PLANNING COMMISSION MINTUES

Wednesday, August 12th, 2026, 6:00 pm
Providence City Office Building, 164 North Gateway Dr., Providence Ut

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Call to Order: Julie Martin
Roll Call of Commission Members: Julie Martin, John Petersen, Michael Fortune, Bob Perry & Joe Chambers
Staff Present: City Manager Ryan Snow, Community Development Director Skarlet Bankhead and City Recorder Ty Cameron
Pledge of Allegiance: Julie Martin

- **Item No. 1 Approval of Minutes:** The Planning Commission will consider approval of the minutes of July 8th, 2026. **(MINUTES)**

  - *This item was initially taken up at the start of the meeting, tabled by motion, and revisited at the conclusion of the meeting after new information became available from staff. The record of this item is presented here in full for continuity.*
  - Commission Member Bob Perry raised a question regarding line 236 of July 8, 2026, minutes, which referenced "Riverfront retail along Black Hawk frontage road." Perry asked whether "Black Hawk" was the correct reference or whether it should read "Blackstone." Staff indicated they would need to go back and listen to the audio recording of the prior meeting to verify what was actually said. The Commission discussed whether to approve the minutes conditionally or table them to the next meeting pending verification.
  - Commission Member Fortune moved to table the minutes pending verification of the reference. Commission Member Perry seconded the motion. The motion carried unanimously, and the item was tabled.
  - Later in the meeting, after the conclusion of the substantive agenda items, staff reported that they had reviewed the prior meeting's audio and confirmed that the word "Black Hawk" was in fact what the applicant stated during the July 8th meeting. Staff acknowledged the applicant may have been referencing something in his own understanding that may not have precisely aligned with the official road name but confirmed that "Black Hawk" was what was said and would be appropriately recorded in the minutes as such.
  - Chair Martin then reopened Item No. 1 and entertained a motion to approve the minutes as written.

Commission Member Petersen moved to approve the minutes of July 8th, 2026, as written.
Commission Member Fortune seconded the motion.
Vote:
Yea- Julie Martin, John Petersen, Michael Fortune, Bob Perry & Joe Chambers
Nay-
Abstained-

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 Martin opened the floor for general public comments on matters not related to agenda items.
- Rachel Nielsen addressed the Commission and inquired whether the Planning Commission had any role in evaluating a proposed recreation center being considered for the area. Staff clarified that the matter falls outside the Planning Commission's jurisdiction and directed Ms. Nielsen to contact Community Development Director Skarlet Bankhead, staff, or the City Council for further information. Ms. Nielsen thanked the Commission and was excused.
- No additional public comments were received. Chair Martin closed the general public comment portion of the meeting.

Public Hearings:

- **Item No. 2 Alder Farms Development Rezone Public Hearing:** The Planning Commission will take comments and questions from the public regarding a request to rezone parcels 02-090-0008, 02-090-0009 & 03-002-0016, located in the areas of 890 and 850 W 300 S and 515 S 850 W here in Providence. Applicant seeks to rezone parcels from Life Cycle Residential (LCR) to Mixed Use (MXD).

  - Chair Martin opened the public hearing for the Alder Farms Development rezone request concerning parcels 02-090-0008, 02-090-0009, and 03-002-0016, located in the areas of 890 and 850 W 300 S and 515 S 850 W in Providence. The applicant is seeking to rezone the parcels from Life Cycle Residential (LCR) to Mixed Use (MXD).

Staff Report

  - Community Development Director Skarlet Bankhead provided the staff report. She noted the subject property is located on the west side of Highway 165 and the south side of 300 South and comprises three parcels currently zoned Life Cycle Residential. The Commission had reviewed this matter during a prior study session, so Director Bankhead focused her report on the key differences between the two zone designations.
  - Director Bankhead explained that both LCR and MXD allow the same range of residential dwelling types, including single-family detached, single-family attached, townhomes, condominiums, duplexes, multi-family, and manufactured and modular housing. The primary difference in the residential component is density. LCR requires a minimum of 4 units per acre and caps density at 12 units per acre. MXD does not establish a minimum density but allows up to 33 units per net acre when residential and commercial uses are combined within the same building, or up to 25 units per net acre when residential and commercial are housed in separate buildings. This represents a significant increase in allowable density.
  - Director Bankhead noted that the proposed rezone may support the City's Moderate Income Housing objectives, specifically the objective to rezone for densities necessary to facilitate the production of moderate-income housing. She cautioned, however, that higher density alone does not guarantee affordable units, as pricing is ultimately market-driven.
  - On the commercial side, Director Bankhead explained that LCR is a strictly residential zone where any commercial activity must operate as a home business. MXD, by contrast, allows a broad range of retail, professional services, and commercial uses as permitted or conditional uses. Permitted uses under MXD include food preparation establishments, barbershops, financial

institutions, fitness centers, convenience stores, art studios, veterinarians, amusement commercial indoor and outdoor, theaters, and parking garages, among others. Auto repair is allowed as a conditional use. Auto sales — new or used — are not permitted in either zone. Laundry services are notably absent as a permitted use in MXD. Director Bankhead also pointed out that while LCR allows commercial crop production and gardens and greenhouses, MXD does not currently include those uses, an anomaly she acknowledged without a clear explanation.

- A key operational requirement of the MXD zone is that no single use may exceed 50 percent of the development. The mix of residential and commercial must both be present, though the commercial component may be distributed across categories such as retail, office, and other uses.
- Director Bankhead referenced a state code provision enacted this year encouraging City Councils to consider the impact of land use decisions on families. The report also highlighted that unlike LCR, MXD does not establish minimum open space or children's play area requirements; rather, these are determined by the Planning Commission during the preliminary development review process. Director Bankhead noted this gives the Commission a more active role in shaping the development's design than is typical with standard subdivisions.
- Commission Member Joe Chambers asked why the General Plan had designated this area as Life Cycle Residential rather than Mixed Use. Director Bankhead explained that at the time the General Plan was adopted, there was not a full public understanding of how LCR would function, and many assumed it would simply mean high-density townhomes. The Planning Commission at that time still saw value in identifying a place for mixed development on the west side of the highway, away from the highway frontage but farther back toward the river. They felt that LCR was preferable to straight apartment or townhome development. Director Bankhead also noted that the MXD ordinance has evolved since that time. Commission Member Chambers further asked whether the landowner had input into that designation, and Bankhead acknowledged she believed the landowner may have served on the Planning Commission during that period, though she could not confirm whether she was present specifically when this area was being designated.

Public Hearing Comments

- One written comment submitted by email from Darcy Reese was read into the record. Ms. Reese expressed appreciation for the Alder family and Mayor Alder for working with UDOT regarding trail infrastructure, specifically noting that three of the parcels would be used by UDOT for the Blacksmith Fork Trail. Ms. Reese expressed a love of trails and gratitude for the Alder family's recognition of their importance to community connectivity.
- Alex Bearnson, representing the Alder Farms applicant, addressed the Commission. He clarified the context of the UDOT trail comment, noting that the planned UDOT trail construction — set to begin the following year — is located on the west side of the river on this parcel. He added that the development also intends to place a trail along the river on the east side of the parcel as part of an overall interconnected trail system extending to the north.
- Alex explained the applicant's rationale for requesting the rezone. He stated that housing options are largely similar between the two zones, and that the more compelling driver is the desire to integrate commercial and residential uses in a cohesive, planned manner. He described how the north parcel, which already carries a commercial highway designation along its frontage and LCR in the rear, illustrates the challenge of planning across two separate zone designations. Mixed use would allow the commercial and residential components to be planned together from the outset, which is what commercial tenants increasingly expect — proximity to a built-in residential customer base.

- Alex articulated a broader community vision: a walkable environment where residents can step out their doors, access trails, and reach nearby coffee shops, markets, or other small businesses without needing a vehicle. He acknowledged the city benefits fiscally through tax revenue, and emphasized that market demand is driving interest in this type of integrated, amenity-rich residential product. He indicated the applicant's intent is to develop a higher-quality townhome product — citing rooftop units near a local golf course as a comparable example — sited near the river with commercial uses along the frontage road.
- Commission Member Fortune asked about the anticipated character of commercial development along the frontage. Alex confirmed the frontage facing the highway is high-traffic and would attract commercial tenants, including restaurants and office users, and potentially a greenhouse subject to a conditional use process. Industrial uses are not part of the plan. Housing would be concentrated toward the back of the parcels, closer to the river. Alex also noted that Blackstone has expressed interest in having a road connection through the back of the property for employee access and that employee housing in that location is seen as an added benefit.
- Jake Clark, also associated with the application, indicated he had nothing to add beyond what Alex had presented and echoed the same position.
- Chair Martin closed the public hearing for Item No. 2.

Legislative – Action Item(s):

- **Item No. 3 Alder Farms Development Rezone Request Recommendation:** The Planning Commission will review and discuss and may make a recommendation to the city council regarding a request to rezone parcels 02-090-0008, 02-090-0009 & 03-002-0016, located in the areas of 890 and 850 W 300 S and 515 S 850 W here in Providence. Applicant seeks to rezone parcels from Life Cycle Residential (LCR) to Mixed Use (MXD). **(ANALYSIS)**

  - Chair Martin introduced the legislative action item and invited Commission deliberation regarding a recommendation to the City Council on the rezone of parcels 02-090-0008, 02-090-0009, and 03-002-0016 from Life Cycle Residential to Mixed Use.
  - Commission Member Fortune stated that having reviewed the staff notes and comments, and having received clarification during the public hearing, he was supportive of the rezone. He did not identify any conflicts with the City's master plan and characterized the development trajectory on the west side of the highway as a positive contribution to Providence.
  - Commission Member Bob Perry indicated he was in agreement with Fortune's assessment.
  - Commission Member Peterson stated he saw no objection to the rezone.
  - Commission Member Joe Chambers noted that while the staff report acknowledges the decision could reasonably go either way, he has historically supported landowner rights when a proposed use is not adverse to the community. He expressed his position that landowners should have reasonable flexibility in how they develop their property when the impacts are manageable.
  - Chair Martin offered several observations from her own analysis. She noted that LCR-zoned land is becoming scarce in Providence, with only approximately two parcels remaining in that designation, though she did not view preservation of the LCR zone itself as a compelling reason to deny the rezone. She flagged access to trails, parks, and schools as important considerations she would want the Commission to revisit during the preliminary plat stage — particularly the adequacy of sidewalks, trail connections to schools, and play areas for families with children.

She stated these concerns were not impediments to approving the rezone but were items she intended to raise as the development process advances.

- Commission Member Fortune followed up with a question to Director Bankhead regarding home businesses. He asked whether individuals living within a MXD development would retain the ability to operate home-based businesses, so that no existing right would be lost in the transition from LCR. Director Bankhead confirmed that home businesses could still be conducted within residential units, subject to HOA approval, and that MXD simply adds the additional option of operating from a dedicated commercial space nearby. She noted that HOAs in practice can be more restrictive than the City, citing an example where an HOA prohibited a business that the City would have allowed. On the revenue side, Director Bankhead confirmed that commercial buildings generate higher property tax assessments and that sales tax revenue would depend on the types of commercial tenants that ultimately locate in the development.
- The Commission found no significant objections to the rezone and indicated general support for moving the recommendation forward to the City Council.

Commission Member Michael Fortune moved to forward a recommendation to the City Council to approve the rezone of parcels 02-090-0008, 02-090-0009, and 03-002-0016, located in the areas of 890 and 850 W 300 S and 515 S 850 W, Providence, from Life Cycle Residential (LCR) to Mixed Use (MXD), subject to the findings of facts, conclusions of law, and conditions as set forth in the staff report. Commission Member Bob Perry seconded the motion.
Vote:
Yea- Julie Martin, John Petersen, Michael Fortune, Bob Perry & Joe Chambers
Nay-
Abstained-

Motion passes.

Motion to adjourn the meeting by Commissioner Fortune. Seconded by Commissioner Perry.
Vote:
Yea- Julie Martin, John Petersen, Michael Fortune, Bob Perry & Joe Chambers
Nay-
Abstained-

Motion passes, meeting adjourned.

Minutes approved by vote of commission on 14th day of October 2026.

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



Ty Cameron, City Reorder