

1 **PLANNING COMMISSION MEETING MINTUES**

2 Wednesday, October 26th, 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 the Planning  
6 Commission webpage or click on the following link: [Planning Commission 10/26/2022 - YouTube](#)

7  
8 **HR. MIN. SEC.** in **GREEN** above agenda item are time stamps of the YouTube Meeting.

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

11 **Chair Roll Call of Commission Members:** Shelly Nazer, Tyler Riggs, Bob Washburn, and Brian Marble

12 **Members Absent:** Michael Fortune & Joe Chambers

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

15 **Pledge of Allegiance:** Shelly Nazer

16  
17 **0 MIN. 35 SEC.**

18 **Approval of Minutes:** The Planning Commission will consider approval of the minutes for October 12th, 2022.

19 **(MINUTES)**

- 20  
21
  - Brian Marble called for the approval of the minutes and asked if any corrections were needed.
  - Bob Washburn indicated that a correction was needed on line 75, the word ‘him’ should be ‘he’.

22  
23  
24 **Motion to approve the minutes of October 12<sup>th</sup>, 2022, with the stated corrections – Bob Washburn. 2<sup>nd</sup> –**  
25 **Shelly Nazer.**

26 **Vote:**

27 **Yea- Brian Marble, Shelly Nazer & Bob Washburn.**

28 **Ney-**

29 **Abstained- Tyler Riggs.**

30 **Absent- Michael Fortune & Joe Chambers.**

31  
32 **Motion passes, minutes approved.**

33  
34 **2 MIN. 20 SEC.**

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 [providencecityutah@gmail.com](mailto:providencecityutah@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.

- 39  
40
  - Brian Marble opened the floor for public comment.
  - Staff indicated that the Planning Commission had received a comment via email.
  - Ty Cameron read Allison Olson’s email on the record. Her comments will be attached to the end of the minutes.
  - No additional comments were made. Brian Marble closed the public comment portion of the meeting.
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47  
48 **5 MIN. 35 SEC.**

49 **Public Hearings:**

- 50  
51 ➤ **Item No. 1 Amending City Code 10-4-1 Zoning Districts Established:** The Providence City  
52 Planning Commission will take comments and questions regarding an ordinance to amend city code 10-  
53 4-1 Zoning Districts. Ordinance seeks to amend some of the names of the zoning districts.  
54
- 55 • Brian Marble called item 1, gave a brief introduction, and opened the floor for public comment  
56 and questions.
  - 57 • No comments or questions were made. Brian Marble closed the public hearing for item 1.  
58
- 59 ➤ **Item No. 2 Moderate Income Housing Strategies Amendment:** The Providence City Planning  
60 Commission will take comments and questions regarding a proposal to amend the wording of strategies  
61 listed in 6.3 of the moderate-income housing elements of the Providence City General Plan 2020 to be  
62 consistent with the requirements of UCA 10-9a-403(2)(b)(iii) and UCA 10-9a-403(2)(c).  
63
- 64 • Brian Marble called item 2, gave a brief introduction, and opened the floor for public comment  
65 and questions.
  - 66 • No comments or questions were made. Brian Marble closed the public hearing for item 2.  
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69 **Legislative – Action Item(s):**

70  
71 **7 MIN. 20 SEC.**

- 72 ➤ **Item No. 3 Amending City Code 10-4-1 Zoning Districts Established:** The Providence City  
73 Planning Commission will review, discuss and may make a recommendation to City Council on an  
74 ordinance to amend city code 10-4-1 Zoning Districts. Ordinance seeks to amend some of the names of  
75 the zoning districts. **(ORDIN. 08-2022 (DRAFT))**  
76
- 77 • Brian Marble called item 3, gave a brief introduction and asked Shelly Nazer to report on her  
78 research regarding zoning district names of other cities in the surrounding area.
  - 79 • Shelly Nazer discussed with the Commission the similarities between the new changes the city  
80 was proposing with that of other cities in the area. She referenced River Heights City’s zoning  
81 districts and their number system as well as Nibley’s. She commented on how similar they were  
82 but indicated that she thought we could be a little more descriptive with our new proposed  
83 changes. She commented that she likes the numbers and sees how they are similar with other  
84 cities but thinks residents won’t understand what they mean unless we use more descriptions.
  - 85 • Ryan Snow commented that the purpose of the changes was to be more consistent with other  
86 cities and move away from subjective terms like small, medium, and high. Commented that what  
87 may be considered high in one city may not be considered the same in another city. He discussed  
88 the reason for the change and that the staff was open to suggestions on how it should read.
  - 89 • Skarlet Bankhead commented on the process and indicated that this was just the start. She  
90 indicated that the zones and abbreviations would be explained in other parts of the code with

91 examples give. She discussed with the Commission that the change was about being transparent  
92 as well as consistent.

- 93 • The Commission commented that they liked that we were getting away from the density word  
94 and discussed their options on how to make it better or more descriptive. The Commission  
95 discussed having a legend added to show what the numbers and letters represented.
- 96 • Parties discussed the current abbreviations and new changes and proposed including in the new  
97 changes the words acre and square feet to designate the differences between the zones and the  
98 numbers used.
- 99 • Skarlet Bankhead commented and referenced the use chart and other parts in the code that  
100 would go into further detail about what each zone consisted of.
- 101 • The Commission discussed being more descriptive in the title and adding the words acres and  
102 square feet as well as writing out the number in the title.
- 103 • Parties discussed the LCR zone and if any changes needed to be made with that zone. Skarlet  
104 Bankhead commented on the LCR zone's creation and uses.
- 105 • The Commission discussed whether the letter D for districts was needed in the title and/or  
106 abbreviations. It was commented that removing the letter D could cause more confusion and  
107 problems in other parts of the code.
- 108 • Parties discussed just including more descriptions in the titles of the residential zones and not the  
109 commercial zones. Parties discussed what the descriptions should be. Concluded that the square  
110 feet and acreage should be written out in parenthesis under the title.

111  
112 **Motion to recommend to the City Council that they approve Ordinance 08-2022 PCC 10-4-1 Zoning**  
113 **Districts Established with the recommended changes of having parenthesis below the title to show**  
114 **more of a description in the title of the zone – Shelly Nazer. 2<sup>nd</sup> - Bob Washburn.**

115 **Vote:**

116 **Yea- Brian Marble, Shelly Nazer, Tyler Riggs & Bob Washburn.**

117 **Ney-**

118 **Abstained-**

119 **Absent- Michael Fortune & Joe Chambers.**

120  
121 **Motion passes, ordinance 08-2022 recommended to City Council to be approved.**

- 122  
123 • The Planning Commission called item number 5 before moving on to item number 4 as the  
124 applicant was here ready for their item to be called.

125  
126 **50 MIN. 15 SEC.**

- 127 ➤ **Item No. 4 Moderate Income Housing Strategies Amendment:** The Providence City Planning  
128 Commission will review, discuss and may make a recommendation to City Council regarding a proposal  
129 to amend the wording of strategies listed in 6.3 of the moderate-income housing elements of the  
130 Providence City General Plan 2020 to be consistent with the requirements of UCA 10-9a-403(2)(b)(iii)  
131 and UCA 10-9a-403(2)(c). **(PROPOSAL)**

- Brian Marble called item 4, gave a brief introduction indicating that the Commission has been working on this item for the last couple of meetings. He reviewed with the Commission the reporting requirements, the reason for the amendment and what would happen if the city did not file this report to the State. Asked the Commission if they had any issues or concerns.
- Commission commented that it looked good and liked that some of the strategies that were listed were strategies that the city is already doing. The Commission thanked the staff for all their hard work on this item.

**Motion to recommended to City Council that they adopt the Moderate-Income Housing Strategies amendment – Bob Washburn. 2<sup>nd</sup> – Tyler Riggs.**

**Vote:**

**Yea- Brian Marble, Shelly Nazer, Tyler Riggs & Bob Washburn.**

**Ney-**

**Abstained-**

**Absent- Michael Fortune & Joe Chambers.**

**Motion passes, proposal will move to City Council for approval.**

**Administrative Action Item(s):**

**39 MIN. 45 SEC.**

- **Item No. 5 Providence City Center Subdivision 2nd Amended Final Plat:** The Providence City Planning Commission will review, discuss, and may take action on a 2<sup>nd</sup> amended final plat for the Providence City Center Subdivision. **(STAFF REPORT)**

- Brian Marble called item 5, gave a brief introduction, and asked Skarlet Bankhead to give an overview of the amended final plat.
- Skarlet Bankhead indicated that this is the second amendment for Providence City Center Subdivision and that this plat amends Lot 5 of the subdivision splitting it into 2 lots. The preliminary plat was approved by the Planning Commission on back in September.
- Ms. Bankhead discussed with the Commission the steps that were taken to make sure this plat was consistent with the city's master plans, general plans, city, and State code. Reviewed with the Commission the findings of fact and conclusions of law. Indicated that the Commission would need to find good cause to approve this second amended final plat.
- Ms. Bankhead mentioned that the plat is consistent with the development in the area and that the city engineer will verify the addresses when it comes time.
- Parties discussed the conditions and numbering of the lots.
- Melanie Child, Am Source representative, discussed with the Commission the plans for the area and what could be developed on the lot. Parties discussed the lot being spilt but have no concerns, issues or questions.

**Motion to approve the Providence City Center Subdivision 2<sup>nd</sup> Amended Final Plat subdividing lot 5 into 6 and 7 with the accompanying findings of fact, conclusions of law and conditions as stated in the staff report – Tyler Riggs. 2<sup>nd</sup> Shelly Nazer.**

**Vote:**

**Yea- Brian Marble, Shelly Nazer, Tyler Riggs & Bob Washburn.**

**Ney-**

**Abstained-**

**Absent- Michael Fortune & Joe Chambers.**

**Motion passes.**

**Motion to adjourn meeting – Shelly Nazer. 2<sup>nd</sup> -Bob Washburn.**

**Vote:**

**Yea- Brian Marble, Shelly Nazer, Tyler Riggs & Bob Washburn.**

**Ney-**

**Abstained-**


**Absent- Michael Fortune & Joe Chambers.**

**Meeting Adjourned.**

**Minutes prepared by Ty Cameron, City Recorder**

**Minutes approved by the Planning Commission on 30th day of November 2022.**

  
Michael Fortune, Chair

  
Ty Cameron, City Recorder

**Emailed Public Comment**

TO THE PLANNING COMMISSION, Thank you so much for all you do for our city. I know you spend a lot of your time and energy on helping our city. And I know you do care a lot about Providence. I have a few things I'd like to address. I have had mixed feelings on the vineyard SFH that has just passed. I am so happy it is single family homes and I know it needs to get done for the residents that live there. I feel like that was a good decision for the situation with Vineyard. It will be so nice for all, to have it done. But I'd just like to voice my concerns with further development. I know there is a need for housing but at the same time we need to keep providence a nice place to live. A couple of points I'd like to make. FIRST- I get discouraged about small roads that are maintained by the HOA. Even if it is against the law to park on the roads, what are people suppose to do? If you continue to allow these roads, (as in the 55 and older development just approved on 1st E and 250

216 N) Then there HAS to be additional, adequate parking for the people that visit. (Which I am not sure if this  
217 happened with this development) This is for the residents that will live there, and for current residents.  
218 SECOND - I think Brookside is an example of why we don't want SFH zoning. Sure there are some bigger lots  
219 and it is a nice place to live. Our daughter lives in this area. But I also see many problems. With the narrower  
220 lots, there is not room for residents to store things. We see trailers and ATV's stored on the roads, boats and  
221 lots of things stored in the open on the side yards. People use their garages for storage and so their cars are  
222 outside in the driveways. The driveways are short so many times the cars will be parked blocking the  
223 sidewalks. I don't see this as making it nice for our city and it's residents. Making the lots a little bigger will not  
224 make the homes much more to purchase, if anything, it is just to the advantage of the developer. I hope in the  
225 future you will not approve smaller roads without a lot of extra parking, and that SFH zoning will rarely be used  
226 in new developments. We have 4 of our 6 children that live in Providence. 3 of the 4 lived outside of Utah for  
227 up to 10 years before they came back to Providence. We love Providence and want to keep it a nice place to  
228 live, as I know you do. Thanks so much for all you do!

229  
230 Allison Olson.