM

Minutes prepared by Jesse Bardsley

Kathleen Alder, Chair

Skarlet Bankhead, City Recorder