

1 **PLANNING COMMISSION MINUTES**

2 Wednesday, May 10th, 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 following YouTube link: [Planning Commission 5/10/2023 - 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:** Michael Fortune

11 **Chair Roll Call of Commission Members:** Shelly Nazer, Robert Henke, Brian Marble, Michael Fortune, Tyler
12 Riggs, Bob Washburn & Joe Chambers (Arrived during the beginning of item 1).

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

15 **Pledge of Allegiance:** Michael Fortune

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17 **1 MIN. 15 SEC.**

18 **Approval of Minutes:** The Planning Commission will consider approval of the minutes for April 26th, 2023.
19 **(MINUTES)**

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 - Michael Fortune called for the approval of the minutes of April 26th, 2023.
 - The Planning Commission found that no issues or corrections were needed.

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24 **Motion to approve the minutes of April 26th, 2023 – Tyler Riggs. 2nd – Bob Washburn.**

25 **Vote:**

26 **Yea- Shelly Nazer, Robert Henke, Brian Marble, Michael Fortune, Tyler Riggs, Bob Washburn**

27 **Nay-**

28 **Abstained-**

29 **Absent- Joe Chambers**

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31 **Motion passes, minutes approved.**

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

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 - Michael Fortune opened the floor for public comment.
 - Staff indicated that no comments had come in via email or text.
 - No public comments were made. Michael Fortune closed the public comment portion of the meeting.

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46 **Study Items(s):**

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48 **3 MIN. 05 SEC.**

49 ➤ **Item No. 1 Rezone of Parcel 02-096-0038**: The Providence Planning Commission will discuss a
50 rezone application for parcel 02-096-0038 which seeks to rezone from R-1-1 to R-1-10.

51 **(APPLICATION) & (ANALYSIS)**

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- 53 • Michael Fortune called item 1, gave a brief introduction, indicated that the applicants were
54 present and asked Skarlet Bankhead to give an overview of the application.
 - 55 • Skarlet Bankhead, via zoom, reviewed the staff report with Planning Commission highlighting
56 what State and City codes were followed or used to verify area regulations and uses allowed for
57 this request. She noted that this parcel was not anticipated to be rezoned or changed per the
58 General Plan but that the request or rezone if approved, does line up with the surrounding area.
59 She discussed how this change would help progress the new Moderate Income Housing Plan as
60 well as the cities Parks and Trails Master Plan, Transportation Master Plan and the Water,
61 Stormwater and Culinary Water Master Plans. She commented that there seems to be no hazards
62 in the area.
 - 63 • Ms. Bankhead reviewed with the Planning Commission the conditions of the request, which
64 included the Planning Commission holding a public hearing regarding the rezone, applicants
65 addressing any comments from staff and/or the Deputy Fire Marshall, and continuing to meet all
66 local, state, and federal laws.
 - 67 • Brian Marble asked if the application was strictly for the rezoning of the parcel. Staff confirmed
68 that yes this was an application just for the rezoning of the parcel.
 - 69 • Bob Washburn asked about the GIS maps referencing liquefaction on page 6. Ms. Bankhead
70 responded that it is part of the process and that it is standard to have those shown. Indicated that
71 when it comes time to build the applicants or developers would need to do a geo tech survey, this
72 is in the report to show potential.
 - 73 • Jeff White, applicant, commented on his application and request to rezone the parcel now rather
74 than later. Indicated that he has had interest from developers and real estate agents but that they
75 have no plans to develop or build it at this moment in time; they are just planning for the future
76 and thought it would be a good idea to rezone it now just in case they want to do any
77 infrastructure work.
 - 78 • The parties discussed the parcel and the planned bike path that will be put in in the near future in
79 front of the parcel. Parties commented that at the moment there is no curb and gutter but that
80 when the city moves forward to widen the road a curb and gutter will be put in.
 - 81 • Michael Fortune commented on what has been stated tonight and sees no issues with the request
82 to move forward.
 - 83 • Bob Washburn mentioned that it seemed like a logical request or thing to do.
 - 84 • The Planning Commission discussed the parcel and surrounding area and sees that it would be a
85 good fit for the zone the applicant is requesting.
 - 86 • Parties discussed the next steps in the process which would be to set it for a public hearing. Staff
87 indicated that the hearing will most likely be set in the first part of June.
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Motion to recommend to staff that a public hearing be scheduled for the rezoning of parcel 02-096-0038 from R-1-1 to R-1-10 – Tyler Riggs. 2nd – Brian Marble.

Vote:

Yea- Shelly Nazer, Robert Henke, Brian Marble, Michael Fortune, Tyler Riggs, Joe Chambers

Nay-

Abstained-

Absent-

Motion passes. Public hearing to be set.

Motion to adjourn meeting – Brian Marble. 2nd- Shelly Nazer

Vote:

Yea- Shelly Nazer, Robert Henke, Brian Marble, Michael Fortune, Tyler Riggs, Joe Chambers

Nay-

Abstained-

Absent-

Motion passes, meeting adjourned.

Minutes approved by Planning Commission on ____ day of _____ 2023.

Michael Fortune, Chair

Tyler Cameron, City Recorder