

1 **PLANNING COMMISSION MEETING MINUTES**

2 Wednesday, March 9th, 2022, 6:00 pm

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

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5 To view the video recording account of the Planning Commission meeting please view our YouTube video of  
6 the meeting that can be found on Providence's YouTube channel: [Planning Commission 3/9/2022 - YouTube](#)  
7 (Ctrl + Click to follow link)

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

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11 **Call to Order:** Brian Marble, Vice Chair

12 **Chair Roll Call of Commission Members:** Brian Marble

13 **Members in Attendance:** Robert Perry, Brian Marble, Tyler Riggs & Joe Chambers

14 **Excused:** Michael Fortune & Rowan Cecil.

15 **Staff in Attendance:** Ryan Snow (City Manager), Ty Cameron (City Recorder) & Skarlet Bankhead (Land Use  
16 Director)- Appeared via zoom.

17 **Pledge of Allegiance:** Tyler Riggs

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19 **(3 MIN. 15 SEC.)**

20 **Approval of Minutes:** The Planning Commission will consider approval of the minutes for February 23rd,  
21 2022. **(MINUTES)**

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  - Brian Marble called for a motion to approve the minutes of February 23<sup>rd</sup>, 2022.
  - Robert Perry indicated that a correction was needed on line 81 with the word verse needing to be  
24 changed to versus. Staff will make correction before getting minutes signed.25  
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27 **Motion to approve the minutes of February 23rd, 2022, with the correction to line 81 – Robert Perry. 2nd**  
28 **Tyler Riggs**

29 **Vote:**

30 **Yea – Robert Perry, Tyler Riggs & Joe Chambers.**

31 **Ney –**

32 **Abstained –**

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34 **Motion Passes**

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36 **(5 MIN. 20 SEC.)**

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

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  - Brian Marble opened the floor for public comment indicating to those present that the next item  
43 on the agenda was the public hearing where the public would be able to comment once the item  
44 is called; and that at this time during the meeting was for any other comments that the public  
45 wanted to make in general.

- Joe Chambers commented and asked about the new bills that were passed through legislation and if or when we would get an update on those bills that affected us. Ryan Snow responded that usually the Utah League of Cities and Towns would provide us with an update.
- No further comments were made, Brian Marble closed the public comment section of the meeting.

**Public Hearing(s):**

**(7 MIN. 30 SEC.)**

➤ **Item No. 1 Partial Rezone of Parcels 02-144-0042 & 02-144-0045 (Jeppson & Parry Properties):** The Providence City Planning Commission will take comments and questions from the public regarding a request from Nisha and Cannon Parry and Jeppa and Joannie Jeppson to partially rezone parcels 02-144-0042 & 02-144-0045 from Single Family Residential (SFR) to Multi-Family Medium (MFM).

- Brian Marble called item 1, gave a brief introduction and asked Skarlet Bankhead to give an overview of the application.
- Skarlet Bankhead reviewed with commission the application and its purpose and read the applicants statement on the record. Brian Marble opened the floor for public comment.
- Vickie Kresie, city resident, asked commission about the application that was filed in November that had the additional documents. Commission responded that this is a new request for a different zone designation that was previously requested. Ms. Kresie continues with her comment regarding the request to rezone and indicates she has concerns with it being an inner block development, the need for more streetlights, increased traffic, parking and how construction would work for that area.
- Nisha Parry, applicant, read her statement on the record regarding their reasoning for applying for a rezone, possible plans and addresses some concerns that she has heard and received since she applied for the rezone.
- John Wallen, city resident, expressed his concerns about the parcels changing zone and the safety issues that would arise due to high density housing in the area.
- Ben Owen, city resident, commented on road safety due to increased cars, traffic and overall increased noise.
- Brittany Bingham, city resident, commented to commission about the city master plan regarding the zoning of this area and that it was set that way for a reason, not opposed to land being developed but that it should not be rezoned.
- Ty Cameron, city recorder, read to commission a submitted objection to the rezone that was filed via email by Allison Olson.
- Ryan Snow, city manager, read to commission two letters that objected to the rezone that were submitted by Brian Bingham and Bryce Larsen. Both letters indicating concern for safety of the area, reduced market value of homes in area and over all traffic.
- Jennifer Larsen, city resident, expressed to commission her objection to the rezone and concerns if rezone was allowed.
- Commission asked the public about the townhomes that were located two or so blocks away from the neighborhood and why that seemed to be ok with everyone. Ms. Kresie responded that it was a bigger parcel and allowed for more space as well as a better access than what this rezone would have. Janae Fraughton also responded that the area with the already developed townhomes

92 had the infrastructure to support that whereas these parcels flood when it rains and townhomes  
93 don't make sense.

- 94 • Larissa Nyman, city resident, expressed like concerns that her neighbors have expressed and  
95 indicated that the neighborhood was a kid friendly neighborhood and should stay that way.  
96 Indicated that townhomes would most likely invite rentals which decrease the area. Ms. Nyman  
97 submitted to council a petition that was signed by multiple neighbors. Commission  
98 acknowledged petition and will include it in the record.
- 99 • Robert Monteith, city resident, expressed his objection to the rezone and hidden creek town  
100 homes and that that area should be kept with what the zone is already. That is why they bought  
101 their home there.
- 102 • Commission asked about the twin homes that are located by the parcels. Stephanie Allred, city  
103 resident responded that she and her husband own the north part of the twin home and comments  
104 on parcel drainage and wetlands.
- 105 • Joann Jeppson, co-applicant, addressed commission and neighbors comments and concerns and  
106 discussed with commission their plans.
- 107 • Ms. Nyman asked for clarification on what was being zoned and what the plans were.  
108 Commission and staff responded and clarified what can be built by acreage.
- 109 • Ms. Parry commented on their application and intent.
- 110 • Frank Cole, city resident, commented and objected to the rezone and that it should be left as is.
- 111 • Stephanie Allred indicated her objection to the rezone and the increased traffic and safety issues.
- 112 • Ryan Snow asked applicant if they had done the calculations to see how many units, they could  
113 actually fit in there with required setbacks and right of ways. Applicants indicated that they have  
114 not gone that far and don't know at the moment.
- 115 • Tamara Larsen, city resident, expressed to commission her objection to the rezone and indicated  
116 that back in the day they were told that the parcels or area would be a park.
- 117 • No further comments were posed, Brian Marble closed the public hearing.

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120 **Legislative – Action Item(s):**

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122 **(1 HR. 21 MIN. 5 SEC.)**

- 123 ➤ **Item No. 2 Rezone Recommendation for Parcels 02-144-0042 & 02-144-0045 (Jeppson &**  
124 **Parry Properties):** The Providence City Planning Commission will review, discuss, and may take  
125 action on making a recommendation to City Council regarding the partial rezoning of parcels 02-144-  
126 0042 & 02-144-0045. **(APPLICATION)** **(FIRE DEPT. REVIEW)**  
127 **(ANALYSIS)**

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- 129 • Brian Marble called item 2 and gave a brief introduction and asked Skarlet Bankhead if she had  
130 any further comments regarding this request.
- 131 • Skarlet Bankhead commented on the units per acre and the conditions they would have to meet  
132 and that it was not gross acre but net acre they would have to go off of. Robert Perry asked  
133 Skarlet Bankhead about Aaron Walkers report regarding a fire hydrant. Skarlet Bankhead  
134 responded that one would most likely need to be put in.
- 135 • Tyler Riggs commented on what the public has expressed tonight and that rezoning the parcels  
136 would create a zone island and that if approved this approval would set a precedent for future  
137 zones requests like this.

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- Skarlet Bankhead gave an explanation of the different types of zones and what could be built in them.
  - Joe Chambers, discussed with commission the zoning request and that approving this request would be approving spot zoning which goes against the general plan and that it wouldn't look good.

144 **Motion to recommend to City Council that they deny the application to rezone parcels 02-144-0042 & 02-**  
145 **144-0045. -Tyler Riggs, 2nd – Joe Chambers**

146 **Vote:**

147 **Yea – Robert Perry, Tyler Riggs & Joe Chambers.**

148 **Ney –**

149 **Abstained –**

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151 **Motion Passes.**

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- Cannon Parry, applicant discusses with commission what their options are going forward. Commission responds that they denied the application but that they could re-apply and go through the process again requesting a different zone.
  - Brittany Bingham, city resident, asked what the procedures were moving forward. Commission responded that it will go to City Council next week for final decision.

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

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161 **(1 HR. 39 MIN. 30 SEC.)**

162 ➤ **Item No. 3 Canyon View Estates Subdivision Final Plat:** consider, discuss, and may act on  
163 a request to amend the final plat for the Canyon View Estates Subdivision by adjusting an internal lot  
164 restriction to change the setbacks for Lot 2, located at 661 S 500 E. **(ANALYSIS)**

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- Brian Mable called item 3 and asked Skarlet Bankhead to give an overview of the plat.
  - Skarlet Bankhead discussed with commission that this is an amended final plat and why the applicant applied for it and that they are trying to get it approved based on current code. Reviewed with commission the findings of fact, conclusions, and conditions.
  - Wesley Elder, owner, discussed with commission their reasoning behind amending the plat.
  - Parties discussed setbacks. Allowing the amended plat would allow for more property to be utilized.

173 **Motion to approve the final amended plat with its accompanying findings, conclusions and conditions**  
174 **based on the fact that allowing this amended plat would not distract from the neighborhood and would**  
175 **allow for the property to be better utilized. – Joe Chambers. 2<sup>nd</sup> – Robert Perry.**

176 **Vote:**

177 **Yea – Robert Perry, Tyler Riggs & Joe Chambers.**

178 **Ney –**

179 **Abstained –**

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181 **Motion Passes.**

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183 **Motion to adjourn meeting. Robert Perry. 2<sup>nd</sup> – Tyler Riggs**

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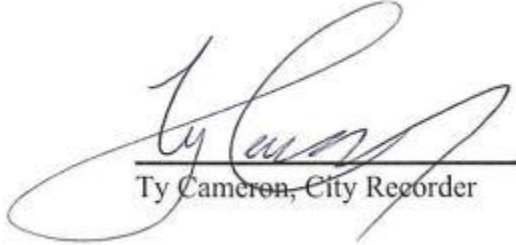
**Vote:**  
**Yea – Robert Perry, Tyler Riggs & Joe Chambers.**  
**Ney –**  
**Abstained –**

**Motion Passes.**

Minutes prepared by Ty Cameron, City Recorder  
Minutes Approved by the Planning Commission on the 23<sup>rd</sup> of March 2022



Michael Fortune, Chair



Ty Cameron, City Recorder

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