

1
2 **PLANNING COMMISSION MINUTES**

3 Wednesday, December 22nd, 2021, 6:00 pm

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

5
6 To view the video recording account of the Planning Commission meeting please view our YouTube video of
7 the meeting that can be found on Providence's YouTube channel: [Planning Commission 12/22/21 - YouTube](#) (Ctrl
8 + Click to follow link)

9
10 **Hr. Min. Sec.** in GREEN above items are time stamps for YouTube Video of the Planning Commission
11 meeting.

12
13 **Call to Order:** Michael Fortune

14 **Chair Roll Call of Commission Members:** Members in attendance – Robert Perry, Brian Marble, Michael
15 Fortune, Rowan Cecil, Tyler Riggs and Kathleen Alder. Excused – Joe Chambers.

16
17 **Pledge of Allegiance:**

- 18
19 • Brian Marble is asked to lead the audience in the pledge of allegiance.

20
21 **1 MIN. 50 SEC.**

22 **Approval of Minutes:** The Planning Commission will consider approval of the minutes for September 8th,
23 September 22nd, October 13th and December 1st, 2021. [\(SEPTEMBER. 8TH\)](#)
24 [\(SEPTEMBER. 22ND\)](#) [\(OCTOBER. 13TH\)](#) & [\(DECEMBER. 1ST\)](#)

- 25
26 • Michael Fortune called for the approval of the minutes from September 8th, September 22nd, October
27 13th, and December 1st.
28 • Rowan Cecil motioned to approve the minutes and Robert Perry seconded his motion. Commission
29 voted all yea to approve the minutes.
30 • Tyler Riggs informed the Commission that there were some errors with the September 8th minutes
31 indicating that the minutes showed that he and Joe Chambers were voting members when they were not
32 or should not have been included in the voting as they did not vote on any items.
33 • Rowan Cecil motioned to open the minutes for re-approval with the corrections. Robert Perry seconded
34 motion.

35
36 **Motion made to approve the minutes, with recommended corrections, of September 8th, September
37 22nd, October 13th, and December 1st. Motion – Rowan Cecil. 2nd – Robert Perry**

38 **Vote-**

39 **Yea: Rowan Cecil, Robert Perry, Brian Marble, Tyler Riggs.**

40 **Nay:**

41 **Abstained:**

42
43 **5 MIN. 30 SEC.**

44 **Public Comments:** Citizens may express their views on issues within the Planning Commission's jurisdiction.
45 The Commission accepts comments: in-person, by email providencacityutah@gmail.com , and

46 by text 435-752-9441. By law, email comments are considered public record and will be shared
47 with all parties involved, including the Planning Commission and the applicant.
48

- 49 • Michael Fortune opened the floor for public comment.
- 50 • No comments were made, Michael Fortune closed the public comment section of the meeting.

51
52 **Oath of Office:**

53
54 **6 MIN. 15 SEC.**

- 55 ➤ **Item No. 1 Planning Commission New Chair Oath of Office:** Michael Fortune will be
56 sworn in as the Planning Commission's new Chair.

- 57
- 58 • Michael Fortune called item number 1.
- 59 • Ty Cameron, City Recorder, administered the oath of office to Michael Fortune.

60
61 **Public Hearing(s):** No Public Hearings.

62
63 **Legislative – Action Item(s):** No Legislative Items

64
65 **Administrative Action Item(s):**

66
67 **8 MIN. 30 SEC.**

- 68 ➤ **Item No. 2 Singleton Subdivision Final Plat:** The Planning Commission will review, discuss
69 and may take action on a request to approve a final plat for the Singleton Subdivision, a 3-Lot, with a
70 remainder parcel residential subdivision located in the general area of 810 S 300 E. **(EXHIBIT)**

- 71
- 72 • Michael Fortune called item number 2 and gave a brief introduction, asked Skarlet Bankhead, Land Use
73 Director, to give an overview of the staff report and final plat.
- 74 • Skarlet Bankhead discussed with the Commission the final plat, requirements, and procedures.
75 Reviewed with Commission the staff findings, conclusions, and conditions.
- 76 • Parties discussed irrigation and water responsibility.
- 77 • Mr. Singleton was present to address or answer any questions the Commission had. No questions were
78 posed.

79
80 **Motion made to approve the final plat for the Singleton Subdivision. Motion – Rowan Cecil. 2nd –
81 Brian Marble**

82 **Vote-**

83 **Yea: Rowan Cecil, Robert Perry, Brian Marble, Kathleen Alder.**

84 **Nay:**

85 **Abstained:**

86
87 **19 MIN 15 SEC.**

- 88 ➤ **Item No. 3 Providence City Center Affidavit:** The Planning Commission will consider and
89 may act on accepting an affidavit from the developers of Providence City Center, that will allow them to
90 revise their development plan using the Mixed Use District code that was adopted July 21, 2021, which
91 was after the development was originally approved. **(AFFDAVIT)**

- 92
- 93 • Michael Fortune called item number 3, gave a brief introduction and asked Skarlet Bankhead to give an
- 94 overview of the affidavit.
- 95 • Skarlet Bankhead discussed with Commission the original application and their current request and
- 96 affidavit to comply with the new city code changes regarding development standards. Informed the
- 97 Commission that they will see a new site plan when the time comes.
- 98 • David Knight, applicant, was present for any questions the Commission had.
- 99 • The Commission informed Mr. Knight that there would be no going back once the affidavit was
- 100 approved.
- 101

102 **Motion made to approve the affidavit for the Providence City Center. Motion – Kathleen Alder. 2nd –**

103 **Rowan Cecil.**

104 **Vote-**

105 **Yea: Rowan Cecil, Robert Perry, Brian Marble, Kathleen Alder.**

106 **Nay:**

107 **Abstained:**

108

109 **Study Items(s):**

110

111 **26 MIN. 50 SEC.**

- 112 ➤ **Item No. 4 Parry Rezone. Parcels 02-144-0042 & 02-144-0045:** The Planning Commission
- 113 will review and discuss a petition to rezone parcels 02-144-0042 & 02-144-0045 which are located in
- 114 the general area of 177 W 150 N & 182 N 220 W Providence UT. Application was filed by Cannon &
- 115 Nisha Parry. [\(PETITION\)](#)
- 116
- 117 • Michael Fortune called item number 4, gave a brief introduction and asked Skarlet Bankhead to give an
 - 118 overview of the petition.
 - 119 • Skarlet Bankhead informed the Commission that this is just a study item and that no action will be taken
 - 120 tonight other than to see if the Commission wants to move forward with a public hearing which is the
 - 121 next step.
 - 122 • Skarlet Bankhead discussed with the Commission the application, zoning request and what the
 - 123 differences are between the current zone and requested zone.
 - 124 • Ms. Parry, applicant, discussed with the Commission the reasoning behind their request and what their
 - 125 plans are for the area.
 - 126 • Parties discussed Ms. Parry’s previous application and the change. Parties discussed the current zone,
 - 127 options for development within the current zone and lot sizes.
 - 128 • Mayor Drew commented on the street, lot sizes and current restrictions.
 - 129 • Parties discussed the public hearing; the neighborhoods perception of the zone change and development
 - 130 of the lot.
 - 131 • Ryan Snow commented on the lot possibilities and street structure.
 - 132 • Parties discussed previous townhome plans and higher density housing.
 - 133 • Parties agreed to set a public hearing for January.
- 134
- 135
- 136
- 137

138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174

54 MIN. 10 SEC.

- **Item No. 5 Land Use Code Amendment Application:** Planning Commission to review and may take action on a request by Dave Beckett for a code amendment to change the setback for accessory dwelling units
- Michael Fortune called item number 5 and asked Skarlet Bankhead to give an overview of the application.
 - Skarlet Bankhead reviewed with the Commission the request to amend the code regarding setbacks and what the applicant is trying to achieve. She reviewed with the Commission the process of amending the city code.
 - Mr. Beckett, applicant, explained to the Commission why he is requesting the code be changed and what he thinks it should be changed to.
 - Parties discussed the current code, dwelling structures, ADU vs workshops and code amendment retroactivity.
 - Mayor Drew commented on the moderate-income housing report and previous ADU’s over the years.
 - Parties discussed how to move forward and what the best way to move forward is.
 - Staff will set this application for a public hearing.

Motion made to adjourn the meeting. Motion – Rowan Cecil. 2nd – Kathleen Alder.
Vote-
Yea: Rowan Cecil, Robert Perry, Brian Marble, Kathleen Alder.
Nay:
Abstained:

Minutes prepared by Ty Cameron, City Recorder
Minutes Approved by the Planning Commission on the _____ of January 2022

Michael Fortune, Chair

Ty Cameron, City Recorder