

1 **PLANNING COMMISSION MINUTES**

2 Wednesday, April 8th, 2026, 6:00 pm

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

4  
5 To view the video recording of the meeting please visit our YouTube channel found [HERE](#).

6  
7 **HR. MIN. SEC.** above agenda items are timestamps of the YouTube recording.

8  
9 **Call to Order:** Robert Henke

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

12 **Members Absent :** Julie Martin

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

15 **Pledge of Allegiance:** Robert Henke

16  
17 **3 MIN. 45 SEC.**

- 18 ➤ **Item No. 1 Approval of Minutes:** The Planning Commission will consider approval of the minutes  
19 of March 11th, 2026. ([MINUTES](#))

- 20  
21 • Chair Henke called for the approval of the minutes of March 11<sup>th</sup>, 2026  
22 • No corrections were made or requested.

23  
24 **Motion to approve the minutes of March 11<sup>th</sup>, 2026. – Bob Perry. 2<sup>nd</sup>- Michael Fortune.**

25 **Vote:**

26 **Yea- Bob Perry, Michael Fortune, Robert Henke, John Petersen & Joe Chambers.**

27 **Nay-**

28 **Abstained-**

29 **Absent-**

30  
31 Motion passed unanimously. Minutes approved.

32  
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](mailto: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.

- 37 • Chair Henke opened the public comments period, explaining that citizens may express their views on  
38 issues within the Planning Commission's jurisdiction. He noted that some individuals had signed up to  
39 speak during both the general public comment period and the public hearing. He asked if anyone had  
40 general comments not related to the current agenda items.  
41 • No one came forward for general comments at this time.  
42 • Staff indicated there was one email comment regarding an agenda item that would be addressed during  
43 the public hearing.

46 **Public Hearings:**

47  
48 **6 MIN 00 SEC.**

49 ➤ **Item No. 2 Parcel 02-092-0049 Rezone Public Hearing:** The Planning Commission will take  
50 comments and questions from the public regarding a request to rezone Parcel 02-092-0049, a 3-acre  
51 parcel located in the general area of 370 N 100 W. The property is currently zoned Agricultural (AGR);  
52 the applicant is requesting R-1-6.

- 53
- 54 • Chair Henke opened the public hearing for a request to rezone Parcel 02-092-0049, a 3-acre
- 55 parcel located in the general area of 370 North and 100 West, from Agricultural (AGR) to R-1-6.
- 56 • Community Development Director Skarlet Bankhead provided background on the rezone
- 57 process, explaining that state code requires the Planning Commission to hold a public hearing
- 58 before making a recommendation to the City Council, who makes the final decision. She
- 59 emphasized that this was the opportunity for public input.
- 60 • Ms. Bankhead outlined key details about the proposal. The applicant stated the parcel is under
- 61 contract with the condition that it be rezoned to residential land for the purpose of subdividing
- 62 and building affordable single-family housing. The general plan originally anticipated this area
- 63 as a park, but Providence City reached out to purchase it and found the price too high to justify.
- 64 However, the general plan framework identifies this area as preferred for neighborhood
- 65 residential development.
- 66 • The request aligns with the city's moderate income housing plan, specifically objective number
- 67 one to modify existing regulatory measures to encourage affordable housing development. The
- 68 associated strategy includes rezoning for densities necessary to facilitate moderate income
- 69 housing production. Bankhead noted that while the city can rezone to smaller lot sizes hoping to
- 70 reduce costs, the market ultimately drives housing prices regardless of zoning.
- 71 • The property falls within service areas of multiple parks including Zollinger Park, Breger Park,
- 72 and portions of Amalyn Hart Park and Brookside Park service areas. It's also near the Logan
- 73 Aquatics Center and Logan Soccer Complex. The area is part of the Cache Bikeway roadside
- 74 pathway along 100 West.
- 75 • Regarding infrastructure, developers will contribute water rights for culinary water at
- 76 development time, meeting the 40-year water acquisition plan. Impact fees for culinary water
- 77 systems and wastewater treatment will be paid when structures are built, allowing new growth to
- 78 buy into existing infrastructure and help expand systems.
- 79 • The property contains sensitive areas including non-developable jurisdictional wetlands, open
- 80 water, and natural waterways. Ms. Bankhead noted differences between current Agricultural
- 81 zoning requirements and proposed R-1-6 zoning. The Agricultural zone requires 5 acres for one
- 82 dwelling unit and 150-foot lot width, while R-1-6 allows 6,000 square foot minimum lots with
- 83 60-foot width. This would change density from 0.2 units per acre under Agricultural to up to 5.5
- 84 units per acre under R-1-6.

85 **Public Comments**

- 86 • Melanie Reese, a Brookside community resident whose backyard backs onto Marlin Hoth's field
- 87 adjacent to this property, asked about the number of homes planned and whether Army Corps of
- 88 Engineers approval comes after City Council approval. Chair Henke and City Manager Ryan

89 Snow explained this was just the rezoning step, with preliminary plat review and other regulatory  
90 hurdles coming later if approved.

- 91 • Danny McFarland, the applicant and developer with Stack Built Homes, explained his rationale  
92 for the rezone request. He stated that land typically represents 25-30 percent of a home's total  
93 cost, so smaller lots would drastically reduce costs. His target is to build nice homes around  
94 2,000-2,500 square feet for approximately \$500,000 or slightly under, capturing young families  
95 currently in townhomes who want to stay in Providence. He noted there's limited product in  
96 Providence in the upper \$400,000 range. With the pond and wetland constraints, he estimated a  
97 maximum of 12 lots would be possible even with a Planned Unit Development due to open space  
98 and road requirements. The surrounding area already has R-1-6 zoning to the north and east, plus  
99 the 55-plus neighborhood to the east and south.
- 100 • Lance Parker, the listing agent representing the elderly seller who lives in Pocatello, made  
101 himself available for any questions about the property.
- 102 • Several residents expressed concerns about protecting open space and wildlife. Debbie raised  
103 concerns about preserving the area's open water, stream, and wildlife including deer, ducks, and  
104 swans. Chair Henke acknowledged that certain wetland areas would need to be preserved,  
105 though not all of it since 12 homes couldn't be built while protecting everything.
- 106 • Cindy Diamond, a 40-year Providence resident, supported development but expressed concern  
107 about preventing condos and apartments. She wanted assurance that rezoning wouldn't later  
108 allow high-density development that doesn't preserve Providence's character. Bankhead  
109 explained that R-1-6 does allow single-family attached units but requires meeting minimum lot  
110 sizes, making traditional townhomes or condos difficult due to lot size requirements.
- 111 • Joyce Larson, a 55-year Providence resident, disagreed with characterizing the land as needing to  
112 be "put to good use." She expressed sadness about Providence losing green space over time and  
113 valued seeing wildlife daily from her window. Having recently moved to a property near the  
114 horse pasture, she was surprised development was being considered within nine months of her  
115 moving in.
- 116 • Caroline Mayo acknowledged the pressure to build affordable homes but felt 6,000 square foot  
117 lots were too small for the area's beauty. She suggested larger lots with fewer homes would  
118 preserve more green space and beauty while still allowing development. She noted the area's  
119 value for wildlife and education, mentioning how elementary school students had learned about  
120 peacocks and geese that nest there. Mayo recognized the challenge but felt the minimum square  
121 footage approach didn't allow for shared space with wildlife.
- 122 • An email from Emily Waterson was read expressing opposition to the rezone. She cited concerns  
123 about disturbing wildlife nesting areas and potential impacts on the water table. Waterson  
124 described ongoing water issues in her area since nearby developments, including changed creek  
125 flow, erosion, and mysterious pipes that don't appear on original plans.

126 **Legislative – Action Item(s):**

127  
128 **40 MIN. 05 SEC.**

- 129 ➤ **Item No. 3 Rezone of parcel 02-092-0049:** Planning Commission will review, discuss and may  
130 make a recommendation to City Council regarding a rezone request of Parcel 02-092-0049, a 3-acre  
131 parcel located in the general area of 370 N 100 W. The property is currently zoned Agricultural (AGR);  
132 the applicant is requesting R-1-6. **(ANALYSIS)**

- 133 • Chair Henke closed the public hearing and moved to the legislative action item for the same  
134 parcel. Community Development Director Bankhead confirmed she had covered the key points  
135 in her earlier presentation.
- 136 • Commission members engaged in discussion about the proposal. John Petersen asked if there  
137 would be another property to replace this as potential park space if it's developed. Ms. Bankhead  
138 explained that the city has acquired several other properties since the general plan, including land  
139 along 100 East south of 400 South for trail development, additions to Alma Lenhardt Park, 8  
140 acres in the Highlands subdivision, and Thompson Field as an extension of Zollinger Park.
- 141 • Michael Fortune inquired about activity on the neighboring Hoth property. Ms. Bankhead  
142 indicated no current discussions about that specific property, though the Hoth's had previously  
143 received approval for a four-plex on property north of Spring Creek Parkway that they haven't  
144 pursued.
- 145 • Bob Perry asked about erosion issues mentioned in the public comment. City Manager Ryan  
146 Snow confirmed that Public Works has been addressing the situation, including beaver dam  
147 removal that had been blocking culverts and causing water backup. He noted that this property  
148 would likely require land drains due to high groundwater, and any development would need to  
149 address drainage issues through proper engineering studies and plans.
- 150 • Chair Henke asked what percentage of the 3 acres would need preservation as wetlands. Ms.  
151 Bankhead explained that it would depend on formal wetland delineation, which hadn't been  
152 completed. The applicant indicated their plan preserves approximately three-quarters of an acre  
153 as open space.
- 154 • When asked about larger lots with fewer homes, applicant Danny McFarland explained the  
155 economics wouldn't work. With the seller asking \$600,000 for the 3 acres (\$200,000 per acre),  
156 even 6,000 square foot lots would cost \$100,000 each for land and improvements alone. Larger  
157 12,000 square foot lots would push lot costs to around \$200,000, making the project financially  
158 unfeasible in that area.
- 159 • Joe Chambers expressed his philosophy favoring property owners' rights to develop their land if  
160 the city doesn't want to acquire it as a park. He noted the surrounding area already has R-1-12 or  
161 R-1-6 zoning, making this request not extreme. He referenced representing a gravel pit where  
162 citizens wanted to use private property for recreation but had no ownership rights. Chambers  
163 stressed he felt no pressure to approve maximum housing and noted this was just a  
164 recommendation to City Council.
- 165 • Chair Henke analyzed three options: making it a park (too expensive at double what the city has  
166 paid for other parks per acre), leaving it agricultural (unrealistic given surrounding development  
167 and property owner rights), or allowing residential development. He noted R-1-12 might not be  
168 financially feasible based on the developer's explanation and keeping it agricultural seemed  
169 unrealistic when other surrounding lots have different zoning.
- 170 • Michael Fortune praised the applicant's reputation and work quality while acknowledging  
171 neighbors' concerns about open space and wildlife. He emphasized this was preliminary and  
172 stressed the need for more housing. Fortune suggested neighbors could organize to purchase  
173 property themselves or work with other landowners if they wanted to preserve open space.
- 174 • John Petersen expressed frustration with having to make zoning decisions without seeing specific  
175 development plans, wishing he could see the actual vision for the property.

176 **Michael Fortune moved that the Planning Commission make a recommendation to City Council**  
177 **that they approve the application regarding rezoning Parcel 02-092-0049, a 3-acre parcel located**  
178 **in the general area of 370 North 100 West, which is currently zoned Agricultural, to R-1-6, subject**

179 to the findings of fact, conclusions, and conditions set forth in the staff report. Joe Chambers  
180 seconded the motion.

181 Vote:

182 Yea- Bob Perry, Michael Fortune, & Joe Chambers.

183 Nay- Robert Henke, John Petersen

184 Abstained-

185 Absent-

186  
187 Motion passed, request recommended to City Council

188  
189 **Study Items(s):**

190  
191 **1 HR. 09 MIN 12 SEC.**

- 192 ➤ **Item No. 4 Rezone of parcel 02-095-0031:** The Planning Commission will review, discuss and may  
193 set for a public hearing a rezone request for parcel 02-095-0031, located in the general area of 96 N  
194 Main. The property is currently zoned R-1-12; the applicant is requesting Mixed Use (MXD).

195 **(ANALYSIS)**

- 196 • Chair Henke introduced the study item for a rezone request of parcel 02-095-0031, located in the  
197 general area of 96 North Main, from R-1-12 to Mixed Use (MXD). This item was for review and  
198 discussion to potentially set for a public hearing.
- 199 • Community Development Director Bankhead explained that this follows the same state and city  
200 code processes as the previous item. The current zone is R-1-12 (residential detached, minimum  
201 12,000 square foot lots), and the developer is requesting Mixed Use zoning.
- 202 • She outlined key differences between the zones. R-1-12 is established for single-family  
203 residential uses with possible home businesses. Mixed Use is designed to encourage transition  
204 between zones and stimulate economic development by combining retail, commercial, office,  
205 and residential development in a pedestrian-friendly manner. The district encourages creative  
206 development where no single land use type dominates - no one use can exceed 50 percent of the  
207 development, and residential development is required.
- 208 • The property is located within Providence Historic District, which is on the National Historic  
209 Register but doesn't establish separate zoning regulations. Within the historic district there are  
210 currently three zones: R-1-12, Commercial General District, and Public. The historic district  
211 designation doesn't create additional zoning guidelines beyond standard setbacks and height  
212 restrictions.
- 213 • The Historic Preservation Commission reviews applications for alterations, use changes, or new  
214 construction, but their recommendations are only binding on properties listed on a locally  
215 designated register. This property isn't listed on such a register, nor is it included in the historic  
216 walking tour.
- 217 • Ms. Bankhead noted the general plan map shows this area as remaining R-1-12, but the scenarios  
218 framework identifies it within the Providence Downtown Core area, which envisions downtown  
219 Main Street style commercial and office uses recognizing the area's historical role. The  
220 framework allows mixed uses in horizontal or vertical formats, citing examples like downtown  
221 Provo, Ogden 25th Street, and downtown Murray.
- 222 • The proposal would support general plan initiative number 4 (multimodal city encouraging  
223 various transportation modes) as Mixed Use districts require bicycle parking and repair stations

224 plus electric vehicle parking. It also aligns with moderate income housing plan objectives by  
 225 encouraging zoning changes for affordable housing production and allowing multi-family  
 226 residential dwellings in walkable communities.

- 227 • Applicant Jody Robins presented a comprehensive concept plan for "Providence Town Square."  
 228 He explained his motivation stemmed from wanting to create a pedestrian-friendly downtown  
 229 destination in Providence, as current options require driving to automobile-oriented businesses.
- 230 • Robins' vision includes local, community-engaging businesses on the main level with affordable  
 231 residential apartments above. Target businesses include a local cafe, boutique bakery, florist, hair  
 232 salon, massage studio, and nail spa. The design aims to make unfamiliar visitors assume the  
 233 buildings were constructed around the same time as the old rock church, using historic main  
 234 street architectural inspiration.
- 235 • The project plans to reuse architectural details and materials from the existing home, including  
 236 soffit and fascia details and window arch brickwork. Robbins showed inspirational images of  
 237 old-style Main Street USA storefronts with extensive windows for community interaction.
- 238 • The concept includes community-engaging retail/office space on the main level with affordable  
 239 residential above, matching the general plan's vision for downtown Provo and Ogden 25th Street  
 240 examples. The buildings would feature varied heights, different window styles, and architectural  
 241 details to simulate organic development over time.
- 242 • Robins addressed the six key initiatives from Providence City's 2020 general plan:
- 243 • **Creating Sense of Place:** The boutique town square would combine local businesses with  
 244 historically-inspired architecture, creating a unique Providence experience.
- 245 • **Green Infrastructure:** Plans include 10-foot landscape barriers at adjoining properties, front  
 246 park strips combining paved areas and limited grass for water conservation, Jefferson Elm trees  
 247 for shade and character, and designated stormwater retention areas.
- 248 • **Fiscal Responsibility:** The project requires minimal changes to existing public infrastructure  
 249 with all lifecycle costs privately borne.
- 250 • **Multimodal City:** Located between two elementary schools and next to a park, the pedestrian-  
 251 scale development places business entrances adjacent to sidewalks with parking in the rear. The  
 252 design prioritizes biking and pedestrian access while accommodating automobile traffic.
- 253 • **Economic Development:** The project meets general plan vision while generating additional tax  
 254 revenue and improvement fees without burdening city services.
- 255 • **Housing Opportunities:** Offers unique housing currently unavailable in Providence - boutique-  
 256 style two-bedroom, two-bath apartments with high ceilings and upgraded historical finishes  
 257 above commercial space. Target demographic is young professionals wanting unique, low-  
 258 maintenance living. Plans provide six affordable, livable apartments in space currently occupied  
 259 by one challenging-to-live-in house.
- 260 • The concept plan shows Main Street on the left, 100 North at top, with one parking entrance and  
 261 stalls around the property perimeter after the 10-foot landscape barrier. Smaller buildings allow  
 262 pedestrian access around them, with a dining alley between buildings and a dining courtyard on  
 263 the south side of the west building.
- 264 • **Fitting with Neighbors:** Current R-1-12 zoning allows 35-foot buildings within 10 feet of  
 265 property lines. The planned buildings will be approximately 26 feet tall with front facades  
 266 reaching 33 feet, but maintaining 25-foot setbacks from neighbor property lines - significantly  
 267 exceeding current requirements.
- 268 • The project includes outdoor dining areas, sidewalk seating, bike parking throughout, and bike  
 269 repair stations as required by Mixed Use zoning.

- 270 • Commission members asked clarifying questions. The lot size is 0.44 acres. The renderings  
271 aren't set in stone but represent the concept of making two buildings appear as seven historically-  
272 developed structures. Different sections correspond to different apartments and commercial  
273 spaces above and below.
- 274 • Chair Henke praised the appearance and noted the developer's passion. He asked about fire  
275 sprinkler requirements, which Ms. Bankhead confirmed wouldn't be an issue since the developer  
276 plans to build to commercial code from the start. Mr. Henke expressed support for this type of  
277 development in Providence and asked about the affordable housing rental model. Jody Robins  
278 confirmed plans to hold the entire project and rent apartments at the most affordable market-  
279 driven prices, with two-bedroom, two-bath units at just over 1,100 square feet designed to attract  
280 specific renters while remaining more affordable than larger units.
- 281 • Mr. Henke noted the city would receive affordable housing credit for rentals and asked about  
282 bike parking placement, which Jody confirmed would be on-site, and bike repair station  
283 requirements, which typically include pumps and tools integrated into bike racks.
- 284 • Joe Chambers asked whether apartments would be like live-work units in North Logan. indicated  
285 they could accommodate live-work if the right tenant was found, but anticipated traditional  
286 businesses below with apartments above, as the design specifically accommodates commercial  
287 space for pedestrian and bike traffic with rear parking.
- 288 • Mr. Chambers raised concerns about commercial viability, noting previous business failures in  
289 Providence including a grocery store that couldn't sustain operations and delinquent property  
290 taxes on some commercial properties. Robins acknowledged that some existing buildings aren't  
291 set up for community interaction, emphasizing the importance of this location on 100 North as  
292 the main gateway into Providence. He felt confident about tenant acquisition and noted the  
293 project would help push the city toward its future land use goals of creating a unique downtown  
294 core.
- 295 • Jody referenced trends toward pedestrian-friendly commercial areas in Logan's Center Street,  
296 Ogden's 25th Street, and Midvale's main street revitalization, noting the key is avoiding  
297 highway-level traffic that makes walking uncomfortable.
- 298 • Bob Perry provided traffic data, having counted 177 cars in a 30-minute period from his patio  
299 across the street, acknowledging this might have been during a busy time. Robins agreed the  
300 location works because it's an artery but not a highway, making it suitable for people to sit and  
301 enjoy rather than just pass through.
- 302 • The commission expressed appreciation for the detailed presentation and thorough planning.

303 **Motion to move this item to a public hearing. – Michael Fortune. 2<sup>nd</sup>- Bob Perry.**

304 **Vote:**

305 **Yea- Bob Perry, Michael Fortune, Robert Henke, John Petersen & Joe Chambers.**

306 **Nay-**

307 **Abstained-**

308 **Absent-**

309  
310 Motion passed. Item to be sent for a public hearing.

311  
312  
313 **Motion to adjourn meeting. – Michael Fortune. 2<sup>nd</sup>- Bob Perry.**

314 **Vote:**

315 **Yea- Bob Perry, Michael Fortune, Robert Henke, John Petersen & Joe Chambers.**

316 **Nay-**

317 **Abstained-**

318 **Absent-**

319  
320 Motion passed. Meeting adjourned.

321  
322 I swear these minutes are true and correct to the best of my knowledge.

323  
324 Minutes approved by vote of Commission on \_\_\_\_ day of \_\_\_\_\_ 2026.

325  
326  
327  
328 \_\_\_\_\_  
329 Ty Cameron, City Recorder  
330