



PLANNING COMMISSION AGENDA

Wednesday, September 22nd, 2021, 6:00 pm

Providence City Office Building, 164 North Gateway Dr., Providence Ut

This will be an in-person meeting; however, some members of the Planning Commission may be attending this meeting electronically. This meeting will live stream on Providence City's YouTube Channel Presenters.

Comments: The Planning Commission accepts comments: in-person, by email, and by text. In-person: Providence City Office Building, 164 N Gateway Drive, Providence UT Email: providencecityutah@gmail.com Text: 435-752-9441

Call to Order: Kathleen Alder

Chair Roll Call of Commission Members:

Pledge of Allegiance:

Approval of Minutes: No minutes to approve of.

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

Public Hearing(s):

- **Item No. 1 PCC 2-5 Appeal Authority Code Amendment:** Planning Commission to take comments and questions regarding the request to amend Providence City Code Chapter 2-5: Appeal Authority. (Exhibit w. item #3)
- **Item No. 2 PCC 10-5 Sensitive Areas Code Amendment:** Planning Commission to take comments and questions regarding the request to amend Providence City Code Chapter 10-5: Sensitive Areas (Exhibit w. item #4)

Legislative – Action Item(s):

- **Item No. 3 PCC 2-5 Appeal Authority Code Amendment:** Planning Commission to consider and may recommend to the City Council PCC 2-5 amendment; changing from a 3 member, with 2 alternate members appeal board, to an administrative appeal hearing officer. **(EXHIBIT)**
- **Item No. 4 PCC 10-5 Sensitive Areas Code Amendment:** Planning Commission to consider and may recommend to the City Council PCC 10-5 amendment; changing from a conditional use to reviews through the subdivision, development process, the building permit process, and engineering reviews. **(EXHIBIT)**

- **Item No. 5 Design Standards for Attached and Multi-Family Residential Development:** Providence City Planning Commission will consider and may recommend to the Providence City Council the proposed amendments to the City Code Title 10 Chapter 8 Section 9: Design standards for attached and multi-family residential development. *This was brought before City Council on 7/21 and sent back to Planning Commission with recommendations. **Tabled last PC Mtg 9/8/21 for further discussion & revision. ([EXHIBIT](#))
- **Item No. 6 PCC 11-1-3 Exception:** The Planning Commission will consider and may make a recommendation to the city council; a request by Paul Gibbons, representing Shoreline Estates 2021 LLC, for an exception to Providence City Code 11-1-3 which limits a cul-de-sac to a maximum length of 600-feet. The applicant is requesting an 819-foot cul-de-sac in the Shoreline Estates Phase 2 & 3 development. ([EXHIBIT](#))

Administrative Action Item(s):

- **Item No. 7 Bouwes Subdivision Preliminary Plat:** The Planning Commission will consider and may take action on a preliminary plat for Bouwes Subdivision; a 3-lot residential subdivision located in the general area of 407 S 100 W. ([EXHIBIT](#)) ([COMMENTS \(City Engineer\)](#))
- **Item No. 8 Bentley Estates Preliminary Plat:** The Planning Commission will consider and may take action on a preliminary plat for Bentley Estates; an 8-lot residential subdivision located in the general area of 1040 S 400 E. ([EXHIBIT](#)) ([COMMENTS \(City Engineer\)](#))
- **Item No. 9 Fox Hollow Preliminary Plan:** The Planning Commission will consider and may take action on a preliminary plan for the Fox Hollow Townhomes; a 60-unit townhome development located in the general area of 590 W 300 S. ([EXHIBIT](#))
- **Item No. 10 Spring Creek Preliminary Plan:** The Planning Commission will consider and may take action on preliminary plans for the Spring Creek Townhomes; a mixed-use development containing 82-townhome units and a commercial building located in the general area of 265 Gateway Dr. ([EXHIBIT](#))

Study Items(s):

- **Item No. 11 Rezone Application of Ballard Springs:** The Planning Commission will review a request to change the zone for parcels 02-090-0013 and 03-002-0007 from Commercial Highway District (CHD) to Mixed-Use (MXD) located in the general area of 300 S - 500 S SR165 ([EXHIBIT](#))

Agenda posted by Ty Cameron on September 17th, 2021



Tyler Cameron
Providence City Recorder

- If you have a disability and/or need special assistance while attending the Providence City Planning Commission meeting, please call 435-752-9441 before 5:00 p.m. on the day of the meeting
- Public meetings will be held electronically in accordance with Utah Code Ann. §§ 52-4-207 et. seq., Open and Public Meetings Act. The Providence City Office Building, 164 N. Gateway Dr. is the anchor location; unless otherwise determined by the Chair, in accordance with UCA 52-4-207(4), an electronic meeting will be held without an anchor location.
- Providence City Council Members may be in attendance at this meeting; however, no Council action will be taken even if a Quorum exists.