

1 **PLANNING COMMISSION MINUTES**

2 Wednesday, October 8th, 2025, 6:00 pm

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

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

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7 **HR. MIN. SEC.** above agenda items are timestamps of the YouTube recording.

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9 **Call to Order:** Robert Henke

10 **Chair Roll Call of Commission Members:** Joe Chambers, Robert Henke, Robert Perry & Michael Fortune.

11 **Members Absent:** Julie Martin & John Petersen.

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

14 **Pledge of Allegiance:** Michael Fortune.

15 **2 MIN 20 SEC.**

16 ➤ **Item No. 1 Approval of Minutes:** The Planning Commission will consider approval of the minutes  
17 of September 24th, 2025. [\*\*\(MINUTES\)\*\*](#)

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- The Planning Commission considered approval of the minutes from September 24th, 2025.
- Chair Robert Henke noted he was absent from that meeting and asked other commission members for their thoughts.
- Members stated they didn't see any changes needed.

23 **Motion to approve the minutes of September 24<sup>th</sup>, 2025. – Robert Perry. 2<sup>nd</sup>- Michael Fortune.**

24 **Vote:**

25 **Yea- Joe Chambers, Robert Henke, Robert Perry & Michael Fortune.**

26 **Nay-**

27 **Abstained-**

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29 **Motion passed unanimously, minutes approved.**

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

32 The Commission accepts comments: in-person, by email [providencecityutah@gmail.com](mailto:providencecityutah@gmail.com), and  
33 by text 435-752-9441. By law, email comments are considered public record and will be shared  
34 with all parties involved, including the Planning Commission and the applicant.

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- Mr. Henke opened the floor for general public comment.
- Paul Holden, former Planning Commission chair in the 1990s, expressed concern about lack of notification for the development happening on Grandview Drive where seven lots were being constructed. He questioned when this was approved and how neighbors are notified of such developments.
- Skarlet, a city staff member, explained that state code has changed significantly regarding subdivisions, making them more administrative. She clarified that public hearings are no longer held for subdivisions. The preliminary plat for this development was discussed and approved by the Planning Commission about a year ago. Skarlet mentioned that there are a total of 15 phases planned, including the 3 that have been built, with work currently on phases 4 and 5. She

46 explained that each individual final plat per phase and construction drawings are now done  
47 administratively, as per state code changes made about 2 years ago.  
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- No further comments were made. Mr. Henke closed that portion of the meeting.

49 **Public Hearings:**

50 **6 MIN. 35 SEC.**

51 ➤ **Item No. 2 PCC Addition - PCC 10-9-8 Mining and Similar Activities Public Hearing:** The  
52 Providence City Planning Commission will take comments and questions from the public regarding a  
53 proposed new code to the Providence City Code; 10-9-8 Mining and Similar Activities.

- Chair Henke opened the public hearing regarding the proposed new code to Providence City Code 10-9-8 Mining and Similar Activities.
- Before taking public comment Ryan Snow, a city manager, provided background on the proposed mining ordinance. He explained that this ordinance was previously part of the city code but was not carried through during a recent codification process. The current proposal aims to bring back the code with minor updates, such as changing the reviewing body from the City Council to the Administrative Land Use Authority for conditional use permits.
- Ryan clarified that the ordinance applies to gravel pits or temporary pits, with no permanent pits allowed. He mentioned that the ordinance could potentially apply to several properties along the East bench, including the Highlands, Dan Hogan property above Sherwood, and others. Ryan emphasized that the staff sees a need for regulation as development continues in these areas.
- Skarlet Bankhead added that recent changes in state code in May had become more liberal regarding critical infrastructure materials, making it imperative for Providence to maintain some local restrictions. The proposed ordinance includes specific requirements such as traffic plans, air quality plans approved by the Division of Air Quality and permitted zones for such activities.
- Chair Bob Henke asked for clarification on whether the ordinance would have applied to previous developments like Stan Checketts' project that involved significant earth moving. Skarlet explained that moving dirt within a subdivision is covered under regular construction plans and stormwater processes controlled by the EPA. She clarified that the proposed ordinance is more focused on situations where excess material is being exported from the site.
- Matt Barrett presented questions on behalf of approximately 10-12 residents who had met to discuss concerns and who live in the area where this is currently happening:
  - He detailed how other counties regulate mining operations with significant setback requirements (Duchesne County: 1,320 feet from towns/residential use; Morgan County: 500 feet; Tooele County: 1,000 feet; Cache County: at least 500 feet). He contrasted this with current operations on 800 East where gravel mounds are 14 feet from property lines and 43 feet 11 inches from the nearest house. Barrett questioned how the developer was allowed to violate common ordinances across the state.
  - When will this activity end and when will stockpiles be removed to meet standard proximity requirements?
  - What traffic and safety restrictions will be imposed, noting they've counted over 60 two-way double-body gravel trucks daily on 800 East with drivers routinely exceeding speed limits?
  - Will Providence City be paying for the playground in the development?
  - What is the plan and timing for connecting 800 East to Grandview Drive, and has there been an agreement between Providence and Millville for maintenance?

- When will Grandview Drive north of 1000 South be fully paved again?
- Mr. Barrett suggested the city post development information on its website to keep residents informed.
- Joe Chambers clarified that the current public hearing was specifically about the proposed ordinance going forward, not the existing operation. He explained that without a current ordinance, the landowner had the right to use his property as he wished. The purpose of the proposed ordinance was to prevent future similar operations.
- Brent, a resident representing the Providence Highlands Community Association (approximately 70 properties), requested the preliminary plat not be approved or be amended. He stated that according to Millville City officials, specifically council member Pamela, the proposed connector road at the south end of 800 East circling to Grandview Drive had not been approved by Millville. He also raised environmental concerns, noting the presence of federally listed species that should be protected. Brent emphasized the area serves as wildlife corridors and breeding grounds that would be impacted by development. He requested environmental impact reports and noted Cache County's moratorium on subdivisions with more than 5 buildable lots as of July 22, 2025.
- Elizabeth Call suggested if an ordinance must be passed, it should prohibit mining in residentially zoned areas rather than banning all mining citywide. She questioned what benefit mining operations provide to anyone but the developer, noting the Stan Checketts development (Providence Hollows and Little Baldy) had proceeded smoothly without any gravel pit operations. She expressed concerns about:
  - Operating hours of 7 AM to 6 PM being inappropriate for residential areas where children play after school
  - Lack of safety measures including fencing, with children able to access equipment and climb gravel piles
  - One child had turned on heavy machinery when no one was present
  - The school bus stop had to be moved due to truck traffic
- She strongly advocated for either no mining allowed or significantly stricter safety regulations for residential areas.
- Joni Christiansen echoed safety concerns regarding young children and requested regular monitoring to ensure safety standards are implemented. She noted the gravel pit operations create far more dirt and debris on streets than individual home construction, yet homebuilders are held to cleanup standards while the mining operation is not.
- Sandi Barrett spoke on behalf of neighbors who had dealt with the situation for over three months. She reported trucks arriving as early as 7:15 AM despite the foreman claiming they don't arrive until 8:00 AM. Residents haven't been able to open windows or doors for two months due to constant dust. The gravel pile at the end of the street is twice as high as the adjacent house. She emphasized this is a safety issue with children, motorcycles, and four-wheelers in the area, suggesting Providence City could be liable if codes aren't properly enforced.
- Elizabeth Call asked if there was anything in the proposed ordinance to limit the number of trucks per day, noting trucks were coming "every 7 and a half minutes." Her daughter couldn't even ride her bike due to the constant truck traffic.
- No further comments were made. Mr. Henke closed the public hearing.

137 **Legislative – Action Item(s):**

138 **48 MIN 40 SEC.**

139 ➤ **Item No. 3 PCC Addition - PCC 10-9-8 Mining and Similar Activities:** The Providence City  
 140 Planning Commission will review, discuss and may make a recommendation to the City Council  
 141 regarding a proposed new code to the Providence City Code; 10-9-8 Mining and Similar Activities.  
 142 **(PCC 10-9-8 REVIEW)**

- 143 • The Planning Commission reviewed and discussed making a recommendation to the City  
 144 Council regarding the proposed new code.
- 145 • Skarlet Bankhead noted she would add provisions for on-site inspections, truck hours, fencing,  
 146 and signage based on the public input. She offered to incorporate these changes whether the  
 147 Commission continued the item or made a recommendation tonight.
- 148 • Joe Chambers expressed his opinion that the public wants no aggregate operations within city  
 149 limits and asked if the city attorney could provide input on whether Providence could adopt such  
 150 an ordinance similar to what Salt Lake City had done.
- 151 • Ryan Snow suggested staff could bring back two options: one being a complete prohibition and  
 152 another being a modified regulation ordinance. He noted that laws apply going forward and that  
 153 he had shared the proposed ordinance with the current developer who committed to following it,  
 154 though enforceability was uncertain.
- 155 • Discussion ensued about the current development's status. Mr. Snow explained that Phase 4  
 156 (south of 1000 South) and Phase 5 (seven lots on Grandview) are approved, with the city having  
 157 purchased one corner lot for a future 3-acre park and holding an option on a seventh lot. No  
 158 phases beyond 5 are currently approved. He expected the crusher would leave for the winter and  
 159 emphasized the importance of having regulations in place before spring.
- 160 • Skarlet Bankhead clarified several points:
  - 161 ○ The circular road to Millville is on the developer's private property (he owns 70 acres in  
 162 Millville)
  - 163 ○ It's not currently built to full city street standards but to public safety standards for  
 164 emergency access
  - 165 ○ Millville has not accepted it as a public street
  - 166 ○ The developer has had to complete various studies including flood water management,  
 167 fault line analysis, and storm water pollution prevention plans
- 168 • She explained that as a conditional use, the city could impose site-specific conditions but  
 169 couldn't deny applications outright if they meet ordinance requirements.
- 170 • The Commission discussed various options including allowing on-site crushing without export to  
 171 reduce truck traffic. Ryan Snow explained this could significantly reduce impact by eliminating  
 172 the need to haul material off-site for processing and then return it.
- 173 • Several residents asked about enforcement of current violations. Staff clarified that violations  
 174 should be reported directly by witnesses to appropriate agencies: sheriff's department for traffic  
 175 violations, Division of Environmental Quality for air quality issues, and state mining regulators  
 176 for mining violations etc.
- 177 • Planning Commission discussed the ordinance as written, the suggestions that were made tonight  
 178 by the public and their current options moving forward.

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182 **Motion to table the matter to allow Skarlet to consult with the city attorney about the feasibility of**  
183 **prohibiting all mining and to adjust the ordinance based on public comments. He requested both**  
184 **options be provided to commissioners with adequate time for study before the next meeting. – Joe**  
185 **Chambers. 2<sup>nd</sup>- Michael Fortune.**

186 **Vote:**

187 **Yea- Joe Chambers, Robert Henke, Rober Perry & Michael Fortune.**

188 **Nay-**

189 **Abstained-**

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191 **Motion passed unanimously, item tabled for further additions and future discussion.**

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194 **Motion to adjourn meeting. – Michael Fortune. 2<sup>nd</sup>- Joe Chambers**

195 **Vote:**

196 **Yea- Joe Chambers, Robert Henke, Rober Perry & Michael Fortune.**

197 **Nay-**

198 **Abstained-**

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200 **Motion passed unanimously, meeting adjourned.**

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202 **Minutes approved by vote of Commission on 19th day of November 2025.**

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

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208 **Ty Cameron, City Recorder**