

1 **PLANNING COMMISSION MINTUES**

2 Wednesday, October 12th, 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 10/12/2022 - YouTube](#)

7
8 **HR. MIN. SEC.** in **GREEN** above items are time stamps for YouTube Video of the meeting.

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10 **Call to Order:** Brian Marble, Co-chair

11 **Chair Roll Call of Commission Members:** Joe Chambers, Bob Washburn and Brian Marble.

12 **Commission Members Absent:** Michael Fortune, Shelly Nazer & Tyler Riggs.

13 **City Staff in Attendance:** Ryan Snow (City Manager), Skarlet Bankhead (Community Development Director),
14 Ty Cameron (City Recorder)

15 **Pledge of Allegiance:** Bob Washburn

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17 **(40 SEC.)**

18 **Approval of Minutes:** The Planning Commission will consider approval of the minutes for September 28th,
19 2022. **(MINUTES)**

- 20
21 • Brian Marble called for the approval of the minutes of September 28th, 2022.
22 • Bob Washburn indicated that on line 82 the word ‘typography’ should be ‘topography’. He also
23 indicated that on line 147 the word ‘than’ should be ‘then’.

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25 **Motion to approve the minutes of September 28th, 2022, with the recommended changes as previously**
26 **stated – Bob Washburn. 2nd -Joe Chambers.**

27 **Vote:**

28 **Yea- Joe Chambers, Bob Washburn, and Brian Marble.**

29 **Ney-**

30 **Abstained-**

31 **Absent- Michael Fortune, Shelly Nazer & Tyler Riggs.**

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33 **Motion passes. Minutes approved.**

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

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40 • Brian Marble opened the floor for public comment. No comments were made. Brian Marble closed the
41 public comment portion of the meeting.
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Administrative Action Item(s):

(3 MIN. 20 SEC.)

➤ **Item No. 1 Lathen Small Subdivision Amended Final Plat:** The Providence City Planning Commission will review, discuss, and may take action on an amended final plat for Lathen Small Subdivision Amendment No 1, adjusting a lot line within a 2-lot residential subdivision located in the general area of 310 S 200 W. **(STAFF REPORT)**

- Brian Marble called item 1, gave a brief introduction and asked Skarlet Bankhead to give an overview of the application.
- Skarlet Bankhead reviewed with the Planning Commission the staff report indicating that the owners would like to reduce the size of lot one and increase the size of lot two. She indicated that staff had gone through the general plans, master plans and Utah Code to make sure their request and plans were in compliance.
- Skarlet Bankhead reviewed with the Commission what a lot line adjustment means and the differences between a municipal utility easement and public utility easement. Discussed with the Commission the boundary descriptions and the comments in red, in the staff report, that would need to be addressed by the applicants moving forward.
- Skarlet Bankhead stated that their applications and plans for the area were consistent with the city’s general plan.
- Parties discussed the conditions that were outlined in the staff report and reviewed the plat map of the area.
- Jared Smith, applicant, commented that the other property was his father’s and pointed out that the easement was on his father’s property and that he uses his father’s property as an access point to his property.
- Parties discussed the sidewalk, curb and gutter and confirmed that both parties or properties had a sidewalk with curb and gutter.
- Parties discussed finding good cause to approve this application.
- Jared Smith commented that even though the property wasn’t his, him and his family use it to raise sheep and grow a garden. Commission asked if there was or is any financial transactions taking place. Mr. Smith responded that he does have a lease to own agreement with his dad, the other property owner. Mr. Smith indicated that approving this application allows the property to stay in the family, in case his dad moves away or sales the house.

Motion to approve the Lathen Small Subdivision Final Plat with the accompanying staff report which includes the findings of fact, conclusions of laws, conditions, comments in red, verified boundary description and the deputy fire marshals letter and recommendations; with good cause that shows approval of application reflects a family agreement stating applicants father is allowing son, applicant, to take care of the property – Joe Chambers. 2nd – Bob Washburn.

Vote:

Yea- Joe Chambers, Bob Washburn and Brian Marble.

Ney-

Abstained-

90 **Absent- Michael Fortune, Shelly Nazer & Tyler Riggs.**

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92 **Motion passes.**

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94 **Study Items(s):**

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96 **(26 MIN. 55 SEC.)**

97 ➤ **Item No. 2 Amending City Code 10-4-1 Zoning Districts Established:** The Providence City
98 Planning Commission will review and discuss an ordinance to amend city code 10-4-1 Zoning Districts.
99 Ordinance seeks to amend some of the names of the zoning districts. **(ORDIN. 08-2022 (DRAFT))**

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- 101 • Brian Marble called item 2 and gave a brief introduction.
- 102 • Ryan Snow discussed with the Commission the purpose of the amendment and reasoning behind
- 103 it. He indicated that making these changes would help the city be more consistent and in line
- 104 with what other cities in the area use to describe their zones, as well as the County.
- 105 • Parties reviewed the proposed amendment changes and their correlation with the current code
- 106 wording, and that of other cities in the area. Staff indicated that this amendment only changes the
- 107 name and nothing more.
- 108 • Bob Washburn asked if now would be a good time to also look into changing more than just the
- 109 names. He commented on last meetings public hearing, and how some of the zones were
- 110 confusing as they allowed for the same building amount. Parties discussed the zones and their
- 111 density.
- 112 • Staff indicated that they could look into changing what the zones entailed in the future but that
- 113 this amendments purpose was to be more consistent with the current standards and common
- 114 terms used by other like municipalities. Joe Chambers commented on North Ogden’s zone
- 115 designations and that they were similar with what is being proposed.
- 116 • Parties discussed the LCR zone and changing the name of that zone.
- 117 • Parties discussed the next steps in the process.
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119 **Motion to move this item to a public hearing – Joe Chambers. 2nd - Bob Washburn.**

120 **Vote:**

121 **Yea- Joe Chambers, Bob Washburn, and Brian Marble.**

122 **Ney-**

123 **Abstained-**

124 **Absent- Michael Fortune, Shelly Nazer & Tyler Riggs.**

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126 **Motion passes. Public hearing to be set.**

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128 **(48 MIN. 55 SEC.)**

129 ➤ **Item No. 3 Moderate Income Housing Strategies Amendment:** The Providence City Planning
130 Commission will review and discuss a proposal to amend the wording of strategies listed in 6.3 of the
131 moderate-income housing elements of the Providence City General Plan 2020 to be consistent with the
132 requirements of UCA 10-9a-403(2)(b)(iii) and UCA 10-9a-403(2)(c). **(PROPOSAL)**

- Brian Marble called item 3, gave a brief introduction, and indicated this item was continued from last meeting and asked staff what changes have been made since last meeting.
- Skarlet Bankhead indicated to the Commission that the formatting has changed per last meeting and that she has added to it their comments from last meeting.
- Parties reviewed the listed strategy options that the State has provided. Skarlet reviewed with the Commission the requirements regarding the report and the process.
- Parties discussed the definition of Moderate-Income Housing. Indicated that it is based on the County’s medium income.
- Parties discussed the current housing market and purpose of the report. Parties discussed the requirements or strategies they have selected and how they will go about fulfilling them.
- Parties discussed internal dwelling unites and finding some way to survey how many are used in the community and maybe trying to get USU’s help collecting that data.
- Parties reviewed the listed strategies.
- Bob Washburn commented on objective 1 and making sure we are consistent with the wording and gave the example of ac and acreage both being used in that section.
- Parties discussed objective 2 and rewording to show the greater effect the referendum had on the community and moving forward with land requests and development.
- Parties reviewed the report and State requirements. Parties discussed what would happen if they did not comply.
- Bob Washburn asked about strategy option W and what that specifically means. Parties indicated what they think it might mean but are not completely sure.

Motion to move item to a public hearing Joe Chambers. 2nd – Bob Washburn.

Vote:

Yea- Joe Chambers, Bob Washburn and Brian Marble.

Ney-

Abstained-

Absent- Michael Fortune, Shelly Nazer & Tyler Riggs.

Motion passes. Public hearing to be set.

Motion to adjourn – Bob Washburn. 2nd – Joe Chambers

Vote:

Yea- Joe Chambers, Bob Washburn and Brian Marble.

Ney-

Abstained-

Absent- Michael Fortune, Shelly Nazer & Tyler Riggs.

Motion passes. Meeting adjourned.

Minutes approved by the Planning Commission on _____ day of _____ 2022.

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Michael Fortune, Chair

Ty Cameron, City Recorder.