

1 **Providence City Planning Commission Minutes**

2 **April 14, 2021 6:00 p.m.**

3 **Location:** Providence City Office Building, 164 North Gateway Drive, Providence UT

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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, Chair

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

12 **Absent:** Laura Banda

13 **Pledge of Allegiance:** Michael Fortune

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15 **Approval of the Minutes:**

16 The Planning Commission will consider approval of the minutes for March 31, 2021.

17 **Motion to approve the minutes of March 31, 2021: — R Cecil, second — B Marble**

18 **Vote:**

19 **Yea: K Alder, R Cecil, M Fortune, B Marble, R Perry**

20 **Nay:**

21 **Abstained:**

22 **Absent: Laura Banda**

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

- 28 • Chalyce Carlsen of Providence asked about the potential annexation and rezoning of parcel no. 02-117-0022
- 29
- 30 • S Bankhead explained that the petition failed to certify. It was rejected because it was deficient in some
- 31 items. They will have to reapply.
- 32 • B Marble asked what C Carlsen's concerns about the property are. C Carlsen said that the [proposed] use
- 33 will not be congruent with the adjacent land. She was also concerned about the traffic coming through
- 34 Garden Drive that the proposed mixed use development would create.
- 35 • S Bankhead introduced Tyler Cameron, the new city recorder.
- 36

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

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

39 **Administrative Action Item(s):** None

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41 **Training Items:** The Providence Planning Commission will participate in the following training topics:

42 **Training Topic 1.** Open & Public Meetings Act

- 43 • S Bankhead explained that the state has increased the training requirements for Planning Commission
- 44 members.
- 45 • R Snow explained about training through the Utah Local Government Trust.
- 46 • The commission listened to a training about open and public meetings.

47 **Training Topic 2.** Understanding Variances (a waiver or modification of the requirements of a land use ordinance  
48 as applied to a parcel of property).

- 49 • The Commission listened to a previously recorded presentation by Chad Woolley, city attorney, about  
50 variances.

51 **Training Topic 3.** Planning Commission's role in land use applications and approvals.

- 52 • S Bankhead discussed the process of various land use applications.
- 53 • S Bankhead discussed the Commission's role in the general plan.
- 54 • S Bankhead discussed the Commission's role in recommending land use ordinances.
- 55 • S Bankhead discussed the Commission's role in creating the Annexation Policy Plan.

- S Bankhead discussed the importance of the General Plan for the city's other master plans and infrastructure development. Plans need to look to the future. We should be careful when we make a change to the plan.

**Study Items(s):**

**Item No. 1. Mixed-Use District:** The Planning Commission will discuss Providence City Code Title 10 Chapter 4 Section 4 Mixed Use District.

- Density was discussed. Uses within the zone were discussed.
- S Bankhead explained the changes that staff are suggesting for the zone.
- Parking was discussed. Electric car charging stations were discussed. Bike maintenance stations and bike parking were discussed. Open space was discussed.
- J Chambers left the meeting at approximately 8:05 PM
- B Marble would like 12 units per acre to be the maximum density for any zone. He would like to get rid of mixed use horizontal or the entire mixed use zone.
- Members of the Commission discussed whether Providence residents want multi-family units.
- The Commission discussed recreational amenities in the mixed use zone.
- The housing situation in the valley was discussed. The proper percentage of retail/commercial in a mixed use zone was discussed. Prioritizing vertical mixed use was discussed. Keeping sales tax dollars within Providence was discussed. Using mixed use as a buffer between single family and commercial was discussed. B Marble felt that it would be better if multi family units were privately owned.

**Motion to close the meeting: — R Cecil, second — B Marble**

**Vote:**

**Yea: K Alder, R Cecil, M Fortune, B Marble, R Perry**

**Nay:**

**Abstained:**

**Absent: Laura Banda**

Meeting adjourned at approximately 8:50 PM

Minutes prepared by Jesse Bardsley

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Kathleen Alder, Chair

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Tyler Cameron, City Recorder