

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 11th, 2026
 - No corrections were made or requested.

22
23
24 **Motion to approve the minutes of March 11th, 2026. – Bob Perry. 2nd- 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 , 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.
 - No one came forward for general comments at this time.
 - Staff indicated there was one email comment regarding an agenda item that would be addressed during
42 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

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

- Applicant Jody Robins presented a comprehensive concept plan for "Providence Town Square." He explained his motivation stemmed from wanting to create a pedestrian-friendly downtown destination in Providence, as current options require driving to automobile-oriented businesses.
- Robins' vision includes local, community-engaging businesses on the main level with affordable residential apartments above. Target businesses include a local cafe, boutique bakery, florist, hair salon, massage studio, and nail spa. The design aims to make unfamiliar visitors assume the buildings were constructed around the same time as the old rock church, using historic main street architectural inspiration.
- The project plans to reuse architectural details and materials from the existing home, including soffit and fascia details and window arch brickwork. Robbins showed inspirational images of old-style Main Street USA storefronts with extensive windows for community interaction.
- The concept includes community-engaging retail/office space on the main level with affordable residential above, matching the general plan's vision for downtown Provo and Ogden 25th Street examples. The buildings would feature varied heights, different window styles, and architectural details to simulate organic development over time.
- Robins addressed the six key initiatives from Providence City's 2020 general plan:
- **Creating Sense of Place:** The boutique town square would combine local businesses with historically-inspired architecture, creating a unique Providence experience.
- **Green Infrastructure:** Plans include 10-foot landscape barriers at adjoining properties, front park strips combining paved areas and limited grass for water conservation, Jefferson Elm trees for shade and character, and designated stormwater retention areas.
- **Fiscal Responsibility:** The project requires minimal changes to existing public infrastructure with all lifecycle costs privately borne.
- **Multimodal City:** Located between two elementary schools and next to a park, the pedestrian-scale development places business entrances adjacent to sidewalks with parking in the rear. The design prioritizes biking and pedestrian access while accommodating automobile traffic.
- **Economic Development:** The project meets general plan vision while generating additional tax revenue and improvement fees without burdening city services.
- **Housing Opportunities:** Offers unique housing currently unavailable in Providence - boutique-style two-bedroom, two-bath apartments with high ceilings and upgraded historical finishes above commercial space. Target demographic is young professionals wanting unique, low-maintenance living. Plans provide six affordable, livable apartments in space currently occupied by one challenging-to-live-in house.
- The concept plan shows Main Street on the left, 100 North at top, with one parking entrance and stalls around the property perimeter after the 10-foot landscape barrier. Smaller buildings allow pedestrian access around them, with a dining alley between buildings and a dining courtyard on the south side of the west building.
- **Fitting with Neighbors:** Current R-1-12 zoning allows 35-foot buildings within 10 feet of property lines. The planned buildings will be approximately 26 feet tall with front facades reaching 33 feet, but maintaining 25-foot setbacks from neighbor property lines - significantly exceeding current requirements.
- The project includes outdoor dining areas, sidewalk seating, bike parking throughout, and bike 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. 2nd- 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. 2nd- 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 13th day of May 2026.

325
326


327
328 Ty Cameron, City Recorder