

1 **PLANNING COMMISSION MEETING MINUTES**

2 Wednesday, April 27th, 2022, 6:00 pm

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

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6 **Call to Order:** Michael Fortune

7 **Chair Roll Call of Commission Members:** Members Present- Robert Perry, Brian Marble, Michael Fortune,
8 Rowan Cecil, Tyler Riggs & Joe Chambers.

9 **Pledge of Allegiance:** Joe Chambers

10 **Staff Present:** Community Development Director Skarlet Bankhead, City Recorder Ty Cameron & Public
11 Works Director Rob Stapley.

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13 **Approval of Minutes:** The Planning Commission will consider approval of the minutes for April 13th, 2022.

14 **(MINUTES)**

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 - Michael Fortune called for the approval of the minutes of the Planning Commission meeting held April 13th, 2022.
 - Robert Perry & Tyler Riggs indicated a few word corrections and misspellings. Staff will correct those before having the minutes officially signed.

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21 **Motion to approve the Planning Commission minutes of April 13th, 2022, with the stated**
22 **corrections – Brian Marble. 2nd Robert Perry.**

23 **Vote:**

24 **Yea- Robert Perry, Brian Marble, Joe Chambers**

25 **Ney-**

26 **Abstained- Rowan Cecil, Michael Fortune.**

27 **Excused-**

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29 **Motion passes.**

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 - Joe Chambers indicated that he wanted on the record that he did listen to the public hearing that took place on April 13th regarding the Vineyard zoning. Indicated that he had come in late and that the Commission motioned that the item be continued so that all parties could listen to and review the public hearing which he did per the request of the public and Commission.

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36 **Public Comments:** Citizens may express their views on issues within the Planning Commission's jurisdiction.

37 The Commission accepts comments: in-person, by email providencacityutah@gmail.com , and
38 by text 435-752-9441. By law, email comments are considered public record and will be shared
39 with all parties involved, including the Planning Commission and the applicant.

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 - Michael Fortune opened the floor for public comment.
 - Jeanette Christenson took the stand and stated to the Commission that even though the Vineyard zoning recommendation, that was supposed to be on for tonight and was continued; she still wanted to make her comments regarding the zoning. Ms. Christenson handed to the Commission her statement and indicated that they should really look at the issues that were brought up and really think about how best to move forward.
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- Commission discussed the public hearing that was had last meeting and commented on the overall zoning and vineyard development.

Legislative – Action Item(s): - Informational Only.

- At the request of the applicants, the Vineyard zoning recommendation for parcels 02-004-0001 & 02-004-0002, which was before the public and the Planning Commission on April 13th via public hearing has been continued until further notice.

Administrative Action Item(s):

- **Item No. 1 Final Plat for Shoreline Estates Phase 2:** The Planning Commission will consider and may take action on a request for approval on a final plat for Shoreline Estates Phase 2.

(ANALYSIS)

- Michael Fortune called item number 1, gave a brief introduction and asked Skarlet Bankhead to give an overview of the final plat request.
- Skarlet Bankhead discussed with the Commission the final plat request and reviewed with them the staff report which included the findings of fact, conclusion of law and conditions. Reviewed with the Commission Aaron Walkers letter regarding fire safety. Discussed with the Commission the changes that would need to be made, which are written in red, that the developers will need to comply with.
- Parties discussed how many lots will be a part of this development and commented on the road size for the area.
- Robert Perry made a motion that was seconded by Rowan Cecil. Joe Chambers indicated that he did not vote as he believes they forgot to include the conditions as part of the motion. Michael Fortune called for an updated or clarified motion.

Motion to approve the final plat of shoreline estates phase 2 with the accompanying staff report that includes the findings of facts, conclusions of law, conditions, and fire marshals letter as well as what is written in red – Robert Perry. 2nd Rowan Cecil.

Vote:

Yea- Robert Perry, Brian Marble, Rowan Cecil, Joe Chambers, Michael Fortune.

Ney-

Abstained-

Excused-

Motion Passes.

- **Item No. 2 Final Plat for Shoreline Estates Phase 3:** The Planning Commission will consider and may take action on a request for approval on a final plat for Shoreline Estates Phase 3.

(ANALYSIS)

- Michael Fortune called item number 2, gave a brief introduction and asked Skarlet Bankhead to give an overview of the final plat request.
- Skarlet Bankhead discussed with the Commission the final plat request and indicated that this report was like the last one they just did, but that some of the conditions were different. Skarlet reviewed with the Commission the staff report which included the findings of fact, conclusion of law and conditions. Reviewed with the Commission Aaron Walkers letter regarding fire safety and the changes that would need to be made, which are written in red, that the developers will need to comply with.
- Parties discussed the turn around at the end of the property and what the developers were looking to do.
- Justin Palmer, Shoreline representative, discussed with the Commission the current turn around that they had drawn up that could possibly change based on the recommendation from the fire marshals. Indicated that how the turnaround turns out, could change the lot lines but that they don't know for sure at this point.
- Parties discussed the turn around and its depth. Parties discussed the dedication language and if any issues could arise from it. Skarlet Bankhead indicated that usually it does reference streets, but these ones do not, but does not see any issues arising from it.

Motion to approve the final plat for shoreline Estates phase 3 with its accompanying staff report which includes the findings of fact, conclusions of law, conditions, fire marshals letter and any requirements written in red - Brian Marble. 2nd - Joe Chambers.

Vote:

Yea- Robert Perry, Brian Marble, Rowan Cecil, Joe Chambers, Michael Fortune.

Ney-

Abstained-

Excused-

Motion Passes.

➤ **Item No. 3 Final Plat for Park View Heights:** The Planning Commission will consider and may take action on a request for approval on a final plat for Park View Heights. [\(ANALYSIS\)](#)

- Michael Fortune called item 3, gave a brief introduction and asked Skarlet Bankhead to give an overview of the final plat.
- Skarlet Bankhead reviewed with the Commission the staff report, which included the findings of fact, conclusions of law, conditions, letter from the fire marshals and overall recommendation.
- Skarlet discussed with the Commission the water model and having the developers increase the water line from 8 to 10 as well as increasing the easement from 20 feet to 30 feet to allow for more movement of utility vehicles if needed.
- Rob Stapley, public works director, discussed with the Commission the need for the larger easement and what that would help with in the future. Parties discussed easement spoils. Rob also commented on the previous final plats for shoreline and the turnaround that needed to be done correctly to allow for snowplows to easily plow the area.

- Kory Crompton, representative for park view heights, commented on the 30-foot easement and was ok with that request or condition.

Motion to approve the final plat for Park View Heights with its accompanying with its accompanying staff report which includes the findings of fact, conclusions of law, conditions, fire marshals letter and any requirements written in red with the request that the easement be set at 30 feet – Robert Perry. 2nd Rowan Cecil.

Vote:

Yea- Robert Perry, Brian Marble, Rowan Cecil, Joe Chambers, Michael Fortune.

Ney-

Abstained-

Excused-

Motion Passes.

Study Items(s):

➤ **Rezone request from Craig Champlin:** The Planning Commission will discuss a request from Craig Champlin to rezone the east portion of parcel 03-002-0007 from Commercial Highway District (CHD) to Multi-Family High (MFH). The west portion will remain CHD. **(REZONE ANALYSIS)**

- Michael Fortune called the study item, gave a brief introduction, and asked Skarlet Bankhead to give the Commission a review of the request.
- Skarlet Bankhead reviewed with the Commission the staff report regarding the request to rezone a portion of parcel 03-002-0007 from Commercial Highway to Multi-family High and that the applicants were looking to add more housing to the area. Indicated that if approved the development would have to adhere to the new design standards. Skarlet discussed with the Commission what the differences were in the zoning, particularly Multi-Family High, Mixed Use and Commercial Highway.
- Craig Champlain, developer, discussed with the Commission their plans for the area and why they are requesting the zone change. Indicated that the area would have its own lift station for water and sewer.
- Parties discussed the commercial side of the development and what the plans were. Parties discussed the residential options that were available and the current housing crisis. Parties discussed access points for the area.
- Tyler Riggs commented on the mix of residential housing and commercial, and how that is what people are looking for now days.
- Brian Marble commented on the potential for trails and walking paths in the area. Parties discussed Ballard springs which is part of the zoning and Mr. Champlin indicated that it will most likely be considered open space.

Motion to allow request to go to a public hearing for further discussion and input – Rowan Cecil. 2nd Brian Marble.

Vote:

