

1 **PLANNING COMMISSION MEETING MINUTES**

2 Wednesday, January 26th, 2022, 6:00 pm

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

4
5 To view the video recording account of the Planning Commission meeting please view our YouTube video of the
6 meeting that can be found on Providence's YouTube channel: [Planning Commission 1/26/2022 - YouTube](#)

7 (Ctrl 8 + Click to follow link)

8
9 **HR. MIN. SEC.** in **GREEN** above items are time stamps for YouTube Video of the Planning Commission meeting.

10
11 **Call to Order:** Michael Fortune

12 **Chair Roll Call of Commission Members:** Members in attendance: Robert Perry, Brian Marble, Rowan Cecil,
13 Tyler Riggs & Joe Chambers

14 **Pledge of Allegiance:** Joe Chambers

15
16 **(4 MIN. 30 SEC)**

17 **Approval of Minutes:** The Planning Commission will consider approval of the minutes for December 22nd,
18 2021. **(MINUTES)**

- 19
20 • Michael Fortune called for a motion for the approval of the minutes. Minutes looked good no
21 corrections are necessary.

22
23 **Motion to approve the minutes of December 22nd, 2021 – Rowan Cecil. Seconded – Brian Marble.**

24 **Vote:**

25 **Yea – Robert Perry, Brian Marble, Rowan Cecil**

26 **Ney –**

27 **Abstained – Joe Chambers (was not present at the meeting of December 22nd, 2021**

28
29 **(5 MIN. 15 SEC.)**

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

- 34
35 • Michael Fortune opened the floor for public comment.
36 • No comments were made or received via online, text or email.
37 • Michael Fortune closed the public comment portion of the meeting.

38
39 **Public Hearing(s):**

40
41 **(1 HR. 53 MIN. 30 SEC.)**

- 42 ➤ **Item No. 1 Amending PCC 10-13 Accessory Dwelling Units:** Planning Commission to
43 take comments and questions regarding a request to amend PCC 10-13 Accessory Dwelling Units.
44 Request seeks to change the setback requirements.

- 45
46 • Michael Fortune called item number 1 and indicated that the applicant is not present. Planning
47 Commission agreed to hold off until the end of the meeting and will recall item number 1.

- Michael Fortune recalled item number 1. Applicant has not appeared. Parties discussed how to proceed.
- Planning Commission motioned to open the public hearing.
- Michael Fortune opened the floor for public comment and questions regarding the request to amend PCC 10-13.
- No comments or questions were made.
- Michael Fortune closed the public hearing for item number 1.

Legislative – Action Item(s):

(1 HR. 54 MIN.)

➤ **Item No. 2 Amending PCC 10-13 Accessory Dwelling Units (Recommendation):**

Planning Commission will discuss and may take action on a request to amend PCC 10-13 Accessory Dwelling Units. [\(APPLICATION\)](#) [\(EXHIBIT\)](#) [\(CODE AMENDMENT REVIEW\)](#)

- Michael Fortune called item number 2 indicated that the applicant is not present. This item is in correlation with item number 1. Planning Commission agreed to hold off until the end of the meeting and will recall item number 2 to allow applicant time to appear.
- Michael Fortune recalled item number 2. Applicant has not appeared. Parties discussed how to proceed.
- Planning Commission agreed to table this item one more time to allow applicant to appear. Public hearing was held.

Motion to approve to table item number 2 until next meeting and notify applicant that Commission will move forward next time regardless of applicants attendance– Rowan Cecil. Seconded – Brian Marble.

Vote:

Yea – Robert Perry, Brian Marble, Rowan Cecil, Joe Chambers

Ney –

Abstained –

Administrative Action Item(s):

(40 MIN. 30 SEC)

➤ **Item No. 3 Final Plat for Spring Creek Townhomes:** The Providence City Planning Commission will consider and possibly approve the final plat and development plan for Spring Creek Townhomes, a mixed-use development containing 87 townhome units and 7,324 sq. ft. of retail/office space, located on 5.91(+/-) acres in the general area of 265 N Gateway Dr. [\(FINAL PLAT ANALYSIS\)](#)

- Michael Fortune called item number 3; applicant is not present. Planning Commission agreed to move on to the following items and allow applicant time to appear before making a motion.
- Michael Fortune recalled item number 3 as applicant had appeared. Asked Skarlet Bankhead, administrative land use director to give an overview of the final plat and plans.
- Skarlet Bankhead reviewed with Planning Commission the staff report which included the findings, conditions, and their recommendation. Ms. Bankhead pointed out to council the

93 confusion that occurred when the developers calculated for the percentage for commercial and
94 residential.

- 95 • Parties discussed the percentages of the planned commercial and residential and if everything
96 still meets the ordinance or standards set forth.
- 97 • Parties discussed the connectivity to the south.
- 98 • Adam Paul, representative of the development, took the podium to discuss with Planning
99 Commission their plans for the area and their reasoning behind only having one access point and
100 that it has been discussed through the application process and they have met all conditions,
101 evening lowering the number of dwellings to be able to comply with one access point.
- 102 • Parties continued to discuss access points and possible solutions or if it was already too late to
103 make or request changes.
- 104 • Parties discussed construction plans for the entry point and its dimensions. Staff confirmed that
105 the entry point would be wide enough for 3 cars.
- 106 • Brian Marble motioned to accept the final plat with Rowan Cecil seconding the motion. Parties
107 continued to talk about the plans and development as well as the 2 parcels that won't be
108 constructed on due to water and vegetation.
- 109 • Parties discussed walking bridge and connecting road near movie theater and what that would
110 entail.
- 111 • Adam Paul commented that their plan is to have a closed community so that no one can walk or
112 drive through the development. They want to only have one access point and think that it will be
113 best for the residents.
- 114 • Parties discussed parcels 4 and 5 to the south and what future plans they developers may have.
115 Parties discussed if there were CC&Rs for those parcels and if those parcels would be subjected
116 to the current plans, zoning etc. in the future or if they would be treated differently and have to
117 go through a similar application process.
- 118 • Parties discussed the potential wetlands for parcels 4 & 5 and if the army core of engineers
119 would have to be involved.
- 120 • Brian Marble withdrew his motion.
- 121 • Parties continued to discuss what they could require at this point in time.
- 122 • Parties commented that a lot of these issues that are being brought up have been discussed
123 through out the process of this application. Staff mentioned again that they recommended to
124 approve the final plat as developers have been in compliance and that they would need to talk to
125 the city attorney to see what and or if Planning Commission could pose any requirements at this
126 point in the process.
- 127 • Joe Chambers asks that they include in the motion that a note of restrictions will be placed
128 regarding parcels 4 & 5 to the south.

129
130 **Motion to approve the final plat and development plan for Spring Creek Townhomes with a restriction**
131 **note regarding parcels 4 & 5 for their future development – Rowan Cecil. Seconded – Brian Marble**

132 **Vote:**

133 **Yea- Robert Perry, Brian Marble, Rowan Cecil & Joe Chambers**

134 **Ney-**

135 **Abstained -**

136
137 **(12 MIN. 15 SEC.)**

138 ➤ **Item No. 4 Providence City Center Revised Development Plan for Lot 1:** The Providence
139 City Planning Commission will consider and possibly approve the revised development plan for lot 1 of
140 the Providence City-Center, a mixed-use development containing 30 multi-family dwelling units and
141 retail/office space, located on 10.18 (+/-) acres in the general area of 27 N Gateway Drive. **(REVISED**
142 **DEVELOPMENT PLAN)** **(SUMMARY OF CHANGES)**
143

- 144 • Michael Fortune called item number 4 and asked Skarlet Bankhead to give an overview of the
145 revised plans.
- 146 • Skarlet Bankhead reviewed with Planning Commission the new plans for lot 1 of the
147 development and what it entailed. She reviewed with Planning Commission the summary of the
148 changes and the staff report along with its findings, conditions, and conclusions.
- 149 • Dave Knight, representative of the development took the podium for any questions Planning
150 Commission had.
- 151 • Parties discussed bike station, what will be included and where it will be located.
- 152 • Planning Commission asked the developer that as they go along if they could provide feedback
153 on how it is being received and overall issues or the positives they see with this type of
154 development. Mr. Knight responded that they would be happy to.

155
156 **Motion to approve the revised development plan for lot 1 – Rowan Cecil. Seconded – Brian Marble**

157 **Vote:**

158 **Yea – Robert Perry, Brian Marble, Rowan Cecil & Joe Chambers.**

159 **Ney –**

160 **Abstained-**

161
162 **(28 MIN. 20 SEC.)**

163 ➤ **Item No. 5 Final Plat for Providence Springs 55+ Cluster Development:** The Providence
164 City Planning Commission will consider and possibly approve a final plat for Providence Springs 55+
165 Cluster Development, a 30-Lot single-family detached cluster development on 7.68(+/-) acres located in
166 the general area of 300 N 100 E. **(FINAL PLAT ANALYSIS)**
167

- 168 • Michael Fortune called item number 5 and asked Skarlet Bankhead to give an overview of the
169 final plat request for Providence Springs.
- 170 • Skarlet Bankhead discussed with Planning Commission the application and development as well
171 as the staff report that includes and findings, conditions, and conclusions.
- 172 • Parties discussed the irrigation of the area and wastewater plans.
- 173 • Jody Robbins, representative of the development, reviewed with Planning Commission their
174 plans for the area and how they will be diverting any water. Informed Planning Commission to
175 accommodate the water in the area they dropped two lots for a retention area.
- 176 • Parties discussed drainage and overall layout.

177
178 **Motion to approve the final plat for Providence Springs 55+ Cluster Development – Brian Marble**
179 **Seconded – Rowan Cecil.**

180 **Vote:**

181 **Yea – Robert Perry, Brian Marble, Rowan Cecil, & Joe Chambers**

182 **Ney –**

183 **Abstained-**

- 184
- 185
- 186 • Michael Fortune informed Planning Commission of the upcoming training in February that will
187 be good for everyone to attend. It will be February 9th, and there will be a afternoon and evening
188 session. Informed Planning Commission that it will be also good to review the bylaws and their
189 duties and responsibilities which can be found on the city website under the Planning
190 Commission webpage.
- 191 • Parties discussed when the next meeting will be held and concluded that they will have their next
192 meeting on February 23rd.
- 193

194 **Motion to adjourn meeting – Rowan Cecil. Seconded – Robert Perry**

195 **Vote:**

196 **Yea – Robert Perry, Brian Marble, Rowan Cecil, & Joe Chambers.**

197 **Ney –**

198 **Abstained –**

199

200 Meeting adjourned.

201

202

203 Minutes prepared by Ty Cameron, City Recorder

204 Minutes Approved by the Planning Commission on the _____ of February 2022

205

206

207

208 _____
209 Michael Fortune, Chair

Ty Cameron, City Recorder