

PLANNING COMMISSION MINUTES

Wednesday, June 10th, 2026, 6:00 pm

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

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

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

Call to Order: Robert Henke

Chair Roll Call of Commission Members: Commissioners Henke, Perry, Petersen, Martin, Chambers and Fortune (Via Zoom)

Pledge of Allegiance: John Petersen

3 MIN. 30 SEC.

- **Item No. 1 Approval of Minutes:** The Planning Commission will consider approval of the minutes of May 13th, 2026. [\(MINUTES\)](#)

- Chair Henke called for approval of the minutes from the May 13, 2026, meeting. No corrections or concerns were raised.

Motion to approve the minutes of May 13, 2026, Planning Commission meeting was made by Bob Perry. 2nd- John Petersen.

Vote:

Yea- Commissioners Henke, Perry, Petersen, Martin, Chambers

Nay-

Abstained-

Motion passes, minutes approved.

Public Comments: Citizens may express their views on issues within the Planning Commission's jurisdiction. The Commission accepts comments: in-person, by email providencecityutah@gmail.com , and by text 435-752-9441. By law, email comments are considered public record and will be shared with all parties involved, including the Planning Commission and the applicant.

- Chair Henke opened the public comment period, noting that by bylaw the segment is limited to 20 minutes with individual speakers allotted up to three minutes each. He read through a list of individuals who had signed up to comment:
- Joe Bates addressed the Commission in opposition to the rezone of 96 North Main to Mixed Use within the Providence Downtown Core. He reported that after an extensive review of documents related to the 2020 General Plan — including Planning Commission meetings, City Council meetings, and public outreach meetings facilitated by consulting firm CRS— he found no record of any discussion designating the Providence Downtown Core as mixed use, and that two CRS consultants he spoke with directly confirmed they had no recollection of such a discussion. He characterized the designation as having simply appeared in the final document. Bates argued that the General Plan is a vision document, not a code, and carries no binding requirement on any commission or council. He noted it was recommended for review and revision at the five-year mark. He proposed that residents in the Downtown Core area were advancing a change to limit the mixed-use designation to only those buildings currently zoned commercial at Main and

Center Street, arguing this approach would protect the area's historic homes — including over 40 properties more than 50 years old and 12 over 100 years old — while still encouraging commercial revitalization at the appropriate location.

- Hal Hansen came forward and stated his two primary concerns were the same as those raised at the prior meeting: parking and traffic. He acknowledged that the design of the proposed development was visually impressive, but expressed serious doubt that the parking situation could be adequately managed, predicting that residents' streets would see overflow parking regardless of code requirements. He stated he was not in favor of the rezone.
- Jeanette Christenson stated her opposition as well, noting that there was already sufficient undeveloped commercial zoning in Providence where mixed-use development could be introduced to accomplish walkability and connectivity goals referenced in the General Plan without disturbing existing residential areas. She quoted directly from the General Plan to the effect that city leaders and citizens had expressed a desire to preserve the character of Providence, and that the plan was intended to ensure development rights were preserved while also protecting that character. She interpreted development rights under single-family or commercial zoning as the right to redevelop into the same type of use, not to rezone. She raised particular concern about proximity to the elementary school and referenced the General Plan's language about residents' desire for Providence to remain a small town, distinct from its larger neighbor Logan. She encouraged the Commission to send a no vote to City Council.
- Cindy Diamond who had been out of the country for the prior meeting spoke in support of the rezone. She noted having lived in Providence for over 40 years and stated that her support was independent and unsolicited. She expressed that the developer had gone above and beyond, incorporating historical agricultural elements and structures from the old tithing house and rock church, and had engaged the historical committee, which raised no objections. She drew a comparison to mixed-use development she had observed in Germany, noting that Providence has its own German heritage reflected in traditions like Sauerkraut Days. She addressed several concerns raised at prior meetings, including views, traffic, and spot zoning, arguing that the area already contains more businesses than homes, that traffic concerns predated this proposal, and that the spot zoning question was complicated by the surrounding commercial context. She referenced her prior involvement in opposing other developments she felt were inappropriate, contrasting that with her view that this developer represented a high standard of quality. She urged approval.
- Heidi Fargo offered brief remarks encouraging the Commission and City Council to revise the General Plan to better reflect current realities. She argued that the downtown core concept on Main Street no longer aligned with where Providence residents actually live and move, pointing to the Gateway Drive and Macy's area as where genuine pedestrian activity was occurring. She suggested that revitalizing Main Street as a walkable destination was more aspiration than reality given the current development patterns, and that policy should be adjusted accordingly.
- Chair Henke closed the public comment period, acknowledging that many written letters had also been received and reviewed by the Commission prior to the meeting.

Public Hearings:

- **Item No. 2 PCC 10-12-3&4 Code Amendments Public Hearing:** The Planning Commission will take comments and questions from the public regarding proposed code amendments to extend the sunset day for the incentive to record the deed restriction for an IADU or an ADU

- Chair Henke opened the public hearing on proposed code amendments to extend the sunset date for the incentive to record the deed restriction for an Internal Accessory Dwelling Unit (IADU) or Accessory Dwelling Unit (ADU). No members of the public came forward to comment.
- The public hearing was closed with no public testimony received.

Legislative – Action Item(s):

18 MIN 25 SEC.

- **Item No. 3 PCC 10-12-3&4 Code Amendments:** The Planning Commission will review, discuss and may make a recommendation to the city council regarding proposed code amendments to extend the sunset day for the incentive to record the deed restriction for an IADU or an ADU. **(AMENDMENT)**

- Chair Henke introduced the item and provided brief context, noting the incentive currently consists of a \$100 incentive and that it was set to expire. He observed that the program had been moderately successful in encouraging property owners to record IADU's & ADU's.
- City Manager Ryan Snow addressed the Commission, stating that staff had found the incentive effective and was recommending its continuation. He noted that it had been difficult to get property owners to record IADU's & ADU's without it, and that the program helped make visible the stock of affordable housing being created through these tools.
- Community Development Director Skarlet Bankhead provided additional context for the public record. She explained that state code now requires specified cities, which includes Providence, to allow both internal and detached accessory dwelling units, though cities may still limit properties to one type or the other on a given lot. She clarified that the deed restriction being recorded acknowledges that one of the two units on a property must remain owner-occupied. She noted that even without the recorded deed restriction, the owner-occupancy requirement still exists under the ordinance, but that recording it ensures future purchasers have clear notice of the restriction at the time of sale. Both staff members expressed that extending the incentive was a straightforward and beneficial measure.

Motion that the Planning Commission recommend to the City Council approval of the proposed PCC 10-12-3&4 code amendments to extend the sunset date for the incentive to record the deed restriction for an IADU or ADU, as prepared and provided by staff, was made by Commission Member Michael Fortune (remote) and seconded by Commission Member Julie Martin.

Vote:

Yea- Commissioners Henke, Petersen, Martin, Chambers & Fortune

Nay-

Abstained-

Motion passes.

23 MIN 35 SEC.

- **Item No. 4 Parcel 02-095-0031 Rezone Recommendation:** The Planning Commission will continue their review, discussion and may make a recommendation to the City Council regarding the application to rezone Parcel 02-095-0031 from R-1-12 to Mixed Use. **(PRESENTATION)** & **(ANALYSIS)**

- Chair Henke introduced the item and invited the applicant, Jody Robbins, to present updates before opening discussion. He noted the Commission had previously reviewed the proposal at the May meeting, and that this was a continuation of that review.

Applicant Presentation

- The applicant, Jody Robbins, addressed a series of concerns that had been raised at the prior meeting and in public commentary since.
- On the issue of parking, the applicant emphasized that the project was designed from the outset to meet all parking requirements set by city code, and that there was no pathway to proceed without satisfying those requirements. He expressed frustration that a circulating flyer had falsely claimed the project proposed three-story buildings and 24 on-street parking spots, characterizing this as inaccurate. He noted that the pedestrian-scale design — with parking placed at the rear — had created a visual perception of insufficient parking that did not reflect the actual plans.
- On traffic and safety, the applicant acknowledged that businesses require traffic to survive, and argued that one of Main Street's fundamental problems is that it lacks visibility from 100 North, the primary artery into Providence. He noted that even the greenhouse on Center Street relies on a sign placed on 100 North to attract customers, demonstrating that the existing commercial street suffers from a lack of connection to higher-traffic corridors. He stated that the city had historically adapted traffic controls based on actual data and had no reason to believe that would not continue.
- On the suggestion to relocate the project to the Macy's/Gateway area, the Jody responded that the Gateway area functions as the city core and is oriented toward a larger commercial scale, whereas his project was intentionally pedestrian-scale downtown development — a different typology.
- On concern about local businesses failing, the applicant referenced successful local establishments in the broader Cache Valley area, including Hermes, Le Croissant, West Side Coffee, Cafe Sabor, Frederico's Pizza, Fairway Bagel, and Island Market, noting that local businesses had consistently outlasted national chains in the area. He reported that as of that morning, the top 12 restaurants on TripAdvisor for Cache Valley were all local establishments.
- On spot zoning, Jody distinguished between random spot zoning and what he characterized as strategic zoning called for by the General Plan, noting that mixed use had to start somewhere and that the current absence of any mixed-use development in the designated downtown core did not mean the General Plan was wrong — it meant no one had yet taken the step to initiate it.
- On compatibility with surrounding properties, the applicant noted that his two proposed buildings were comparable in footprint to two-story homes already present in the immediate area, and that he was taking extra steps to set the buildings back from neighboring properties and install a landscape buffer. He stated the project would be built shorter than what current zoning already allows.
- On historical preservation, he noted that the majority of the Historic Preservation Commission supported the plan with conditions he intended to meet. He reiterated his commitment to honoring the history of the parcel, including preserving or relocating the old tithing house structure.
- He addressed a claim made at the prior meeting that a neighbor had presented an alternative plan and expressed interest in purchasing the parcel, stating that he was both the owner and the developer and had received no formal offer or plan from anyone.

- Jody closed by arguing that declining the rezone would perpetuate the existing trajectory of Main Street, which he characterized as a slow decline. He pointed out that Main Street had historically been the community core — home to a market, post office, barber shops, and city offices — and that the current state of the street was the result of prior inaction. He urged the Commission to follow the General Plan, which he described as a well-researched document intended to guide growth toward a better community for current and future generations.

Commission Questions to Applicant

- Commission Member Julie Martin asked whether the applicant had previously undertaken a mixed-use or commercial development. The applicant confirmed this would be his first, though he had been involved in large construction projects in other capacities.
- Commission Member Michael Fortune acknowledged the quality of the applicant's work in prior residential development in Providence and offered personal reflections on a prior instance in which he had voted against a quality developer's proposal and later came to view that as a mistake. Fortune then posed a substantive question: given that the proposed development sits on one corner with residential uses to the north and west, the elementary school to the east, and only two homes between the project and other commercial structures to the south, he asked whether approving this rezone would result in an isolated island of development that could not organically connect to the older downtown corridor unless those neighboring homeowners chose to make changes to their own properties.
- Jody responded by explaining his vision for this development serving as a connector between 100 North and the existing commercial uses further down Main Street, making those businesses more visible and viable. He acknowledged he could not control what neighboring homeowners would do, but argued that a genuine mixed-use corridor includes residential as well as commercial elements, and that simply having this development at the corner would raise awareness of Main Street's existence and increase the value and options for surrounding properties.

Staff Comments

- Community Development Director Skarlet Bankhead acknowledged the difficulty of the Commission's position in weighing public input from both sides. She stated that staff's role is to follow, defend, and apply the General Plan, the master plan, and the city code — and that in her assessment, the proposed development generally aligns with the framework and initiatives set out in the General Plan.
- City Manager Ryan Snow reinforced this position, characterizing the Planning Commission as a jury of peers that weighs all elements and makes a recommendation to council. He was careful to note that staff had not conducted a full site plan analysis — and could not do so until the zoning question was resolved — and that specific design elements including parking and traffic striping would be evaluated in detail only after and if a rezone was approved.
- Bankhead added that mixed-use development, unlike single-family residential development, comes back to the Planning Commission for additional review and input during the site plan approval process. She emphasized that even if the rezone were approved, further scrutiny of the design would occur.
- In response to a question from Commission Member Fortune about whether the proposal met the General Plan, master plan, and existing code, Bankhead clarified that in theory it aligned with the

General Plan's framework and initiatives, and that the transportation master plan designated the adjacent roads as high-use corridors consistent with the proposed development. Mr. Snow added that the specific design plans presented by the applicant could not and would not be evaluated against single-family zoning, as they did not fit that category; they would only be evaluated meaningfully against mixed-use standards if and when the rezone occurred.

Commission Discussion

- Chair Henke expressed appreciation for the design quality and the work the applicant had invested, but stated that based on the volume of opposition expressed through emails and comments, his personal assessment was that Providence was not yet ready for this development at this location. He noted that residents he had spoken with who lived near the downtown area — near the old Watkins building, the gas station, and the library — were not opposed to the concept itself but rather to the specific location, expressing a preference for development of this type at Center and Main Street near the Old Rock Church. He acknowledged not knowing the full picture of community sentiment, recognizing that opponents tend to be more vocal than supporters, but concluded that the weight of expressed opposition from residents in the immediate area was significant.
- Commission Member Joe Chambers shared that he had spent at least three hours reviewing the General Plan, the current zoning map, and the future zoning map, and had reviewed both written and oral public comments. He stated that the future zoning map did not designate the subject area as mixed use in any regard, which he found significant. While affirming the applicant's integrity and development quality, Chambers expressed concern about the principle of planning consistency — that neighbors rely on zoning designations when they move into an area and expect that zoning will not change parcel by parcel. He also raised the issue of entitlements: approving a rezone grants land entitlements to the current developer's plan, but those entitlements transfer with the land; if the property were sold to a different developer, the city would have limited control over what was ultimately built there. He stated that while he agreed the business district had largely shifted to the highway corridor, he did not see how walkability as a value could be achieved through a single parcel rezone rather than a comprehensive rezoning of the corridor. He noted his interpretation that many attendees who had signed up to speak but deferred were likely also in opposition. Chambers concluded that he would vote to recommend denial, and expressed his view that if this outcome was truly desired for the city, it should be pursued through a deliberate amendment to the master plan rather than through a piecemeal parcel-by-parcel approach.
- Commission Member Julie Martin thanked all participants for the depth of engagement, noting she had listened to the prior meeting while ill and had reviewed the emails and letters carefully. She acknowledged that Commission members were themselves community members who cared deeply about Providence. She stated that she had personally walked the neighborhood to understand what it felt like on the ground, including the proximity of the commercial and residential uses, and found the area to be much more tightly integrated than it appeared on paper. She referenced a recent visit to Helper, Utah, which had undergone a similar type of revitalization, and described it as a positive and family-friendly experience. On the spot zoning concern, she offered the view that spot zoning becomes most problematic when it is introduced deep within a neighborhood with no surrounding commercial context; in this case, however, the subject parcel was situated within an existing corridor that mixed commercial and residential uses, which she felt made the mixed-use designation a reasonable exception. She noted that the

large commercial properties available elsewhere in Providence would likely be purchased by large developers, not community-invested local developers like the applicant. She stated she was in favor of recommending approval, citing both the alignment with General Plan initiatives and the value of having a trusted local developer initiate this type of development.

- Commission Member Michael Fortune (remote) expressed appreciation for the discussion and reiterated his admiration for the applicant's body of work. He acknowledged the vision behind the proposal and the genuine potential for something meaningful to emerge in that area. However, he stated that he also had to give weight to the residential families who had invested in that area under the existing R-1-12 zoning expectation. He noted that the former commercial and civic uses that once characterized the old downtown were already gone, and that the current context was primarily residential. He expressed that he wished the development could encompass more of the corridor to create a genuine connection, but that as presented, it was a single corner in a largely residential setting. He concluded that he felt compelled to honor the expectations of the existing residential homeowners, and that while he would have liked to see the project move forward in a broader context, he doesn't know if he would support the rezone as proposed.

Motion that the Planning Commission recommend to the City Council approval of the rezone of Parcel 02-095-0031 from R-1-12 to Mixed Use was made by Commission Member Michael Fortune (remote) and seconded by Commission Member Julie Martin.

Vote:

Yea- Commissioners Fortune & Martin

Nay- Commissioners Henke, Petersen & Chambers

Abstained-

The motion failed 2–3. The rezone recommendation to City Council is forwarded as denied.

- Commission Member Chambers subsequently made a motion to affirmatively recommend denial of the rezone to City Council, in order to make the Commission's position explicit in the record. The motion failed for lack of a second. Chair Henke and Community Development Director Bankhead confirmed that the failed motion on approval constitutes a denial recommendation forwarded to City Council.

Study Items(s):

1 HR. 31 MIN. 15 SEC.

- **Item No. 5 Amendments to PCC 10-8-1:** The Planning Commission will consider a request from Thor Cummings to amend PCC 10-8-1 to increase the maximum building height allowed for the specific use of "Indoor Commercial Recreation" or "Fitness Center" from the current standard of 50-foot limit to a maximum of 65 feet within both the Commercial Highway District (CHD) and the Commercial General District (CGD). Only action that will be taken is to set item for a future public hearing.

(ANALYSIS)

- Chair Henke introduced the study item and invited the applicant, Thor Cummings, to address the Commission. Cummings presented a proposed code amendment to PCC 10-8-1 that would increase the maximum allowed building height for the specific uses of Indoor Commercial

Recreation or Fitness Center from the current 50-foot limit to a maximum of 65 feet, applicable within both the Commercial Highway District (CHD) and the Commercial General District (CGD).

- Cummings explained that the amendment included two built-in limitations: first, the increased height allowance applies only to commercial recreation facilities; and second, the portion of the building that exceeds the standard height limit cannot exceed 35 percent of the total building area, thereby preventing the creation of a visually dominant or out-of-scale structure. He noted that the reason for including both commercial districts is that a specific prospective site could fall within either zone, and limiting the amendment to one district could unnecessarily restrict viable locations.
- In response to questions, Community Development Director Bankhead clarified the distinction between the two commercial zones: the Commercial Highway District is oriented toward sales-tax-generating retail uses, while the Commercial General District is more broadly inclusive and allows professional offices, medical uses, and similar non-retail businesses in addition to retail. She identified the locations of each zone within Providence, noting that the Commercial General District includes the area around the city offices and Gateway Drive, while the Commercial Highway District applies to portions of the west side of Gateway and areas along Highway 165, including the Judges property. She confirmed that no building currently exceeds the existing 50-foot limit, as that is the current maximum. In response to a question from Commission Member Chambers about fire department constraints, Mrs. Bankhead stated that the fire marshal's office had been consulted and confirmed that 65 feet would not present a problem for current fire suppression capability, with more significant apparatus requirements generally not arising until heights approach 75 to 80 feet.
- Chair Henke reiterated that no building meeting this description yet exists in Providence, and the item was presented as a study item with the only intended action being to set it for a public hearing.

Motion to set Item No. 5, Amendments to PCC 10-8-1, for a future public hearing was made by Commission Member Joe Chambers and seconded by Commission Member Julie Martin.

Vote:

Yea- Commissioners Henke, Petersen, Martin, Chambers & Fortune

Nay-

Abstained-

Motion passes.

- Chair Henke noted that the public hearing would be scheduled for the July meeting. He also announced that the July meeting would include the annual election of a new chair and vice chair, and that he did not anticipate continuing in the chair role after July due to a new responsibility that would limit his availability.

Motion to adjourn was made by Commission Member Joe Chambers and seconded by Commission Member Julie Martin.

Vote:

Yea- Commissioners Henke, Petersen, Martin, Chambers & Fortune

PC Min. 6-10-26

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Nay-
Abstained-

Motion passes, meeting adjourned.

Minutes approved by vote of commission on _____ day of _____ 2026.

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

Ty Cameron, City Recorder



Providence Utah <providencecityutah@gmail.com>

Preserving City Identity, Image and Character

1 message

stillinmypajams@gmail.com <stillinmypajams@gmail.com>

Wed, Jun 10, 2026 at 10:41 AM

To: providencecityutah@gmail.com

Hello Planning Commission,

In recent years there have been many conversations regarding new development growth, rural feel and how the city moves forward to accommodate the needs of its citizens. I believe preserving the city's identity, image and character are important to its future. As development in-fill occurs, is there an overall plan to guide the commission as zoning requests are considered? I am hopeful the commission is leveraging prior planning and resources while considering how to achieve the blending of old and new as the city grows and evolves. I personally would like to see some of the characteristics of the rural town continued as the city becomes denser with development.

Thank you for reading my comments.

Kind Regards,
Suzan Baker



Providence Utah <providencecityutah@gmail.com>

Vote NO on the proposed town square development!

1 message

grandma.rass11@gmail.com <grandma.rass11@gmail.com>

Wed, Jun 10, 2026 at 2:30 PM

To: providencecityutah@gmail.com

Please vote NO to the proposed town square development on main street and 1st north!

I have several concerns with this development being built at this location.

1. A residential neighborhood is NOT the place for this over-sized development! There are plenty of other places already zoned for commercial use. It seems the developer is out to line his pockets by paying for a lot at a residential price and asking to spot zone to fit his needs.
2. There is extremely limited street parking with two stop signs right next to the proposed site as well as a citywide "no parking ordinance" on the streets November through April.
3. Increased traffic close to the elementary school poses increased risk for those students walking to and from school.

THIS LOCATION IS NOT THE RIGHT FIT! I STRONGLY OPPOSE IT and urge the planning and zoning commission to VOTE NO!

Thank you for your consideration.

Janice Rasmussen

Sent from my iPhone



Providence Utah <providencecityutah@gmail.com>

Proposed Providence Town Square Rezoning

1 message

T Taylor <temistaylor@gmail.com>

Wed, Jun 10, 2026 at 2:34 PM

To: providencecityutah@gmail.com

Dear Planning Commission and City Council Members,

I am aware that you received a letter from Jody Robins after the last meeting expressing his perspective is that Providence is dilapidated and unwalkable, and that what residents want will inevitably lead to a degraded Main Street as older residents pass away. I hope that the Commission and City Council are listening more closely to what residents are actually saying. We care deeply about our neighborhood, want to maintain its character and integrity. We want a self-determined vision of the future, not one defined by one man.

I'd like to share in more detail why I believe this rezoning and this project in particular is ill-advised. I wrote in an earlier email about my experience with the renewal of the Sugarhouse neighborhood in SLC. I lived there when Envision Utah first started asking questions about how residents wanted to see their city evolve in the run up to the 2002 Olympics and beyond. That experience and the ability to participate piqued my interest, and eventually led me to pursue a graduate degree in planning.

Revitalizing Sugarhouse worked because although the function of a multi-use, walkable district had faded into the past, the form still existed. It was a defined district with paths and nodes that made sense, natural boundaries, and identifiable landmarks. There were sufficient housing density and population for walkability, but also appropriate traffic control and parking to accommodate drivers.

The Providence neighborhood targeted for this multi-use district has little of that. Providence Main Street area lacks an inherently walkable structure and has been unable to support the function of a mixed-use walkable district in the recent past. Low housing density in the neighborhood means fewer people in a walkable distance. Intermittent sidewalks and unobservant drivers make it challenging to navigate on foot, and increased traffic on wide straight streets will make it only more dangerous. Adjacency to a school poses unnecessary risk to children. Adding social and economic issues to the structural, residents have expressed a distaste for this development, and so those who might be expected to be the very people patronizing the businesses of this development are unlikely to do so.

This is not a one-off problem. I worked on a research study early on in the development of Daybreak, which was designed to be a mixed walkable community. The findings showed that compared to a neighboring community, residents did not walk more. They behaved as if they were in a regular suburban car-centric neighborhood. As various stresses mounted, builders and developers abandoned their commitments to walkability, mixed use, and other ideals such as local labor and businesses.

James C. Scott, in *Seeing Like a State*, presented evidence that neither legislation, zoning, nor money cannot force an outside set of ideals on a city or neighborhood. He urged planners to recognize that local knowledge and creativity can enhance project outcomes and to allow for adjustments based on real-world experiences. I would encourage you to deny this rezoning request and reevaluate whether the goal for a mixed-use walkable community is the right vision in the wrong place and time.

Sincerely,
Temis Taylor

—
Temis G. Taylor, Ph.D.



Providence Utah <providencecityutah@gmail.com>

Planning and Zoning Comment for 96 N Main

1 message

allredgm@gmail.com <allredgm@gmail.com>

Wed, Jun 10, 2026 at 2:47 PM

To: providencecityutah@gmail.com

Chairman Henke and the Planning Commission,

Thank you for taking thoughts. I have been grateful for the dialogue and willingness to hear the comments from the interested parties. Also to Jody who has been diligent in preparing a well planned proposal and been very upfront and willing to communicate ideas for the rezone he is trying to get.

I have one last contribution I have not yet heard discussed. The concept of a "Town Center" centered on a one block radius from the junction of Center and Main Streets may have been appropriate when we were thinking that the Old Rock Church, the former Watkins Printing and Theurer's Store buildings, Burruss Automotive, and the Library and City Hall might provide a basis for a neighborhood friendly commercial/community center. It also protected the interests of already existing businesses. I would submit that IF THE CORE "TOWN CENTER" AREA IS NOT CURRENTLY VIBRANT AND WELL UTILIZED, THE CITY AND NEIGHBORHOOD WOULD NOT BE SERVED BY EXTENDING THE COMMERCIAL AREA TO A LARGER FOOTPRINT. Making 96 N Main a multi-use corner a block away from the existing businesses sends a deliberate signal that the city would like to bring more development up and down Center and Main Streets. I don't think that is something we (Providence City) are intending to encourage. Developing the lot at 96 N Main is not going to bring new interest in the Watkins building or Burruss Automotive. It is too great a distance from the core of the "Town Center" and the other businesses to justify a spot rezone. The state's permission to use a spot-rezone does not mean there is a necessity or even an encouragement to do so.

Thank you.

Gordon Allred
97 North Main
Providence, Utah
435-999-4615

Sent from my iPad



Rezoning public hearing 5/13/26

1 message

Craig Frank <crgfrnk1@gmail.com>

Wed, Jun 3, 2026 at 10:11 PM

To: "providencecityutah@gmail.com" <providencecityutah@gmail.com>

Providence City Planning Commission

Thank you for listening to comments made by citizens of Providence City and hope that you got the same impression that I received during your public hearing portion of the meeting and that was not to "REZONE" one lot on Providence Historic District Main street to mixed use.

There were several reasons why I came to this conclusion!

1. I will agree with the commission Mr Robins the developer has tried to be transparent and present his ideas for this lot, in most areas but not in all. After the public hearing portion of the meeting when he was asked to comment and the commission asked about the issue of parking spaces, he changed his previous presentation on the commercial side of the building from 6 rental spaces to 4. The other 2 spaces would be used as garages or parking spaces for the apartments.
2. Another issue that concerned me was with his presentation when he referred to 24th street in Ogden, and an area in Provo that has mixed use buildings, but said that Logan does not have such area's. Well I know for a fact that Logan does have such area's right on main street examples:

- a. Apartments above The Sportsman between 1st and 2nd north.
- b. Apartments above the Chamber of Commerce between center and 1st north.
- c. Apartments above the Book Table between 1st south and Center.

Logan does have mixed use on main street, and I can also attest that they are low income housing units, I can also attest that the individuals that are living in most of these apartments are subsidized by the state/government, and are in substance recovery, and or mental health situations.

Some people refer to these rental units as being run by slum lords because of the poor living conditions that exist. The landlords try to maintain them as nice as possible but have to keep them rented.

Do we want to introduce this environment into the Providence main street in a residential neighborhood? I need to refer to the 24th street area in Ogden, I am not sure if Mr. Robins takes his young kids down to walk or just hang out on 24th street but I know during the last 40 years of my life that area has not been a very safe area of Ogden. Ogden City is trying to create a good area but with multiple bars, and business that most parents prefer not to frequent and definitely not with young children. Over the years the area has had a great night life where you could find everything that you were looking for and a lot you were not. I'm not sure of the condition of the area referenced in Provo. I have not visited that area.

3. The other concern that I have is Mr. Robbins said that if the business area sat open for a while they would still be ok with money invested, that tells me that they are relying more on apartment rental space, or that is their objective to establish apartments on main street. I am sure that there are other homes in that area that if apartments are allowed in that area will also want to rent out apartments in their homes so the snowball starts to roll.

4. Mr. Robbins comments on the "Declining" properties on main streets downtown district most of the properties in this area are well maintained and that is without an HOA imposing penalties if you don't or without a landscape maintenance company on site every week people in the downtown take pride in their properties and love where they live.

So to wrap this email up, rezoning this lot to mixed use is opening the door into our community for unwanted environments to establish a foothold. As a long- time citizen of Providence that does not want this, Let's keep downtown Providence a nice residential area to live, not 2 story apartment houses.

Craig Frank



Response to Jody Robins' letter demanding rezoning at Main and 1st North

1 message

Joe Bates <josebates@gmail.com>

Thu, May 28, 2026 at 9:57 AM

To: providencecityutah@gmail.com

Dear Planning Commission and City Council,

We have become aware of a letter recently sent to both the Planning Commission and the City Council by Jody Robins. (Copy attached) Throughout it, Mr. Robins manages to exhibit a unique combination of arrogance and petulance.

I attended and spoke at the Planning Commission meeting on May 13th. What I said and what I heard from my neighbors who spoke there seems to be at odds from what Mr. Robins claims to have heard.

I heard neighbors who love our historical neighborhood and want to protect it as a quiet, single-family area. I also heard – again and again – that the development needed was not on the corner of Main and 1st North but rather at the core of Old Providence – Center and Main Streets. This area was the original town center for Providence with its church, town hall, gas station and grocery store and needs to be reimagined as the new town center.

In his letter, Mr. Robins states that “As the aging population on Main Street relocates for health reasons or passes away, it is more likely that their homes will be converted to rentals. As rentals, it is more likely that they will be less maintained and Main Street will continue its slow decline.”

1. Mr. Robins, having apparently failed to actually meet with people in the neighborhood, doesn't understand that the houses on Main Street and the surrounding area are occupied by families ranging from the newly married with young children to middle aged “empty nesters” to older people aging in place. When houses come up for sale, they sell quickly as the size of the yards and the variety of housing styles and layouts attracts both younger and older buyers. Pride of ownership is evident throughout the area. Houses are well maintained and lawns neatly kept. The closeness to both Zollinger Park, Von Baer Park, Uptown Park and schools are also a plus for the neighborhood.
2. The only buildings showing signs of age and some lack of pride of ownership are Burris Automotive and the Immaculate Building at the corners of Main and Center and parts of the former Watkin's Printing shop across the street. These are the ones that need to be redeveloped – not a historic 1912 Tithe building which now happily houses a couple and their new baby. Unfortunately, these buildings may need some form of incentive from Providence City in order for them to be attractive to developers.
3. In his letter, Robins says that the choice is simple. Either let him be the White Knight riding to the rescue of the ignorant NIMBY townspeople or let the neighborhood continue (in his opinion) to fall into disrepair and ruin – eventually becoming rental properties! In the

totally unlikely event that were to happen how would those rental properties be somehow different than the rental properties he is asking to build?

Mr. Robins has carefully concocted a drawing and a proposal for a building that parrots as many points listed in the general plan as possible. This does not mean it is a good proposal for the area.

1. Approving the rezoning of this lot will not magically revitalize Main Street. There is nothing to revitalize at that end of the street. The problem is at Center and Main. Rezoning 96 Main Street to Multi Use will destroy a historic house and lower the values of the surrounding properties.
2. He found a relatively inexpensive property and proposes to build an out of scale, lot filling, thirty-three foot high building with totally inadequate on-site parking. Asked whether he would consider instead building his project at one of the available commercial properties at Main and Center he dismissed the idea as not within his budget. He has said to the Planning Commission that he thinks he may need to subsidize the commercial tenant rents to make the proposed location more attractive. This indicates that commercial tenants may not find the Main and 1st North location as attractive as he would like us to believe.
3. Due to the double yellow line on 1st North, vehicles will only be able to turn right into or right out of the proposed parking lot. No left turns across traffic will be allowed. Unfortunately, like the 25-mph speed limit, this will probably be ignored - potentially causing traffic tie ups, problems safely using the crosswalks and some accidents.
4. The 4-way stop at Main and 1st North was moved to 1st East and 1st North several years ago as a result of a traffic study and to comply with state and federal guidelines. It will not return – despite any hopes Mr. Robins may have. This is a dangerous intersection for children and adults to attempt to cross on foot in any direction and will be more so if this project is approved. Warning lights are placed and crossing guards are stationed at Main and Center only – not on this section of 1st North.
5. The Providence Middle School at 2nd West and 1st North will become an Elementary School in the fall and between the two elementary schools, there will be more than 1200 young children in the area around the proposed development with its constant street parking, no stop sign and speeding cars. This is a recipe for disaster.

Please do not allow a rezone of this property for this project. Instead, please find ways to encourage redevelopment at Main and Center which is the real core of Old Providence.

Sincerely,

Roxene and Joe Bates

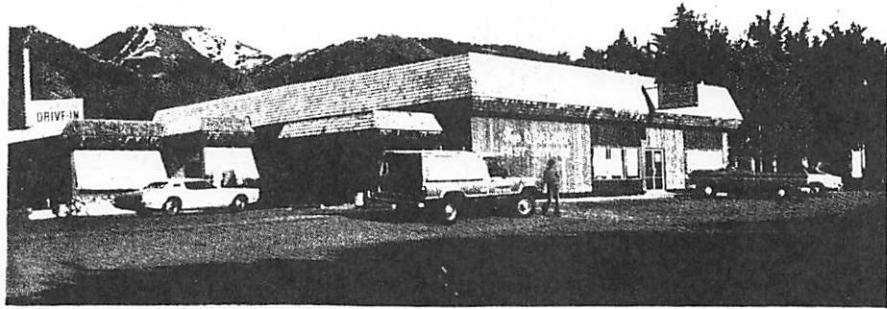
19 S. Main Steet

818-519-5313

3 attachments

 Main and Center 1950's.pdf
920K

North view
of Theurer's Store
showing
Country Boy Drive-In.



West view of
Theurer's Store today.



View of Main Street looking north.

Dear Planning Commission and City Council,

We have become aware of a letter recently sent to both the Planning Commission and the City Council by Jody Robins. (Copy attached) Throughout it, Mr. Robins manages to exhibit a unique combination of arrogance and petulance.

I attended and spoke at the Planning Commission meeting on May 13th. What I said and what I heard from my neighbors who spoke there seems to be at odds from what Mr. Robins claims to have heard.

I heard neighbors who love our historical neighborhood and want to protect it as a quiet, single-family area. I also heard – again and again – that the development needed was not on the corner of Main and 1st North but rather at the core of Old Providence – Center and Main Streets. This area was the original town center for Providence with its church, town hall, gas station and grocery store and needs to be reimagined as the new town center.

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Sincerely,

Roxene and Joe Bates

19 S. Main Steet

818-519-5313



Providence Utah <providencecityutah@gmail.com>

Fwd: rezone of 100 N and Main St

1 message

Heidi <hjfargo@gmail.com>
To: providencecityutah@gmail.com

Mon, May 25, 2026 at 10:24 AM

To the Providence Planning Commission and Providence City Council,

Hi, my name is Heidi Fargo. I've lived in Providence, in 3 different neighborhoods, during the last 22 years. We love Providence and are so happy to be here!

I'm writing to encourage you to not rezone the property on 100 North and Main Street.

I was grateful to be able to attend the planning meeting a couple weeks ago. Since then, I've thought a lot about the proposed project and would like to share a few additional thoughts as you make your decisions.

First, I'd like to acknowledge that the idea of having a bakery or a fun restaurant or a florist on our little Main Street sounds quaint and lovely. We loved having Callaway's pizza in Providence when we first moved here and lived in the Foxridge neighborhood. Occasionally we'd drive down and pick up some pizza and it was always delicious and it was nice that it was so close and convenient. We were disappointed when they closed down. Interestingly, it seems they are still thriving at their Smithfield location on Main Street. As much as we'd love to have another business like that open up in Providence, we know that downtown Providence is a tough location for that kind of a business. So, while the vision for this Providence Town Square project might be fun businesses like bakeries or ice cream shops, etc., the reality might be something very different. Once it's rezoned for mixed use, whatever businesses are willing to open shop here will be the ones we get. And they might not fit the Hallmark vision that was shared.

During the meeting, Skarlet Bankhead mentioned that in the city's survey many people mentioned walkability as being important to them. I was one of those who said walkability was important to me and something I hoped the city would consider as they made plans. My kids and I have been happy to see the changes around Zollinger park and by Maceys that have indeed made things more walkable and bike-able as we visit friends in the townhomes and pick up a few things at Maceys or the dollar store or play at the park. It's been a wonderful improvement in my opinion. In my experience living in three different neighborhoods, those who walk to businesses in the vicinity are those who live nearby. When we lived in Foxridge we were one of the only families I ever saw walk down to the library. And I understand why, the walk back home is pretty intense and literally uphill all the way. And, even when we lived in the Brookside village neighborhood, kids would walk to school, but only a few families would even walk to church. And again, there's a good reason why, even though it's basically flat, there's a long stretch on that walk where there is no shade. So it's just not that pleasant. The idea of a vital humming Providence downtown where people are walking to shops sounds good, but I think your main walkers would be those who live close by. Most others who shopped at such businesses would almost certainly be driving. And to create a thriving business, you would almost certainly need to attract others outside of Providence, meaning this would not be a walkable destination but a driving destination with increased traffic and parking concerns.

The last thing I'd like to bring up is probably a minor point, but one I'd like to address anyway. It was mentioned during the meeting that the old tithing house that sits on that property is not protected since it is not listed on the National Historic Register even though it does sit within a National Historic District. Because of this, it was explained, anyone who bought the property could tear it down and build something new. Our current home is an old stone pioneer home built in the 1870s and located at 48 S 100 W. When we first moved in, it was 1100 sq feet with one bathroom. We've since added on to it and tried to match the stone and the feel of the original. We could have instead knocked it down and built something new. But many families like ours would never do that. We loved the fact that we were buying an old home. We love that our home has history and so many stories attached to it. And we've loved learning about Poul Hansen who built this home and helped settle Providence after making great sacrifices in leaving Denmark and traveling here, losing loved ones along the way. We don't have ancestral roots in the valley, but knowing about this house and Poul has given us roots and we visit his grave in the Providence Cemetery most years on Memorial Day, which we'll do again today. In addition to learning his story, we've met the Knighton family who lived here for more than 30+ years and raised 9 children in this home. We've met Ida Hawkes daughter who lived here as a young child and shared pictures of the home and her mother from back in the 50s. We even recently met some of Poul's descendants who were so grateful to be able to come in and get a tour of the house. I understand that the tithing building is not protected and someone could tear it down. The people of Providence who love and value the old buildings, who feel rooted to this place because of the history and stories of these buildings do not have the land or resources to relocate the tithing building. If you vote in favor of this proposed rezone, you will guarantee that it is destroyed. The designation of National Historic district is not a legal protection but maybe it is a reminder to each of us to do whatever we can to protect what makes Providence unique, to remember the sacrifices of those who came before, and to preserve the heart of this city.

Thank you for your consideration and your thoughtfulness as you make these decisions.

May god bless you,

Heidi Fargo



Providence Utah <providencecityutah@gmail.com>

New commercial proposal

1 message

Kristin Dyer <khdyer@gmail.com>

Thu, May 14, 2026 at 11:01 PM

To: providencecityutah@gmail.com

I am writing to express some concerns about the new proposed commercial property. There are numerous problems with the proposed idea. The one concern that has me the most worried is the parking. If they would like apartments on top of the commercial buildings people would need a place to park. Winter causes even more problems with this issue because there is no street parking. I am also concerned that they are proposing to change the zoning. I feel like they should use the commercial block that is already zoned for this.

Thank you
Kristin Dyer
Sent from my iPhone



Providence Utah <providencecityutah@gmail.com>

Downtown Providence Development

1 message

Jess Larson <jess@axisgymnastics.com>

Thu, May 14, 2026 at 11:38 AM

To: "providencecityutah@gmail.com" <providencecityutah@gmail.com>

Dear Members of the City Council,

I am writing in support of the proposed boutique downtown development in Providence by Refined Communities.

As an entrepreneur and someone who recently moved to Providence with my young family, one of the things we were most excited about was becoming part of a close-knit community. Projects like this are exactly the kind of investment that helps create that sense of connection and belonging for families like ours.

I attended the meeting last night and appreciated hearing the different perspectives from community members. While I understand that change can feel uncomfortable for some residents, I also believe it is important to think about the long-term future of Providence and the type of community we want to build for the next generation.

What stands out most about this vision is the focus on creating a pedestrian-friendly, charming downtown destination centered around local businesses and community engagement. So many young families today look for places where they can gather naturally—somewhere to meet friends, walk with their kids, support local businesses, and enjoy spontaneous interactions with neighbors. Those kinds of spaces build stronger communities.

Many towns and cities have revitalized their downtown areas into vibrant gathering places that become the heart of the community. Providence has a unique opportunity to create something special of its own — a classic main street atmosphere that feels welcoming, memorable, and distinctly local. The kind of place that people are proud to call their hometown.

I believe this project would bring long-term value to Providence by supporting local businesses, encouraging community interaction, and creating a destination that families and residents can enjoy for generations. It is the kind of thoughtful investment that helps communities grow while still preserving the character that makes them special.

Thank you for your time and consideration.

Sincerely,

--

Jess Larson, Ph.D.
Axis Gymnastics & Sports Academy
307-732-AXIS (2947)
www.axisgymnastics.com



Providence Utah <providencecityutah@gmail.com>

Proposed Rezoning on 100 N Main

1 message

Stacy Knoll <stacy.knoll@wgu.edu>

Thu, May 14, 2026 at 11:06 AM

To: "ProvidenceCityUtah@gmail.com" <ProvidenceCityUtah@gmail.com>

My name is Stacy Knoll. While I didn't grow up in Providence, I did grow up in Millville, and my grandparents lived at 335 South Main for my entire life, and they loved this town. I now live less than half a mile from their old house, in a 1938 brick cottage that I hope to stay in for as long as I can manage the stairs.

I understand Providence is growing, and change comes with that growth. I also think the developer's plans are fine in and of themselves. I just don't think they belong in the location proposed.

Like many people who spoke last night, I'm concerned about the long-term feasibility of this investment. Yes, that corner sits on the main road into Providence, but it is too far off the main commercial path to support businesses based on drive-by traffic. Providence is not Ogden or Provo, and I don't think most of us want it to become Logan either. The population numbers simply aren't there.

I have concerns about parking, traffic, and my child getting to and from Providence Elementary safely, but my biggest question is simple: why will this succeed when so many other businesses on main street have struggled to stay profitable? And what happens in 20 years if that corner ends up looking like the other neglected commercial buildings in the middle of the historic homes that make this part of Providence so desirable to the people who live here?

The one thing I really struggled with from the developer's comments last night was the suggestion that those of us who live nearby view the area negatively. We don't. We love it. That's exactly why we're concerned. We've already seen commercial spaces in this area fail, and many of us simply don't feel there is a need for more.

Please don't approve this rezone. There are many areas in Providence where this is a worthwhile venture, this simply isn't one of them.

Thank you,

Stacy Knoll

Regional Alumni Network Manager | Northwest

Western Governors University

stacy.knoll@wgu.edu

O: 385.428.9468 | M: 435.764.1125

