

PLANNING COMMISSION MINUTES

Wednesday, April 10th, 2024, 6:00 pm

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

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

HR. MIN. SEC in green above agenda items are timestamps of the YouTube meeting.

Call to Order: Brian Marble

Chair Roll Call of Commission Members: Brian Marble, Shelly Nazer, Robert Henke, Bob Washburn & Joe Chambers.

Members Absent: Michael Fortune.

Staff in Attendance: City Manager Ryan Snow, Community Development Director Skarlet Bankhead & City Recorder Ty Cameron.

Pledge of Allegiance: Robert Henke.

1 MIN 50 SEC.

Approval of Minutes: The Planning Commission will consider approval of the minutes for updated minutes of March 27th, 2024. [\(MINTUES\)](#)

- Brian Marble called for the approval of the minutes.
- Bob Washburn noted that he talked to staff about a few corrections.

Motion to approve the minutes of March 27th, 2024. – Joe Chambers. 2nd – Bob Washburn.

Vote:

Yea- Brian Marble, Shelly Nazer, Robert Henke, Bob Washburn & Joe Chambers.

Ney-

Abstained-

Absent – Michael Fortune.

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.

- Brian Marble opened the floor for public comment.
- Staff indicated that no comments had come in via email.
- No comments were received.
- Brian Marble closed the public comment portion of the meeting.

Public Hearings:

3 MIN 25 SEC.

- **Item No. 1 CH Champlain LLC Partial Rezone Public Hearing:** The Planning Commission will take questions and comments regarding an application for a partial rezone of a parcel located in the general area of 500 S 600 W.
- The Planning Commission conducted a public hearing concerning the application to partly rezone a parcel positioned in the vicinity of 500 S 600 W. Prior to the hearing's commencement, a brief overview of the rezone application and the associated history was provided by staff member Skarlet Bankhead .
 - The summary included the current zoning of the highway district which demands a predominant use for sales tax-producing businesses. The applicant is proposing to rezone approximately 5.71 acres of land in the southeast corner of the parcel, which is currently zoned highway commercial district. The property is part of a development that includes single-family detached homes on 6,000 minimum square foot lots. The developer provided development drawings for the purpose of showing infrastructure and layout, but no development plans are being considered for approval as part of the rezone request. The general plan, which shows future rezoning of existing districts and annex areas, does not show a change for a future rezone.
 - Various aspects such as infrastructure, sensitive areas, and compliance with zoning characteristics were discussed and covered.
 - The Planning Commission clarified that the hearing was exclusive to the rezone application and not for any developmental considerations.
 - Skarlet Bankhead read on the record a text comment from Jason Holmes wherein he referenced the applicants previous attempts to rezone the area and advised the Planning Commission to look at and understand what downsizing a commercial zone would mean.
 - Rick Champlin, representing Champlin LLC, provided additional insights into the rezone proposal and noted that the remaining area, if rezoned, would still have plenty of room for commercial sites and gave examples of the possible commercial developments like the ones found in front of Macey's and in Logan up the street.
 - Dennis Anderson, who is currently a resident of Hyrum but is in the process of moving to the 55+ community by this rezone, supports the idea to rezone the parcel to allow for more houses in the neighborhood. Commented that he understands the need to balance commercial and residential areas and what will benefit the city.
 - No other comments or questions were posed. Brian Marble closed the public hearing.

Legislative – Action Item(s):

18 MIN 55 SEC.

- **Item No. 2 CH Champlain LLC Partial Rezone:** The Planning Commission will review, discuss, and may make a recommendation to the City Council regarding an application for a partial rezone of a parcel located in the general area of 500 S 600 W.

(A. WALKER LTR.) & (EXHIBIT)

- Brian Marble called item 2, gave a brief introduction, and opened the item up for discussion.
- A subsequent discussion and assessment were conducted to deliberate on the CH Champlain LLC Partial Rezone application. The Commission considered recommendations and comments from staff and public opinion.
- The conversation revolved around balancing the city's need for residential developments against the existing commercial zoning designed to generate sales tax revenue. Members referenced mapping diagrams showing other commercial zones in the area and how they are being used and to understand the implications of current commercial business arrangements and access road designs as they impact parking and the traffic flow.
- Parties discussed access on 500 S and its future plans and UDOT restrictions regarding access to highways.
- The Planning Commission commented on losing commercial zoning and not being able to get it back once its gone and the value it brings to the city and community.
- Kent Dunkley, commented on the value of commercial lots so long as they are up against the highway or have ease of access; and that having 500 S completed would allow for two corner commercial sites which would be very valuable and appealing to business owners.
- Jane Nicholson asked if leaving it all commercial would really bring in more business as she commented no one would really want to build behind the businesses that were on the highway.
- The Planning Commission asked and discussed if there was a way to know how beneficial it would be or wouldn't be, in terms of finance, if they left it all commercial or if they did allow for part of it to be rezoned.
- Parties discussed the city's master and general plans and commercial highway zones versus commercial general zones.
- After extensive deliberation, the Commission recommended against the rezone considering the possible detriment to commercial zones contributing to the city's revenue.

Motion to recommend to the City Council that they do not approve the partial rezone. – Joe Chambers. 2nd – Bob Washburn.

Vote:

Yea- Brian Marble, Shelly Nazer, Robert Henke, Bob Washburn & Joe Chambers.

Ney-

Abstained-

Absent – Michael Fortune.

Motion passes, rezone will be on CC agenda for May with the recommendation that it not be rezoned.

Study Items(s):

1 HR. 4 MIN. 35 SEC.

- **Item No. 3 PCC 10-8-6 Amendments: Parking Regulations.:** The Planning Commission will review and discuss proposed amendments to city code 10-8-6 which governs parking regulations: **(CODE REVIEW)**

- Brian Marble called item 3, gave a brief introduction and asked Skarlet Bankhead to give an overview of the proposed amendments.
- Skarlet Bankhead commented that the proposed amendment to the existing code clarifies parking requirements depending on the type and/or size of development. On line 52, it clarifies how to compute a parking requirement, stating that outdoor seating areas should be included as part of the need for parking. The current code allows people to park in areas properly located for a future garage, but this may not meet zoning setbacks if a garage is built over the top of the parking pad. The proposed change is to encourage people to design parking pads for their RVs and other vehicles. The location of parking should also be considered, with mixed use parking encouraged. This encourages more people off to not have to park on the streets. The proposed amendment also encourages mixed use parking, encouraging residents to look at and consider different parking options.
- The Planning Commission turned its attention to the possible amendments to Providence City Code 10-8-6, governing parking regulations. Offered enhancements for clarity in parking requirements calculation, which would aid in addressing inconsistent parking space provisos for different establishment types. The amendments seek to improve computed parking requirements based on square footage for general office spaces and align parking spaces terminology with current usage.

Motion to move item to a public hearing. – Shelly Nazer. 2nd- Bob Washburn.

Vote:

Yea- Brian Marble, Shelly Nazer, Robert Henke, Bob Washburn & Joe Chambers.

Ney-

Abstained-

Absent – Michael Fortune.

Motion passes, item to be set for a public hearing.

Motion to adjourn meeting. – Bob Washburn. 2nd – Shelly Nazer.

Vote:

Yea- Brian Marble, Shelly Nazer, Robert Henke, Bob Washburn & Joe Chambers.

Ney-

Abstained-

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Absent – Michael Fortune.

Motion passes, meeting adjourned.

Minutes approved by vote of Commission on day of 2024

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Michael Fortune, Chair	Ty Cameron, Recorder