

1 **PLANNING COMMISSION MINUTES**

2 Wednesday, February 22nd, 2023, 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 flowing YouTube Link: [Planning Commission 2/22/23 - YouTube](#)

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

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

11 **Chair Roll Call of Commission Members:** Robert Henke, Brian Marble, Tyler Riggs & Bob Washburn.

12 **Staff Present:** Ryan Snow (City Manager), Skarlet Bankhead (Community Development Director), Ty  
13 Cameron (City Recorder) Via Zoom.

14 **Absent:** Michael Fortune, Shelly Nazer & Joe Chambers.

15 **Pledge of Allegiance:** Robert Henke

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17 **2 MIN. 00 SEC.**

18 **Approval of Minutes:** The Planning Commission will consider approval of the minutes for February 8th, 2023.

19 **(MINUTES)**

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  - Brian Marble called for the approval of the minutes of February 8<sup>th</sup>, 2023.
  - Tyler Riggs indicated at Ms. Siegfried's name was spelled incorrectly on lines 79 & 98.
  - Bob Washburn indicated that on line 141 the word 'rights' should not include an 's' and on line 147 the word 'it' should include an 's'.

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26 **Motion to approve the Planning Commission Minutes of February 8<sup>th</sup>, 2023, with the stated corrections –**  
27 **Robert Henke. 2<sup>nd</sup> – Tyler Riggs.**

28 **Vote:**

29 **Yea- Robert Henke, Brian Marble, Tyler Riggs & Bob Washburn**

30 **Ney-**

31 **Abstained-**

32 **Absent- Shelly Nazer, Michael Fortune & Joe Chambers.**

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34 **Motion passes, minutes are approved.**

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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.
  - No comments were made. Mr. Marble closed the public comment portion of the meeting.
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47 **Administrative Action Item(s):**

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49 **4 MIN 35 SEC.**

- 50 ➤ **Item No. 1 Fazenda Beleza Subdivision Preliminary Plat:** The Planning Commission will  
 51 review, discuss, and may take action on a request to approve the preliminary plat for the Fazenda Beleza  
 52 Subdivision, a 4-lot single-family residential subdivision located in the general area of 150 W 620 S.

53 **(STAFF REPORT)**

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- 55 • Brian Marble called item 1, gave a brief introduction and asked Skarlet Bankhead to give an overview of  
 56 the application.
  - 57 • Skarlet Bankhead gave an overview of the application indicating that this development was in the R-1-  
 58 12 zone and was a 4-lot residential subdivision. She discussed with the Commission the water  
 59 availability requirements, compliance with city code, specifically PCC 8-1-21 & 11-3-2, compliance  
 60 with State code and the city's general plans. She highlighted the conditions that were in red that still  
 61 needed to be completed by the applicants and commented on the phasing of this preliminary plat which  
 62 will be done in one phase.
  - 63 • Reported that the applicants still needed to provide to the City the water availability requirements, the  
 64 location of wells, springs and all reservoirs, existing ditches, canals, drainage, open water ways etc. and  
 65 that their plat needed to show the surveyors signature. They also need to have a written statement from  
 66 the design engineer verifying buildable envelopes.
  - 67 • Discussed with the Commission the conclusions of law and the preliminary plats layout as it relates to  
 68 the city's general plan and master plans, including the Transportation Master Plan and the Parks, Trails  
 69 and Recreation Master Plan.
  - 70 • Ms. Bankhead stated the conditions that the applicants would have to meet which included addressing  
 71 the comments in red, provide the acre-feet needed for the water availability requirement and continue to  
 72 meet all relevant federal, state, county, and Providence City rules, laws, codes, ordinances.
  - 73 • Indicated that Aaron Walker, Deputy Fire Marshall, has submitted his letter regarding the development  
 74 and reported that access to all four lots was adequate from 630 South.
  - 75 • Ms. Bankhead showed the Commission that the plat was 2 pages and that there was relevant information  
 76 on both pages.
  - 77 • Bob Washburn asked about the gap in park services and what that means. Ms. Bankhead responded that  
 78 this lot is out of range from park services. She informed Commission that each park is designated to  
 79 provide a level of services based on its size to the houses within its range and this lot is outside the level  
 80 of service or range from the nearest parks. She commented that this lot is however close to parks in the  
 81 neighboring city but that they don't include that park as that park isn't a part of Providence City.
  - 82 • Ryan Snow commented that this level of service regarding parks in the area helps to determine impact  
 83 fees that help sustain growth in the city, and buying open space for the city.
  - 84 • Parties discussed road width and plans the development has regarding curb and gutter and completing  
 85 the sidewalks in the area. Discussed completing the complete profile of the street or if it was going to  
 86 stay as is.
  - 87 • Parties discussed the city boundary and location of the project. Parties discussed lot sizes and frontage  
 88 requirements.

- 89 • Tyson Glover, design engineer, indicated that there was a note on the plat about nondevelopable  
90 sensitive areas. Indicated that they ordered a boundary and topography survey on the area and that it was  
91 stamped and signed by an approved surveyor and recorded with the County.
- 92 • Parties discussed the irrigation and ditches that are in the area and if there is going to be any problems.  
93 The Commission asked if they could get a history of the area or land.
- 94 • Gary Stauffer, property owner, discussed with the Commission the history of the land and how his  
95 family used it over the years. Indicated that he has been in the area for almost 85 years and is developing  
96 this land in hopes to help his kids build homes in the area. Mr. Stauffer discussed how the development  
97 on the other side of his piece of land was developed and why the road was no completed.
- 98 • Parties discussed the private road and fire truck access. Commission asked if the lots have already been  
99 sold. Mr. Stauffer responded that 3 of them have been sold and that one of them is for his granddaughter.
- 100 • Parties discussed the Sterling Subdivision on the other side of this development and easements and  
101 completing the sidewalk. Parties discussed connection or lining up the sidewalks and possible issues  
102 with this developments sidewalk as the ordinance has changed since the one across the street went in.
- 103 • Parties discussed the corner lot and curb and gutter for the area. Parties discussed road width and staff  
104 indicated that it would be 37 ft. Parties discussed the road profiles in the area.
- 105 • Commission asked about the name of the subdivision. Applicant indicated that it meant beautiful farm in  
106 Portuguese.

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108 **Motion to approve the preliminary plat for the Fazenda Beleza Subdivision, a 4-lot single-family**  
109 **residential subdivision located in the general area of 150 W 620 S subject to the findings of facts,**  
110 **conclusions of law and conditions as laid out in the staff report – Tyler Riggs. 2<sup>nd</sup> – Bob Washburn.**

111 **Vote:**

112 **Yea- Robert Henke, Brian Marble, Tyler Riggs & Bob Washburn**

113 **Ney-**

114 **Abstained-**

115 **Absent- Shelly Nazer, Michael Fortune & Joe Chambers.**

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117 **Motion passes, preliminary plat approved.**

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120 **Minutes approved by Planning Commission on \_\_\_\_ day of \_\_\_\_\_ 2023.**

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128 **Michael Fortune, Chair**

**Tyler Cameron, City Recorder**