



PLANNING COMMISSION AGENDA

Wednesday, September 8th 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.

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 Partial Rezone of Parcel 02-144-0042:** The Planning Commission will take comments and questions regarding the application filed by Cannon & Nisha Perry, to rezone a section of parcel 02-144-0042 generally located at 177 W 150 N. Petition seeks to rezone a section of the parcel from Single-Family Residential (SFR) to Multi-Family Medium (MFM).

Legislative Action Item(s):

- **Item No. 2 Parcel 02-144-0042 Partial Rezone:** The Planning Commission will review and may make a recommendation to the City Council on a request from Cannon & Nisha Parry to change the zone of a portion of parcel 02-144-0042, generally located at 177 W 150 N from Single-Family Residential (SFR) to Multi-Family Medium (MFM). [\(EXHIBIT\)](#)
- **Item No. 3 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 for further discussion. [\(EXHIBIT\)](#)

Administrative Action Item(s):

- **Item No. 4 3-Lot Residential Inner Block Development:** The Planning Commission will consider and may take action on a special review request by Christi Larsen for a 3-lot residential inner block development located in the general area of 150 E 200 S. *Item was tabled last PC Mtg for further review and discussion. ([CONCEPT PLAN ANALYSIS](#))
- **Item No. 5 Ironwood Construction Concept Plan:** The Planning Commission will consider and may take action on a request from Ironwood Construction for approval of a concept plan for Fox Hollow, a 60-unit townhome development located in the general area of 590 W 300 S Providence UT. ([EXHIBIT](#))
- **Item No. 6 Sunrise Acres Amended Final Plat:** The Planning Commission will consider and may take action on a request from Robert Brown to amend the final plat for Sun Rise Acres 2 and Sun Rise Acres 3 by combining Sun Rise Acres 2 Lot 4 and Sun Rise Acres 3 Lot 8 and removing the public utility easement between the two lots, located at 638 S and 646 South 330 W, Providence. ([EXHIBIT](#))

Study Items(s):

- **Item No. 7 PCC 2-5 Appeal Authority Code Amendment:** ([EXHIBIT](#)) Planning Commission to consider and may take action on changing from a 3 member, with 2 alternate members appeal board, to an administrative appeals hearing officer/s.
- **Item No. 8 PCC 10-5 Sensitive Areas Code Amendment:** Planning Commission to consider and may take action on changing from a conditional use to reviews through the subdivision/development process, the building permit process, and engineering reviews. ([EXHIBIT](#))

Agenda posted by Ty Cameron on the 3rd of September 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.