



PLANNING COMMISSION AGENDA
Wednesday, February 11th, 2026, 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: [Providence Utah - YouTube](#)

Public Information:

- For information regarding the responsibilities and duties of the Planning Commission please click [HERE](#)
- For information on Meeting Order and Decorum please click [HERE](#).

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: Robert Henke

Chair Roll Call of Commission Members:

Pledge of Allegiance:

- **Item No. 1 Approval of Minutes:** The Planning Commission will consider approval of the minutes of January 14th, 2026. [\(MINUTES\)](#)

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 , 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 Hearings:

- **Item No. 2 City Code Title 11 Design Standards and Specifications amendments:** The Planning Commission will take comments and questions from the public regarding a proposed adoption of the APWA national standards with city specific modifications as Providence City's new design standards and specifications, these changes may include code changes found in Title 11 of the city's municipal code.
- **Item No. 3 Lot 7 Providence City Center Subdivision Rezone Public Hearing:** The Planning Commission will take comments and questions from the public regarding a request to rezone parcel 02-336-0002, located in the general area of 48 S Hwy 165, from CHD (Commercial Hwy) to CGD (Commercial General).

- **Item No. 4 Code Amendment Public Hearing – Use Chart:** The Planning Commission will be taking comments and questions from the public regarding a Use Chart code amendment change. The code amendment change is to show "fitness center, commercial (gym)" as a permitted use in the CHD zone.

Legislative – Action Item(s):

- **Item No. 5 City Code Title 11 Design Standards and Specifications amendments:** The Planning Commission will review, discuss and may make a recommendation to City Council regarding a proposed adoption of the APWA national standards with city specific modifications as Providence City's new design standards and specifications. ([STANDARDS & SPECS](#))
- **Item No. 6 Lot 7 Providence City Center Subdivision Rezone Request:** The Planning Commission will review discuss and may make a recommendation to the City Council regarding a request to rezone parcel 02-336-0002, located in the general area of 48 S Hwy 165, from CHD (Commercial Hwy) to CGD (Commercial General). ([REZONE ANALYSIS](#))
- **Item No. 7 Use Chart Code Amendment:** The Planning Commission will review discuss and may make a recommendation to the City Council regarding a code amendment change is to show "fitness center, commercial (gym)" as a permitted use in the CHD zone. ([CODE REVIEW](#))
- **Item No. 8 PCC 10-8-10 Affordable Housing Incentives Code Addition Update:** The Planning Commission will discuss, review and may make a recommendation to city council regarding PCC addition 10-8-10 Affordable Housing Incentives. ([CODE REVIEW](#))

Administrative Action Item(s):

- **Item No. 9 Prolog Commercial Subdivision Preliminary Plat:** The Planning Commission will review, discuss and may take action on the Prolog Commercial Subdivision Plat; a 7-lot commercial subdivision located in the general area of Gateway Dr and Golf Course Road. ([ANALYSIS](#))

Study Items(s): None

Agenda posted by Ty Cameron on 9th day of February 2026.



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.