

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**

2 Wednesday, August 25th 2021 6:00 pm
3 Providence City Office Building,
4 164 North Gateway Dr., Providence, Utah
5

6 This was an in-person meeting; however, some members of the Planning Commission may be attending this meeting
7 electronically. This meeting was live streamed on Providence City's YouTube Channel.
8

9 **Call to Order:** Kathleen Alder

10 **Chair Roll Call of Commission Members:** Kathleen Alder

11 **Member Attendance:** Kathleen Alder, Brian Marble, Robert Perry, Tyler Riggs, Joe Chambers, Rowan Cecil

12 **Staff Members Attending:** Tyler Cameron, Skarlet Bankhead, Ryan Snow, John Drew

13 **Excused:** Michael Fortune

14 **Pledge of Allegiance:** Kathleen Alder
15

16 **Approval of Minutes:** The Planning Commission will consider approval of the minutes for Wednesday July 28th, 2021.

17 **(EXHIBIT)**

- 18 ○ R Perry made the change that the Exhibit should have the year on the date as well.
19

20 ***Motion to approve the minutes of July 28, 2021: — B Marble, second — J Chambers***

21 ***Vote:***

22 ***Yea: K Alder, T Riggs, R Perry***

23 ***Nay:***

24 ***Abstained:***

25 ***Excused: R Cecil***
26

27 **Swearing in of a new member:** Tyler Riggs was sworn in by Oath of Office to Planning Commission by Tyler Cameron.
28

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

- 32 • No public comments.
33

34 **Public Hearing(s):** No Public Hearings
35

36 **Legislative – Action Item(s):**
37

- 38 ➤ **Item No. 1 Design Standards for Attached and Multi-Family Residential Development:** Providence City
39 Planning Commission will consider and may recommend to the Providence City Council the proposed amendments to the
40 City Code Title 10 Chapter 8 Section 9: Design standards for attached and multi-family residential development. *This
41 was brought before City Council on 7/21/2021 and sent back to Planning Commission with recommendations. **(PC 10-8-9**
42 **REVISIONS)**
43

- 44 ○ S Bankhead said the City Council had reviewed the proposed points and the recommendations. They had a few
45 other things that they wanted to highlight. The elevation requirements were only on the front façade. The
46 council felt like they would like to see that on all sides of the multi-family buildings. On the garages and the
47 driveways, they want to make sure things are set back enough that people can actually park in the driveway
48 instead of over the top of the sidewalk because there is not enough room. Also, with the phasing they didn't
49 want a developer coming in to do his work and have the amenities put off until last or maybe not even get to.
50 Those are the changes incorporated into this draft.
51 ○ S Bankhead read the rules on the facades, driveways, and phasing from the Providence City Code in Utah.
52 ○ Dimensions, amenities, and sizes with percentages were discussed.
53 ○ J Chambers brought up the price of what feasibility is and there was a discussion between him and R Snow.

- 54 ○ S Bankhead read from page 11.
- 55 ○ There was a discussion about changing the wording and getting ahold of the commissioners for approval.

56
57 **Motion to table Item No. 1 for further discussion until the next meeting: — R Cecil, second — R Perry**

58 **Vote:**
59 **Yea: K Alder, B Marble, T Riggs, J Chambers**
60 **Nay:**
61 **Abstained:**

62
63 **Administrative Action Item(s):**

- 64
- 65 ➤ **Item No. 2 3-Lot Residential Inner Block Development:** The Planning Commission will consider and may
66 take action on a special review request by Christi Larsen for a 3-lot residential inner block development located in the
67 general area of 150 E. 200 S. **(CONCEPT PLAN ANALYSIS)**
68
 - 69 ○ It was brought up why it was a special review request. S Bankhead read from the Providence City Code in Utah.
70 If anything involves a cluster there will be a review.
 - 71 ○ B Marble inquired about the width and property lines on the map. S Bankhead clarified what the colored lines
72 indicated.
 - 73 ○ C Larsen explained the different access points that there could be and that it was flexible. She also explained
74 that the reason she wanted three lots was to have her brother and parents to be living next to her.
 - 75 ○ B Marble voiced his concerns about the widths and the lots. He disagreed with this type of development because
76 of a drug house in the past in the area that cannot be seen.
 - 77 ○ K Alder brought up the size of the acres and S Bankhead said as far as zoning goes it meets the ordinance.
 - 78 ○ S Bankhead read from the fire marshal’s letter. She also addressed B Marble’s concerns.
 - 79 ○ C Larsen said she is willing to conform to the plans they decide to make the city a better place and if someone
80 else ever bought the property from her.

81
82 **Motion to approve the request on this property of special review by Christi Larsen for the development if she follows city**
83 **ordinances including the Findings of Fact, Conclusions of Law, and Conditions: — R Cecil, -was not seconded**

84
85 **Motion to table Item No. 2 and get more information: — J Chambers, — R Cecil**

86 **Vote:**
87 **Yea: K Alder, B Marble, R Perry, T Riggs,**
88 **Nay:**
89 **Abstained:**

- 90
- 91 ➤ **Item No. 3 Special Review – Right of Way Width and Street Profile:** The Planning Commission will
92 consider and may take action on a special review request by Jody Robbins to reduce the right-of-way width and modify
93 the street profile for a 33-lot residential cluster development located in the general area of 300 N. 100 E. **(CONCEPT**
94 **PLAN ANALYSIS)**
95
 - 96 ○ S Bankhead said there is a difference between the cluster development compared to the planned development.
 - 97 ○ J Robbins is the developer, and he addressed the water concerns, irrigation, and the sewer in the cluster. He said
98 he is trying to create a development that addresses everybody’s concerns. A discussion followed.
 - 99 ○ Parking, garages, driveways, and curbs were also discussed in length.
 - 100 ○ S Bankhead clarified questions concerning the plan that was presented such as wetlands, conditions, and
101 requirements to reach the goal of the active community.
 - 102 ○ R Snow specified on the widths of the cars, road, and the asphalt to figure out dimensions for the plan to work.
 - 103 ○ J Robbins suggested only having the park strip and sidewalk on only one side.

104

105 *Motion to approve the special review analysis for Providence Springs 55 Western area to include the Findings of Fact,*
106 *Conclusions of Law, and Conditions along with the suggestion of asphalt and to include the 5 foot curb and gutter: — R Perry,*
107 *— B Marble*
108 *Vote:*
109 *Yea: K Alder, R Cecil, T Riggs,*
110 *Nay: J Chambers*
111 *Abstained:*
112

- 113 ➤ **Item No. 4 Preliminary Plat Approval of Singleton Subdivision:** The Planning Commission will consider and
114 may take action on a request by Marcus Singleton for approval of a preliminary plat for the Singleton Subdivision a 4-lot
115 residential subdivision located in the general area of 810 S 300 E. ([PLAT ANALYSIS](#))
116
117 ○ S Bankhead read from the Findings of Fact, Conclusions of Law, and Conditions from the Staff Report.
118 ○ M Singleton is buying into his parent's lots.

119 *Motion that we approve the Preliminary Plat 2-115 and 36 to divide this into four lots single family traditional and that we*
120 *accept the Findings of Fact, Conclusions of Law, and Conditions and as long as you are willing to follow the conditions as*
121 *well: — B Marble, second — R Cecil*
122 *Vote:*
123 *Yea: K Alder, T Riggs, R Perry*
124 *Nay:*
125 *Abstained: J Chambers*
126

127 *Motion to continue the meeting after 9 PM: — R Perry, second — J Chambers*
128 *Vote:*
129 *Yea: K Alder, T Riggs, B Marble, R Cecil*
130 *Nay:*
131 *Abstained:*
132

- 133 ➤ **Item No. 5 Petition to Amend Plat:** The Planning Commission will consider and may take action on a request
134 by Bryan Bishop to amend a plat regarding lots 16 & 17 of Eagle View Estates Subdivision Phase 1 located in the area of
135 752 & 762 Eagle View Dr. Providence Ut. Petition requests to combine lots 16 & 17 ([EXHIBIT](#))
136
137 ○ S Bankhead said they are treating this as more of a Plat Restriction than a Municipal Easement. The reason
138 why they need to vacate that is because if they don't and they want to put that building across that easement
139 area we can't let them do that because a structure like that cannot be put over a utility easement.
140

141 *Motion that we approve the combination of lots 16 & 17 subject to the Conditions, Findings of Fact, and Conclusions with the*
142 *added condition by R Snow to add a sidewalk since it is not a primary structure but an accessory structure: — J Chambers,*
143 *second — B Marble*
144 *Vote:*
145 *Yea: K Alder, T Riggs, R Cecil, R Perry*
146 *Nay:*
147 *Abstained:*
148

149 **Study Items(s):**

- 150
151 ➤ **Item No. 6 PCC 2-5 Appeal Authority Code Amendment:** ([EXHIBIT](#)) Planning Commission to consider and
152 may take action on changing from a 3 member, with 2 alternate members appeal board, to an administrative appeals
153 hearing officer/s.
154
155 ● This item was not discussed.

156 ➤ **Item No. 7 PCC 10-5 Sensitive Areas Code Amendment:** Planning Commission to consider and may act on
157 changing from a conditional use to reviews through the subdivision/development process, the building permit process, and
158 engineering reviews. [\(EXHIBIT\)](#)
159

- This item was not discussed.

160
161
162 ➤ **Item No. 8 Land Use Code Amendment Application:** Planning Commission to review and may take action
163 on an application for code amendment to change the setback for accessory dwelling units [\(EXHIBIT\)](#)
164

- David Bequette explained the regulations on the setbacks for accessory buildings. He said they kept changing them and he built it without waiting. He said there were inconsistencies, and he didn't want to apply for a variance.
- S Bankhead read from the Providence City Code in Utah.
- K Alder asked if D Bequette was asking to change the code or for a variance and he replied to change the code for setbacks.
- It was decided it would be for conditional use and there would be an application fee.

172
173 ➤ **Item No. 9 Zone Portion Change of Parcel 02-144-0042:** The planning commission will review and may take
174 action on a request from Cannon & Nisha Parry to change the zone of a portion of parcel 02-144-0042, generally located
175 at 177 W 150 N from Single-Family Residential (SFR) to Multi-Family Medium (MFM). [\(EXHIBIT\)](#)
176

- S Bankhead clarified what was being asked. There is a lot that is an acre that started out as a designated wetland. When irrigation left it dried up and now there is approval to call that dry land not a wetland requirement on this property and they are looking at multi-family medium and would put a small family development that would come off 200 North.
- It was stated that this was an introduction to the project.
- Tyson Glover was introduced as a civil solutions engineer that spoke on behalf of N Parry and they are requesting to rezone to multi-family.
- N Parry explained the process and idea of what she was looking for and a discussion followed.
- Concern for the impact on neighbors was addressed.
- This item will be scheduled for a Public Hearing.

187
188 **Motion to close the meeting: — J Chambers, second —B Marble**

189 **Vote:**

190 **Yea: K Alder, T Riggs, R Cecil, R Perry**

191 **Nay:**

192 **Abstained:**

193 **Excused: R Cecil**
194

195 Meeting adjourned at approximately 9:55 PM

196 Minutes prepared by Kris Hobbs Clemente
197
198
199
200

201 _____
202 Kathleen Alder, Chair

201 _____
202 Tyler Cameron, City Recorder