



**AMENDED PLANNING COMMISSION AGENDA**

Wednesday, December 1st, 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:** The Planning Commission will consider approval of the minutes for September 8<sup>th</sup>, September 22<sup>nd</sup>, and October 13<sup>th</sup> of 2021. **(SEPT. 8<sup>th</sup> MINUTES)**  
**(SEPT. 22<sup>nd</sup> MINUTES)** **(OCT. 13<sup>th</sup> MINUTES)**

**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](mailto: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 10-8-3 No. 8 Retaining Walls Code Amendment Request:** The Planning Commission will take comments and questions regarding the application filed by Brett & Idena Ward to amend PCC 10-8-3 No. 8 Retaining Walls, which is a request to allow additional height if adjacent property owners agree in writing to allow such.
- **Item No. 2 Rezone of Parcels 02-116-0004 & 03-036-0027:** The Planning Commission will take comments and questions regarding the request from Terrex Engineering & Construction to rezone parcels 02-116-004 & 03-036-0027 from Single Family Large (SFL) to Single Family Traditional (SFT)

**Legislative – Action Item(s):**

- **Item No. 3 PCC 10-8-3 No. 8 Retaining Walls Code Amendment Recommendation:** The Planning Commission will review, discuss, and may make a recommendation to City Council regarding the request to amend PCC 10-8-3 No. 8 Retaining walls. **(CODE REVIEW)**

- **Item No. 4 Rezone of Parcels 02-116-0004 & 03-036-0027 Recommendation:** The Planning Commission will review, discuss, and may make a recommendation to City Council regarding the request to rezone parcels 02-116-004 & 03-036-0027 from Single Family Large (SFL) to Single Family Traditional (SFT). [\(REZONE ANALYSIS\)](#)
- **Item No. 5 Parcel 02-101-0001 Rezone Recommendation:** Providence City Planning Commission will consider and may recommend to the Providence City Council the rezoning of property in the general area of Sarah Street and 300 N, Parcel 02-101-0001, currently zoned as Single-Family Large (SFL) with the request that it be rezoned too Single-Family Traditional (SFT). \*Public hearing was held on July 28<sup>th</sup> 2021.\* [\(PETITION\)](#) & [\(REZONE ANALYSIS\)](#)

**Administrative Action Item(s):**

- **Item No. 6 Preliminary Plat for Park View Heights Subdivision:** The Planning Commission will consider and may take action on a request for approval of a preliminary plat for Park View Heights Subdivision; a proposed 5-lot residential subdivision located in the general area of 400 E 200 S. [\(ANALYSIS\)](#)
- **Item No. 7 Special Review & Preliminary Plat for Hillside Meadows Subdivision:** The Planning Commission will consider and may take action on a request for approval of a special review and preliminary plat for Hillside Meadows Subdivision, a proposed 2-lot residential subdivision located in the general area of 59 S 300 E. [\(ANALYSIS\)](#)
- **Item No. 8 Final Plat approval for Fox Hollow Townhomes Phase 1:** The Planning Commission will consider and may take action on a request for approval of a final plat for Fox Hollow Townhomes Phase 1, a proposed 33-unit residential townhome development located in the general area of 590 W 300 S. [\(ANALYSIS\)](#) [\(REVISED PLAT\)](#)
- **Item No. 9 Preliminary Plat for South Bench Estates Subdivision:** The Planning Commission will consider and may take action on a request for approval of a preliminary plat for South Bench Estates Subdivision, a proposed 2-lot residential subdivision located at 1039 S 400 E. [\(ANALYSIS\)](#)
- **Item No. 10 Preliminary Plat for Providence Springs 55+ Cluster Development:** The Planning Commission will consider and may take action on a request for approval of a preliminary plat for the Providence Springs 55+ Cluster Development; a 31 lot residential development located in the general area of 300 N 100 E [\(ANALYSIS\)](#)
- **Item No. 11 Final Plat for the Bouwes Subdivision:** The Planning Commission will consider and may take action on a request for approval of a final plat for the Bouwes Subdivision; a 3-lot residential subdivision located in the general area of 407 S 100 W. [\(ANALYSIS\)](#)
- **Item No. 12 New Planning Commission Chair:** The Planning Commission will begin the process and may take action on assigning a new Planning Commission Chair.

**Study Items(s):**

Amended Agenda posted by Ty Cameron on November 30th, 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.