

1 **PLANNING COMMISSION MINUTES**

2 Wednesday, August 14th, 2024, 6:00 pm

3 Providence City Office Building, 164 North Gateway Dr., Providence Ut

5 To view the video recording of the meeting please visit our YouTube channel found [**HERE.**](#)

7 **HR. MIN. SEC.** Above the items are timestamps of the YouTube video recording.

9 **Call to Order:** Shelly Nazer

10 **Chair Roll Call of Commission Members:** Michael Fortune, Julie Martin, Robert Henke, Shelly Nazer, Bob
11 Washburn & Joe Chambers

12 **Members Absent:** John Petersen

13 **Pledge of Allegiance:** Michael Fortune

15 • The meeting was called to order by Shelly Nazer on Wednesday, August 14th. She welcomed everyone
16 to the Planning Commission meeting, noted that it was being recorded, and conducted a roll call of
17 commission members.

18 **3 MIN. 10 SEC.**

19 ➤ **Item No. 1 Approval of Minutes:** The Planning Commission will consider approval of the minutes
20 for updated minutes of July 10th, 2024. [**\(MINUTES\)**](#)

22 • Shelly Nazer called for the approval of the minutes of July 10th, 2024.
23 • Mrs. Nazer noted the needed corrections regarding her last name that could be found towards the
24 end of the minutes. Staff indicated that they would correct the spelling.

26 **Motion to approve the minutes of July 10th, 2024, with the stated corrections. – Michael Fortune.**

27 **2nd – Bob Washburn.**

28 **Vote:**

29 **Yea- Michael Fortune, Robert Henke, Shelly Nazer, Bob Washburn & Joe Chambers**

30 **Nay-**

31 **Abstained-**

32 **Absent-**

34 **Motion passes, minutes approved.**

36 **Public Comments:** Citizens may express their views on issues within the Planning Commission's jurisdiction.

37 The Commission accepts comments: in-person, by email providencecityutah@gmail.com, and
38 by text 435-752-9441. By law, email comments are considered public record and will be shared
39 with all parties involved, including the Planning Commission and the applicant.

40 • There were no public comments related to items not on the agenda.
41 • Staff did indicate that a comment had come in via email but that it was for an item on the agenda
42 and would be read on the record when the agenda item was called.*Emailed comment attached to
43 minutes below.

44 • No comments were made. Mrs. Nazer closed the public comment section of the meeting.

45 **Public Hearings:**

46 **6 MIN. 5 SEC.**

47 ➤ **Item No. 2 Public Hearing Rezone - Parcels 02-103-0001 & 02-103-0002:** The Planning
48 Commission will hold a public hearing to take questions and comments from the public regarding an
49 application from Jody Robins and David Miller to rezone parcels 02-103-0001 & 02-103-0002 located
50 in the general area of 411 E 300 N from AGR to R-1-12. The staff report will be presented at the start of
51 the public hearing.

52 • Mrs. Nazer called item 2, gave a brief introduction and asked Skarlet Bankhead to give an
53 overview of the request.

54 • Mrs. Bankhead presented the staff report which outlined the relevant planning and zoning details
55 of the request and what the city had planned for the area based on its Master and General plans.
56 She explained the rezone request by the applicants to change the zoning for parcels 02-103-0001
57 and 02-103-0002 from agricultural to R-1-12. She detailed the considerations which included
58 compliance with city, state, and federal laws, potential impacts on traffic and infrastructure, and
59 existing city plans and zoning.

60 • Mrs. Nazer opened the floor for public comment.

61 • Several residents spoke about their concerns regarding traffic, road upgrades, and the impact on
62 the rural feel of the community. Concerns about the safety and quality of infrastructure, potential
63 changes to neighborhood character, and the need for comprehensive planning were highlighted.

64 • The applicant addressed the community's concerns and presented information on how the
65 development could be designed to minimize traffic and maintain the community character.

66 • No further comments were made. Mrs. Nazer closed the public hearing.

67 **Legislative – Action Item(s):**

68 **35 MIN. 50 SEC.**

69 ➤ **Item No. 3 Rezone Request Parcels 02-103-0001 & 02-103-0002:** The Planning Commission will
70 review and discuss and may make a recommendation to the City Council regarding an application from
71 Jody Robins and David Miller to rezone parcels 02-103-0001 & 02-103-0002 located in the general area
72 of 411 E 300 N from AGR to R-1-12 (**EXHIBIT**)

73 • The Planning Commission discussed the potential implications of the rezone, particularly
74 regarding road infrastructure and neighborhood impact. There were differing opinions on
75 whether to proceed with the recommendation at this time or wait to see if item 4 had any
76 significant impact on how this item could turn out.

77 • Planning Commission emphasized that they are a recommending body and that it would be the
78 City Council who will determine if these parcels get rezoned or not.

- 86 • The Planning Commission discussed the rezone request. Concerns from the public hearing were
87 acknowledged. The applicant argued that the zoning request is in line with surrounding areas.
- 88 • **Motion to hold off on taking action on this item for the time being and move on to item 4 to**
89 **get more information. – Joe Chambers. 2nd – Robert Henke. Vote: Yea- Michael Fortune,**
90 **Robert Henke, Shelly Nazer, Bob Washburn & Joe Chambers Nay- Abstained- Absent-.**
- 91 • ***Item recalled at 7:35 PM***
- 92 • The Planning Commission discussed if conditions could be put on their motion or
93 recommendation to the Council regarding 4th East roadway and making it a priority. Staff
94 explained that if passed or approved 4th East would already be upgraded or prioritized based on
95 its need to be to accompany the development and surrounding areas.
- 96 • Jody Robins provided insights into the proposed rezone, emphasizing community-friendly design
97 and addressing concerns from residents.

98 **Motion to recommend to the City Council that they approve the application to rezone parcels**
99 **02-103-0001 & 02-103-0002 from ARG to R-1-12 subject to the Findings of Facts, Conclusions**
100 **of Law and Conditions as found in the staff report –Michael Fortune . 2nd – Robert Henke**

101 **Vote:**

102 **Yea- Shelly Nazer, Robert Henke, Michale Fortune.**

103 **Nay- Bob Washburn & Joe Chambers.**

104 **Abstained-**

105 **Absent-**

106 **Motion passes.**

107 **Study Items(s):**

108 **46 MIN. 20 SEC.**

- 109 ➤ **Item No. 4 General Plan Amendment Application:** The Planning Commission will study an
110 application filed by Jody Robins that seeks to amend a part of the General Plan. **(APPLICATION)**
111 & **(ANALYSIS)**

- 112 • The Planning Commission studied an application from Jody Robins seeking to amend the
113 general plan and transportation plan related to the classification of roads within the development
114 area he wishes to rezone to R-1-12 per the previously discussed item.
- 115 • Mrs. Bankhead presented the staff analysis, reaffirming the importance of the existing
116 transportation master plan and potential repercussions of altering road classifications. This led to
117 an extended discussion on connectivity requirements, emergency access, and future road
118 improvements.
- 119 • The amendment proposed was to change the classification of a road to allow for cul-de-sacs
120 instead of a through road between 300 North and Spring Creek Parkway. The detailed staff
121 report reviewed pertinent planning and zoning guidelines, master plans, and public input
122 processes regarding the development of those plans.
- 123 • Jody Robins explained the community-driven reasons for proposing cul-de-sacs instead of
124 through roads, elaborating how this could enhance walkability, pedestrian safety, and reduce
125
- 126 • Jody Robins explained the community-driven reasons for proposing cul-de-sacs instead of
127 through roads, elaborating how this could enhance walkability, pedestrian safety, and reduce

128 asphalt areas. He commented on how the plans would help the city's moderate-housing income
129 plans and goals.

130 • The parties discussed the implications of approving such a change and what other domino affects
131 it might have on the city and surrounding development plans.

132
133 **Motion to move item to a public hearing. – Joe Chambers. 2nd – Bob Washburn.**

134 **Vote:**

135 **Yea- Michael Fortune, Robert Henke, Shelly Nazer, Bob Washburn & Joe Chambers**

136 **Nay-**

137 **Abstained-**

138 **Absent-**

139
140 **Motion passes, item to be set for a public hearing.**

141
142 **1 HR. 41 MIN. 10 SEC.**

143 ➤ **Item No. 5 Rinderknecht Rezone Application:** The Planning Commission will study a rezone
144 application from Kent Dunkley that seeks to rezone parcels 02-088-0015 & 02-090-0001 from
145 Agricultural to Hwy Commercial and parcel 02-088-0010 from Agricultural to R-M-18 (MFH).
146 **(ANALYSIS) & (APPLICATION)**

147
148 • Mrs. Nazer called item 5, gave a brief introduction and asked Skarlet Bankhead to give an
149 overview of the request. She noted that this was just a study item and explained the next steps the
150 Planning Commission would take, which was to set this for a public hearing.
151 • Mrs. Bankhead presented the application from Kent Dunkley seeking to rezone parcels 02-088-
152 0015, 02-090-0001 from Agricultural to Highway Commercial and parcel 02-088-0010 from
153 Agricultural to R-M-18. The staff report included the compatibility with city plans, future
154 infrastructure needs, and the anticipated benefits and impacts.
155 • Kent Dunkley, applicant, discussed the motivations for the rezone, including potential
156 development plans for a restaurant and townhomes and their collaborations with responsible
157 developers.
158 • Parties discussed potential developments for the parcels, including commercial establishments
159 and residential multifamily units.

160
161 **Motion to move item to a public hearing. – Robert Henke. 2nd – Bob Washburn.**

162 **Vote:**

163 **Yea- Michael Fortune, Robert Henke, Shelly Nazer, Bob Washburn & Joe Chambers**

164 **Nay-**

165 **Abstained-**

166 **Absent-**

167
168 **Motion passes, item to be set for a public hearing.**

169 • Commission member Chambers informed the body about an upcoming extended trial that would require
170 his absence from meetings for the next three weeks or so, requested an excusal during that period. The
171 request was noted and accepted.

172 **Motion to adjourn meeting. – Robert Henke. 2nd- Michael Fortune.**

173 **Vote:**

174 **Yea- Michael Fortune, Robert Henke, Shelly Nazer, Bob Washburn & Joe Chambers**

175 **Nay-**

176 **Abstained-**

177 **Absent-**

178 **Motion passes, meeting adjourned.**

180
181 **Minutes approved by vote of Commission on 28th day of August 2024.**

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185
186 **I swear these minutes are true and accurate to the best of my knowledge.**

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193

Ty Cameron, City Recorder.

Emailed Comments.

194 To the Planning and Zoning Commission:

195
196 I have a comment regarding the development planned in parcels 02-103-0001 & 03-103-0002.

197
198 On page 14 of the city's master plan (see <https://www.providencecity.com/media/51>), there is a road planned to
199 connect 350 N 300 East with 350 N 470 East. However, the current subdivision planned has no way to create
200 that outlet. I believe this would be a useful road for a variety of reasons.

201
202 Currently, 400 East and 200 North are not designed well for high amounts of traffic. The roads are narrow and
203 have no sidewalks. A new road on 350 North could be built to accommodate higher levels of traffic coming
204 from Shoreline Estates and the Knolls, both for cars and pedestrians.

205
206 The creation of a road on 350 North would also relieve traffic on Spring Creek Parkway. Many children cross
207 Spring Creek Parkway every day because of the location of the bus stop, and it can be dangerous for them due
208 to the high volume of construction vehicles (which are often speeding). If 350 North were built, it would

209 connect directly to many of the new subdivisions being built. This would decrease the amount of construction
210 vehicles and other vehicles on Spring Creek Parkway.

211 Finally, in the case of evacuation, it would be beneficial to have another east-west road rather than just relying
213 on Spring Creek Parkway and Center Street.

214 Please consider amending the development plan to replace one or more lots with a road at 350 North connecting
216 to 300 East.

217 Thank you,

219 Kyra Moon

221

222

223

224

225