

1 **PLANNING COMMISSION MINUTES**

2 Wednesday, June 11th, 2025, 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 agenda item is the timestamp of the YouTube Recording.

9 **Call to Order:** Shelly Nazer

10 **Chair Roll Call of Commission Members:** Shelly Nazer, John Petersen, Robert Henke (arrived at the start of
11 item 2), & Bob Washburn.

12 **Members Absent:** Michael Fortune, Julie Martin & Joe Chambers.

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

15 **Pledge of Allegiance:** Bob Washburn

17 **8 MIN. 50 SEC.**

- 18 ➤ **Item No. 1 Approval of Minutes:** The Planning Commission will consider approval of the minutes
19 of May 14th, 2025. [\(MINUTES\)](#)

- 21 • Shelly Nazer called for the approval of the minutes of May 14th, 2025.
22 • No issues or corrections were needed or made.

24 **Motion to approve the minutes of May 14th, 2025. – Bob Washburn. 2nd – John Petersen.**

25 **Vote:**

26 **Yea- Shelly Nazer, Bob Washburn & John Petersen.**

27 **Nay-**

28 **Abstained-**

29 **Absent- Joe Chambers, Julie Martin, Michael Fortune & Robert Henke.**

31 **Motion passes, minutes approved.**

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 providencacityutah@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.

- 38 • Shelly Nazer opened the floor for general public comment.
39 • Staff indicated that no general comments had come in via text or email.
40 • No comments were made.
41 • Shelly Nazer closed the public comment portion of the meeting.

Public Hearings:

11 MIN. 30 SEC.

- **Item No. 2 Timber Brook Homes Rezone Public Hearing:** The Planning Commission will take comments and questions from the public regarding a rezone request for parcel 02-096-0048 located in the general area of 314 W 100 S Providence UT. Request seeks to rezone parcel from AGR to R-1-6.
- Chair Shelly Nazer opened the public hearing for the Timber Brook Homes rezone request for parcel 02-096-0048, located in the general area of 314 West 100 South in Providence. The request sought to rezone the parcel from AGR to R-1-6.
 - Skarlet Bankhead provided a staff report on the rezone request. She explained that the Planning Commission is a recommending body for legislative items, and that the City Council would make the final decision. She outlined the various aspects considered in land use decisions, including the general plan, moderate income housing plan, and city code requirements.
 - Ms. Bankhead discussed the proposed zone change in relation to the city's general plan, noting that it supports key initiatives for housing options and moderate-income housing strategies. She also addressed potential impacts on city infrastructure and services.
 - Several members of the public provided comments:
 - Benjamin Chandler asked if residents of the new houses would be able to walk to Zollinger Park and the new elementary school being built. Chair Nazer confirmed they would be able to walk across the street to access these amenities.
 - Natalie De Friez inquired about plans for a potential recreation center in the area. Ryan Snow explained that Nibley is leading efforts for a recreation center on their property.
 - Crystal Howe expressed concerns about increased traffic on the street, particularly given its proximity to a park and potential school drop-off route. She requested consideration of traffic management in the plans.
 - Bryce Berry stated his approval of the R-1-6 redevelopment, noting that while they would miss the current pastoral setting, they believed the Tomans would be great neighbors.
 - Reese Peterson reiterated her preference for slightly larger lot sizes but expressed support for the developers to move forward with their plans. She also mentioned concerns about the speed of traffic on First South.
 - Chair Shelly Nazer thanked the public for their comments and closed the public hearing regarding this item.

Legislative – Action Item(s):

39 MIN. 30 SEC.

- **Item No. 3 Timber Brook Homes Rezone Recommendation:** The Planning Commission will review, discuss and may make a recommendation to city council regarding a rezone request for parcel 02-096-0048 located in the general area of 314 W 100 S Providence UT Request seeks to rezone parcel from AGR to R-1-6. [\(ANALYSIS\)](#) [\(PARCEL SUMMARY\)](#) [\(APPLICANT PRESENTATION\)](#)
- Following public comments, Dillon Tolman of Timber Brook Homes presented the development plans. He explained the rationale for requesting R-1-6 zoning, noting that it would allow for more affordable single-family homes while still maintaining good-sized lots, most over 10,000

square feet. Mr. Tolman addressed questions from the commission regarding lot sizes, frontage, and the overall layout of the development.

- The Commission deliberated on the rezone request, discussing lot sizes, traffic impacts, and how the development fits with the surrounding area and city plans. They noted that the proposed development would serve as a buffer zone and provide more moderately affordable housing options. The commissioners discussed various aspects of the proposal: Lot sizes and frontages compared to surrounding areas. Traffic impacts and road connections. Alignment with city plans and housing needs. Affordability considerations.
- The Commission reiterated that they are a recommending body and that the City Council would have final approval.
- Parties discussed if potential lots allowed for ADUs. Staff indicated that developer would be following the city's transportation master plan by connecting the street to 100 S.

Motion to recommend to the City Council that they approve the application to rezone parcel 02-096-0048 from Agriculture (AGR) to R-1-6 subject to the Findings of Facts, Conclusions of Law and Conditions as found in the staff report – Bob Washburn . 2nd – John Petersen

Vote:

Yea- Shelly Nazer, Bob Washburn, John Petersen & Robert Henke.

Nay-

Abstained-

Absent- Joe Chambers, Michael Fortune & Julie Martin.

Motion passes.

Administrative Action Item(s):

1 HR. 2 MIN. 40 SEC.

- **Item No. 4 Amending Hilldale Preliminary Plat:** The Providence City Planning Commission will review, discuss and may take action on a request to amend and modify the street layout of the Hilldale Preliminary Plat. ([ANALYSIS](#))

- Chair Shelly Nazer introduced the item to review, discuss, and potentially take action on a request to amend and modify the street layout of the Hilldale Preliminary Plat.
- Skarlet Bankhead presented the staff report, explaining that the developer was proposing to move a cul-de-sac from the south end to the north end of the development due to grading challenges. She noted that this change would better connect with the adjacent Homes on the Knoll Subdivision and align with the city's transportation plan.
- Jody Robbins, the developer of Hilldale, explained the reasons for the proposed change. He noted that the original plan would have required significant cuts into the native grade, which would have negatively impacted the irrigation line. The new plan would minimize effects on the irrigation line while still meeting road slope requirements. Provided additional context on the proposed changes: The original layout created a 25-foot deep "belly" in an irrigation line, which was problematic. The new layout has minimal impact on the irrigation line. It adds about 200 feet of road length but allows for better grading. Neighbors and the irrigation company prefer this revised plan. It provides better connectivity as desired by the city.

- The Commission discussed the proposed changes, including potential connections to future developments and the impact on lot configurations. They also addressed a public comment from Kyra Moon, who suggested requiring a stub for future road access near 350 North.
- Commissioners asked clarifying questions about: Road slopes and elevations. Lot configurations and counts. Connections to adjacent properties. They reviewed larger plat drawings to better understand the proposed changes.
- After deliberation, the Commission decided to approve the proposed changes to the preliminary plat.

Motion to approve the recommended change in the design of the roads and the cul-de-sac for item number 4 in the Hildale subdivision, based on the findings of fact, conclusions of law, and the conditions presented. – Robert Henke. 2nd- John Petersen.

Vote:

Yea- Shelly Nazer, Bob Washburn, John Petersen & Robert Henke.

Nay-

Abstained-

Absent- Joe Chambers, Michael Fortune & Julie Martin.

Motion passes.

- Before adjourning, Commissioner Bob Washburn announced that this would be his last meeting after serving on the commission for three years. He expressed his appreciation for the opportunity to serve the city. Other commissioners thanked him for his service and valuable input.

Motion to adjourn meeting. – Bob Washburn. 2nd- John Petersen.

Vote:

Yea- Shelly Nazer, Bob Washburn, John Petersen & Robert Henke.

Nay-

Abstained-

Absent- Joe Chambers, Michael Fortune & Julie Martin.

Motion passes. Meeting adjourned.

Minutes approved by vote of Commission on ____ day of _____ 2025.

I swear that these minutes are true and correct to the best of my knowledge.

Ty Cameron, City Recorder

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