

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**

2 Wednesday, September 8, 2021 6:00 pm

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

4  
5 To view the video recording of the Planning Commission Meeting please view our YouTube video of the meeting  
6 that can be found on Providence City's YouTube channel: [Planning Commission Meeting 9-8-21](#) CTRL click to  
7 to follow link

8  
9 **Hr. Min. Sec.** in **GREEN** above agenda items are time stamps for the YouTube Video of the meeting.

10  
11 **Call to Order:** Kathleen Alder

12 **Chair Roll Call of Commission Members:** Joe Chambers, Tyler Riggs, Michael Fortune, Robert Perry, Rowan Cecil,  
13 and Brian Marble

14 **Excused:** None

15 **Pledge of Allegiance:** Michael Fortune

16  
17 **Approval of Minutes:** No minutes to approve.

18  
19 **(1 Min. 30 Sec.)**

20 **Public Comments:** Citizens may express their views on issues within the Planning Commission's jurisdiction. The  
21 Commission accepts comments: in-person, by email [providencecityutah@gmail.com](mailto:providencecityutah@gmail.com), and by text  
22 435-752-9441. By law, email comments are considered public record and will be shared with all  
23 parties involved, including the Planning Commission and the applicant.

- 24  
25
  - Kathleen Alder opened the floor for public comment.
  - Skarlet Bankhead indicated that no comments had come in via email or text.
  - There were no comments from the public. Kathleen Alder closed the public comment section of  
28 the meeting

29  
30 **Public Hearing(s):**

- 31  
32 ➤ **Item No. 1 Partial Rezone of Parcel 02-144-0042:** The Planning Commission will take comments  
33 and questions regarding the application filed by Cannon & Nisha Perry, to rezone a section of parcel 02-  
34 144-0042 generally located at 177 W 150 N. Petition seeks to rezone a section of the parcel from Single-  
35 Family Residential (SFR) to Multi-Family Medium (MFM).

- 36  
37
  - This item was not called or discussed per applicants' request. Item was postponed.

38  
39  
40 **Legislative Action Item(s):**

- 41  
42 ➤ **Item No. 2 Parcel 02-144-0042 Partial Rezone:** The Planning Commission will review and may  
43 make a recommendation to the City Council on a request from Cannon & Nisha Parry to change the zone  
44 of a portion of parcel 02-144-0042, generally located at 177 W 150 N from Single-Family Residential (SFR)  
45 to Multi-Family Medium (MFM). [\(EXHIBIT\)](#)

- 46  
47
  - This item was not called or discussed per applicants' request. Item was postponed.

48  
49

50 **(2 Min. 55 Sec.)**

51 ➤ **Item No. 3 Design Standards for Attached and Multi-Family Residential Development:**

52 Providence City Planning Commission will consider and may recommend to the Providence City Council  
53 the proposed amendments to the City Code Title 10 Chapter 8 Section 9: Design standards for attached  
54 and multi-family residential development. \*This was brought before City Council on 7/21 and sent back to  
55 Planning Commission with recommendations. \*\*Tabled last PC Mtg for further discussion. [\(EXHIBIT\)](#)

- 56
- 57 • K Alder called item number 3 and gave a brief introduction and asked S Bankhead to give an over
- 58 view of the application and staff report.
- 59 • S Bankhead explained the difference between single family attached and multi-family units.
- 60 • S Bankhead discussed feasible buildings.
- 61 • Parties discussed sidewalk, amenities, parking and driveway issues. Parties discussed what a
- 62 good completion percentage would be to have amenities be completed in regards to the
- 63 residential development
- 64 • S Bankhead discussed how parking could be handled but it depended on if they wanted a two car
- 65 garage or two car parking outside of the garage.
- 66 • R Snow brought up grade siding and talked about a two-car parking with 16 width depth.
- 67 • Vinyl was pointed out and talked about as a building material. The standards for different
- 68 materials were discussed.
- 69

70 **Motion made to table Item No. 3 until the revisions are written up and the design is clearer: — B Marble, R Perry**

71 **Vote:**

72 **Yea: K Alder, M Fortune, R Cecil, R Perry, B Marble**

73 **Nay:**

74 **Abstained:**

75

76 **Administrative Action Item(s):**

77

78 **1 Hr. 8 Min. 25 Sec.**

79 ➤ **Item No. 4 3-Lot Residential Inner Block Development:** The Planning Commission will consider  
80 and may take action on a special review request by Christi Larsen for a 3-lot residential inner block  
81 development located in the general area of 150 E 200 S. \*Item was tabled last PC Mtg for further review  
82 and discussion. [\(CONCEPT PLAN ANALYSIS\)](#)

- 83
- 84 • K Alder called item number 4 and gave a brief introduction and asked S Bankhead to give an
- 85 overview of the staff report.
- 86 • S Bankhead went over the staff report and stated C Larsen, developer, could still do the block
- 87 development with all 3 lots but asked if there are things that would need to be added or
- 88 changed to the development.
- 89 • Parties discussed property access, and it was brought up that it had been in the conditions to
- 90 not use access through peacock lane. Two of the spaces would have to share a road because
- 91 only two of the lots have accesses.
- 92 • Parties discussed the location of the posting of the addresses.
- 93 • J Chambers brought up concerns about blocking the access road and said there was not a place
- 94 for the mailbox. Parties discussed possible community mailboxes.
- 95 • Parties discussed the driveway and if they needed to make it wider since it might be shared etc.
- 96 There was also concern about having two private roads.
- 97

98 **Motion made that Planning Commission establish the following conditions for the 3- lot residential inner block**  
99 **development located in the general area of 150 East 200 South, those conditions are as follows: Establishing a**  
100 **maintenance obligation agreement, requiring street access for the shared access, requiring street access from**  
101 **road to property line and asphalt, and a dedicated access to each property and there can be one or two but the**  
102 **two must be a shared access because by ordinance it's only two people. The condition for street signage or**  
103 **house numbers and conditions for lighting in the inner block area to reduce for emergency vehicle access. Under**  
104 **the condition of requiring the street access, must meet city standards and subject to Finding of Facts, Conclusions**  
105 **of Law, and Conditions: — M Fortune, Second —R Cecil**

106 **Vote:**

107 **Yea: K Alder, M Fortune, R Cecil, R Perry,**

108 **Nay: B Marble**

109 **Abstained:**

110

111 **1 Hr. 52 Min. 40 Sec.**

112 ➤ **Item No. 5 Ironwood Construction Concept Plan:** The Planning Commission will consider and  
113 may take action on a request from Ironwood Construction for approval of a concept plan for Fox Hollow, a  
114 60-unit townhome development located in the general area of 590 W 300 S Providence UT. [\(EXHIBIT\)](#)

115

- 116 • K Alder called item number 5 and gave a brief introduction and asked S Bankhead to give an  
117 overview of the staff report
- 118 • S Bankhead read from the staff report the findings of fact, conclusions of law, and conditions
- 119 • S Bankhead stated that there might be an assured parks and trails future trail in the future. That  
120 it is being looked at. It would be done in private and is not a dedicated public trail at this point.  
121 Stated they need to identify the play area.
- 122 • S Bankhead stated they will be phasing this and that the fire marshal, Aaron Walker has  
123 approved the fire access. The north portion will be done with phase one and after phase two,  
124 with the streaming, they can complete the development.
- 125 • Dan Justin Tuspan with Ironwood Construction commented on their plan and added that they are  
126 wanting to do wider and larger units, a good sellable unit. Commented on their Play and  
127 recreational areas for families; still mulling over other amenities, small things like bike racks etc.
- 128 • B Marble commented that it looks like it might be 24 units. Parties discussed the community,  
129 cooperation, and traffic. There will be 27 Lots. The roads and a turn around were discussed in  
130 length.
- 131 • R Snow pointed out that they absolutely must have access over that point in the water. He  
132 explained the situation over the plans of the city sewer. He also talked about property tax and  
133 how the residents would have questions about that.

134

135 **Motion made that the Planning Commission approve the request by the Ironwood Construction for a concept**  
136 **plan for the Fox Hollow town home development located in the general area of 590 West and 300 South with the**  
137 **conditions listed in our meeting with the Finding of Facts, Conclusions of Law, and Conditions listed in the**  
138 **meeting: — R Cecil, Second —M Fortune**

139 **Vote:**

140 **Yea: K Alder, M Fortune, R Cecil, R Perry, B Marble**

141 **Nay:**

142 **Abstained:**

143

144

145

146 **2 Hr. 29 Min. 20 Sec.**

147 ➤ **Item No. 6 Sunrise Acres Amended Final Plat:** The Planning Commission will consider and may  
148 take action on a request from Robert Brown to amend the final plat for Sun Rise Acres 2 and Sun Rise  
149 Acres 3 by combining Sun Rise Acres 2 Lot 4 and Sun Rise Acres 3 Lot 8 and removing the public  
150 utility easement between the two lots, located at 638 S and 646 South 330 W, Providence. [\(EXHIBIT\)](#)

- 151
- 152 • K Alder called item number 6 and gave a brief introduction. Asked S Bankhead to give an  
153 overview of the staff report.
  - 154 • S Bankhead gave an overview of the plans and discussed with the Planning Commission the staff  
155 reports findings of fact, conclusions of law and conditions
  - 156 • R Snow asked if they were going to be installing a sidewalk, and Robert Brown, developer, stated  
157 the sidewalks have already been installed.
- 158

159 **Motion made that Planning Commission amend the final plat for the public utilities; parcel number:**  
160 **0220202042020308 located in the area 638 south, 630 west, 646 south, 330 west to include the Findings of Fact,**  
161 **Conclusions of Law and Conditions: — R Perry, Second —R Cecil**

162 **Vote:**

163 **Yea: K Alder, M Fortune, R Cecil, R Perry, B Marble**

164 **Nay:**

165 **Abstained:**

166

167 **Study Items(s):**

168

169 ➤ **Item No. 7 PCC 2-5 Appeal Authority Code Amendment:** [\(EXHIBIT\)](#) Planning Commission to  
170 consider and may take action on changing from a 3 member, with 2 alternate members appeal board, to  
171 an administrative appeals hearing officer/s.

172

- 173 • K Alder called item number 7 and gave a brief introduction and asked S Bankhead to give an  
174 overview of the amendment.
  - 175 • S Bankhead explained the Code Amendment changes and how Planning Commission works in  
176 different areas. She stated the main thing to consider on this was to change from a commission  
177 or a body to an administrative appeals officer.
  - 178 • There was a discussion among the Planning Commission about the pros and cons of having a  
179 group do the planning as opposed to one person having the authority. J Chambers talked about  
180 his past experience.
- 181

181

182 **Item tabled until next meeting. No Motion necessary as item is a study item.**

183

184 **2 Hr. 54 Min.**

185 ➤ **Item No. 8 PCC 10-5 Sensitive Areas Code Amendment:** Planning Commission to consider and  
186 may take action on changing from a conditional use to reviews through the subdivision/development  
187 process, the building permit process, and engineering reviews. [\(EXHIBIT\)](#)

188

- 189 • K Alder called item number 8 and gave a brief introduction and asked S Bankhead to present on  
190 the amendment.
  - 191 • S Bankhead explained the current process and Conditional Use process that is used every time  
192 there is a sensitive land area or a slope, even though the mitigation process is the same.
- 193

194 **Item tabled until next meeting. No Motion necessary as item is a study item.**

195 **Motion to adjourn: — Rowan Cecil, Second —M Fortune**

196 **Vote:**

197 **Yea: K Alder, M Fortune, R Cecil, R Perry, B Marble**

198 **Nay:**

199 **Abstained:**

200

201 Meeting adjourned at approximately 9:07 PM

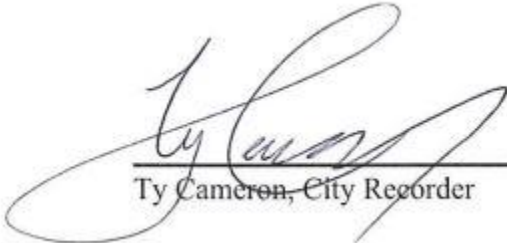
202 Minutes prepared by Kris Hobbs Clemente

203

204



Michael Fortune, Chair



Ty Cameron, City Recorder

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