

1 **PLANNING COMMISSION MINUTES**

2 Wednesday, June 22nd, 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  
6 the meeting that can be found on Providence’s YouTube channel: [Planning Commission 6/22/2022 - YouTube](#) (Ctrl  
7 + Click to follow link)

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

11  
12  
13 **Call to Order:** Michael Fortune

14 **Chair Roll Call of Commission Members:** Michael Fortune, Tyler Riggs & Joe Chambers. Robert Washburn,  
15 new Planning Commission member, was present on the stand but did not vote as his term  
16 officially begins July 1<sup>st</sup>.

17 **Excused:** Robert Perry & Brian Marble.

18 **City Staff:** Ryan Snow (City Manager), Skarlet Bankhead (Community Development Director), Ty Cameron  
19 (City Recorder)

20 **Pledge of Allegiance:** Tyler Riggs.

21  
22 **(1 MIN. 45 SEC.)**

23 **Approval of Minutes:** The Planning Commission will consider approval of the minutes for June 8<sup>th</sup>, 2022.

24 **(MINUTES)**

- 25
- 26 • Michael Fortune called for the approval of the minutes and indicated that Robert Perry emailed in  
27 a comment suggesting that on line 53 the word gab should be gap. Michael also indicated that  
28 Robert suggested that the Planning Commission bylaws, specifically 6.5 regarding public  
29 hearings and comments be referred to in the agenda versus what is currently on there.  
30 Commission agreed to replace the current links referencing public hearing and comment decorum  
31 with the Planning Commission bylaw 6.5 – Meeting Order and Decorum.
  - 32 • Joe Chambers indicated that on line 104 it should read Cache County Planning Commission and  
33 not Cache County Boundary Commission.
  - 34 • Staff indicated they will make those changes before getting the minutes officially signed off.
- 35

36 **Motion to approve the minutes of June 8<sup>th</sup>, 2022, with the recommended changes – Joe Chambers.**  
37 **2<sup>nd</sup> Tyler Riggs**

38 **Vote:**

39 **Yea- Michael Fortune, Tyler Riggs & Joe Chambers.**

40 **Ney**

41 **Abstained-**

42 **Absent- Robert Perry & Brian Marble.**

43  
44 **Motion passes.**

45  
 46 **Public Comments:** Citizens may express their views on issues within the Planning Commission’s jurisdiction.  
 47 The Commission accepts comments: in-person, by email [providencecityutah@gmail.com](mailto:providencecityutah@gmail.com) , and  
 48 by text 435-752-9441. By law, email comments are considered public record and will be shared  
 49 with all parties involved, including the Planning Commission and the applicant.  
 50

- 51 • Michael Fortune opened the floor for public comment indicating that this was the time to make
- 52 any comments regarding items that were not on the agenda.
- 53 • Staff indicated that no comments have come in via email or text.
- 54 • Michael Fortune closed the public comment portion of the meeting.

55  
 56 **Legislative – Action Item(s):**

57  
 58 **(6 MIN. 00 SEC.)**

59 ➤ **Item No. 1 Amended Final Plat for Bentley Subdivision Lots 6 & 7:** The Providence City  
 60 Planning Commission will review, discuss, and may take action on a request to amend a final plat for  
 61 lots 6 & 7 of the Bentley Subdivision located in the general area of 1103 S 470 E Providence UT.

62 **(APPLICATION) & (ANALYSIS)**

- 63
- 64 • Michael Fortune called item 1, gave a brief introduction and asked Skarlet Bankhead to give an
- 65 overview of the application and amended plat.
- 66 • Skarlet Bankhead gave an overview of the applicants request to amend their final plat. Reviewed
- 67 with the Planning Commission the plat notes and the staff report with the findings of facts and
- 68 conclusions of law, which included park service gaps, road improvements, trails for the
- 69 surrounding area and lot line movement. Ms. Bankhead discussed with the Planning Commission
- 70 the conditions and the Fire Marshals review letter. Indicated to the Planning Commission that
- 71 they would need to find good cause in order to approve the request.
- 72 • Skarlet Bankhead reviewed with the Planning Commission the new State Law regarding the
- 73 process to amend plats as it relates to combining lots. Joe Chambers asked what issues they would
- 74 possibly see if an ordinance was in place allowing property owners the right to combine their own
- 75 lots. Staff responded that in most cases they wouldn’t see any issues other than making sure
- 76 everyone knew where the utilities where on the properties.
- 77 • Hal Andrews, applicant, took the stand and discussed with the Planning Commission his request
- 78 to combine his lots and his reasoning for doing so.
- 79 • Tyler Riggs commented that allowing the owner to combine his lots and allow him to exercise his
- 80 property rights would show good cause to accept the amended final plat.

81  
 82 **Motion to approve the amended final plat for Bentley Subdivision 6 & 7 with the accompanying**  
 83 **staff report, which includes the findings of fact, conclusions of law and conditions, with good cause**  
 84 **being that the owner is being allowed to exercise his property rights – Tyler Riggs. 2<sup>nd</sup> – Joe**  
 85 **Chambers.**

86 **Vote:**

87 **Yea- Michael Fortune, Tyler Riggs & Joe Chambers.**

88 Ney  
 89 Abstained-  
 90 Absent- Robert Perry & Brian Marble.

91  
 92 Motion passes.

93  
 94 (19 MIN. 55 SEC.)

- 95 ➤ **Item No. 2 Knoll Subdivision Phase 1 Final Plat:** The Providence City Planning Commission  
 96 will consider and may take action on a request to approve a final plat for the Homes on the Knoll  
 97 Subdivision Phase 1, a 31-lot residential subdivision located in the general area of 300 N Sarah Street.

98 (ANALYSIS)

- 99
- 100 • Michael Fortune called item 2, gave a brief introduction and asked Skarlet Bankhead to give an  
 101 overview of the application and final plat.
  - 102 • Skarlet Bankhead reviewed with the Planning Commission the staff report and indicated that the  
 103 final plat is consistent with the phasing plans of the preliminary plat. Discussed with the Planning  
 104 Commission the findings of fact, conclusions of law, conditions and stated that everything was  
 105 consistent with the cities general plans and master plans. Parties discussed the 300 S roadway  
 106 with Sarah Street and Sherwood Drive.
  - 107 • Parties discussed the Fire Marshals Letter and conditions. Parties discussed the road grades and  
 108 what they meant for the areas development. Parties discussed the intersection and how steep it  
 109 would be and if there would be any issues. Tyler Riggs commented on the Sherwood Drive  
 110 connection.
  - 111 • Danny MacFarland, applicant, responded to the Planning Commission's concerns regarding the  
 112 intersection and steepness of the area. Parties discussed slope requirements and maximums.
  - 113 • Joe Chambers commented on the spacing and grading of the area as well as the 250 N road  
 114 intersection issue or concern that has been discussed.
- 115

116 **Motion to approve the final plat for the Homes on the Knoll Subdivision Phase 1 with the**  
 117 **accompanying staff report and fire marshals letter which covers the comments in red, findings of**  
 118 **fact, conclusions of law and conditions – Joe Chambers. 2<sup>nd</sup> – Tyler Riggs.**

119 **Vote:**

120 **Yea- Michael Fortune, Tyler Riggs & Joe Chambers.**

121 **Ney**

122 **Abstained-**

123 **Absent- Robert Perry & Brian Marble.**

124  
 125 **Motion passes.**

126  
 127 **Motion to adjourn meeting – Tyler Riggs. 2<sup>nd</sup> – Joe Chambers**

128 **Vote:**

129 **Yea- Michael Fortune, Tyler Riggs & Joe Chambers.**

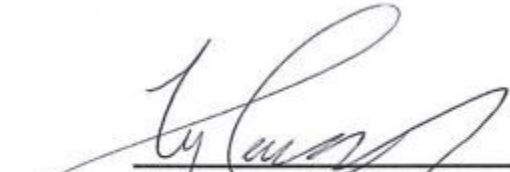
130 **Ney**

131 **Abstained-**  
132 **Absent- Robert Perry & Brian Marble.**

133  
134 **Motion passes.**

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136  
137 Minutes approved by the Planning Commission on 14th of September 2022.  
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\_\_\_\_\_  
Michael Fortune, Chair

  
\_\_\_\_\_  
Ty Cameron, City Recorder

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