

1 **Providence City Planning Commission Minutes**

2 **May 12, 2021 6:00 p.m.**

3 **Location:** Providence City Office Building, 164 North Gateway Drive, Providence UT  
4 This meeting was live streamed on Providence City’s YouTube Channel

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

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

8 **Attendance:** Kathleen Alder, Rowan Cecil, Joe Chambers, Brian Marble

9 **Excused:** Michael Fortune, Robert Perry

10 **Pledge of Allegiance:** Rowan Cecil

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12 **Approval of the Minutes:**

13 The Planning Commission will consider approval of the minutes for April 14, 2021.

14 **Motion to approve the minutes of April 14, 2021: — R Cecil, second — J Chambers**

15 **Vote:**

16 **Yea: K Alder, J Chambers, R Cecil, B Marble**

17 **Nay:**

18 **Abstained:**

19 **Excused: M Fortune, R Perry**

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

- 25 • No public comments

26  
27 **Public Hearing(s):** None

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

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

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31 **Study Items(s):**

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

- 34 • S Bankhead discussed the proposed changes. We will want to add something to clarify that parking garages  
35 can be underground.
- 36 • The Commission discussed different ways to measure percentages of uses.
- 37 • The Commission discussed whether a residential component should be required in the ordinance and what  
38 percent should be required.

39 Motion to take it to public hearing: — R Cecil

40 Motion died for lack of a second.

- 41  
42 • Rooftop greenspace was discussed. J Chambers suggested saying “public green space” in the code to  
43 differentiate between space around the buildings accessible by the public and space on top of the buildings  
44 that would be private.
- 45 • Incorporating green space standards into the Mixed Use ordinance was discussed. It currently relies on  
46 Multi Family Design standards and Commercial Site Plan standards.

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48 **Item No. 2. Design Standards for Attached and Multi-Family Residential Development:** The Planning Commission  
49 will discuss amendments to Providence City Code Title 10 Chapter 8 Section 9 Design Standards for Attached and  
50 Multi-Family Residential Development.

- 51 • S Bankhead discussed the proposed changes.
- 52 • A correction was noted in section E.D.6.b.i. It should say “800 square feet per the first 10 units.”
- 53 • Bicycle parking was discussed. Electric vehicle infrastructure was discussed. The Commission decided to  
54 strike section E.D.9.f.iii.

- 55 • J Chambers suggested changing section E.E.4 line 2 from “revision may be approved” to “revision will be  
56 submitted for approval by.”  
57 • J Chambers suggested placing a heading before E.E.7.c to make it clear that it is referring to the  
58 improvement warranty bond.  
59 • B Marble suggested taking out the requirement that the solar panels be mounted “flush to the roof plane”  
60 (E.D.9.f.vi). B Marble suggested removing sections related to electric vehicle charging stations including  
61 “Maintenance,” “Snow Removal,” and “Cord Management.” S Bankhead suggested removing everything  
62 after E.D.9.f.v.i.  
63 • The Commission decided to continue to reference the Multi Family Design Standards and the Commercial  
64 Site Plan standards in the Mixed Use code.  
65 • The Commission decided to take the revisions for Mixed Use District and for the Multi Family Design  
66 standards to a public hearing at the next meeting.  
67  
68

69 **Item No. 3. Review of suggested training resources:** The Planning Commission will discuss training resources.

- 70 • K Alder reviewed training requirements for planning commissions.  
71 • Having the state ombudsman’s office present trainings was discussed.  
72

73 Other discussion:

- 74 • B Marble shared information about the city of Sacramento and how they have been dealing with affordable  
75 housing issues.  
76

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

78 **Vote:**

79 **Yea: K Alder, J Chambers, R Cecil, B Marble**

80 **Nay:**

81 **Abstained:**

82 **Excused:**

83 Minutes approved by vote of the Commission on May 26, 2021  
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Kathleen Alder, Chair

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Tyler Cameron, City Recorder