

1 **Providence City Planning Commission Meeting**
2 **Providence City Office Building**
3 **15 South Main**
4 **Providence UT 84332**
5 **September 10, 2014 6:00 p.m.**
6

7 Attendance: Larry Raymond, Chair
8 Commissioners: Kirk Allen, Gary Milburn
9 Alternates: Robert James, Wendy Simmons
10

11 **Approval of the Minutes:**

12 Item No. 1. The Providence City Planning Commission will consider for approval the minutes of August 27, 2014.

13 **Motion to approve the minutes of August 27, 2014: R James, second – G Milburn**

14 **Vote: Yea: K Allen, R James, G Milburn, L Raymond, W Simmons**
15 **Nay: None**
16 **Abstained: None**
17 **Excused: L Hogge, S Sanders**
18

19 **Business Items:**

20 **Item No. 1. Final Plat Approval.** The Providence City Planning Commission will consider for approval the final plat
21 for the Sunrise Acres 3 Subdivision, an 8-lot residential subdivision located generally at 640 South 330 West,
22 Providence UT.

23 The following were presented to the Planning Commission:

24 **FINDINGS OF FACT:**

- 25 1. DRC used Providence City Code 11-3-3 Final Plat to review the application and final plat.
- 26 2. DRC used the Providence City Corporation Department of Public Works Standards and Specifications
27 Manual to review the application and final plat.

28 **CONCLUSIONS OF LAW:**

- 29 1. DRC feels the final plat meets the requirements of Providence City Code 11-3-3 with the following
30 conditions:

31 **CONDITIONS:**

- 32 1. The easement for the drainage on Lot 4 can be no closer than 5 feet to the property lines and needs to be
33 corrected on the plat.
34

35 **Motion to approve the final plat for Sunrise Acres 3 with the findings of fact, conclusions of law, and conditions**
36 **presented during the meeting: K Allen, second – R James**

37 **Vote: Yea: K Allen, R James, G Milburn, L Raymond, W Simmons**
38 **Nay: None**
39 **Abstained: None**
40 **Excused: L Hogge, S Sanders**
41

42 **Item No. 2. Proposed General Plan Amendment.** The Providence City Planning Commission will review proposed
43 amendments to the moderate income housing element of the Providence City general plan.

- 44 • Craig Call, City Attorney, explained the state enables municipalities to establish land use ordinances. One
45 of the state requirements is if you have a land use ordinance, you must have a transportation element in
46 the plan, and a moderate income housing element. The state requires a practical plan to help
47 accommodate moderate income housing. The question is: what is Providence doing to keep moderate
48 income housing available. One option is allowing accessory dwelling apartments; but the state does not
49 require a municipality provide accessory dwelling apartments, it is an option.
- 50 • The state code says a municipality must allow manufactured housing. However, the city can require
51 zoning elements be met. K Allen reported at one time he lived on Lamplighter Drive and there were two
52 manufactured homes in the area that were very well done.

- Local rehabilitation codes allow older homes to be remodeled with modified codes.
- The city has various zones and utilized the mixed use zone behind the Macey's development.
- C Call discussed ideas involving inclusionary zoning that requires a certain portion of new housing units be affordable.
- C Call reported he didn't know of any sanction against a municipality that does not do a moderate housing plan. He also discussed Bluffdale's court case.
- The next step will be a public hearing at the next planning commission meeting.

Study Item:

Item No. 1. Proposed General Plan Amendment. The Providence City Planning Commission will review proposed amendments to the transportation element of the Providence City general plan.

- Jeff Gilbert explained his role with the CMPO. He commended the City for looking at the transportation and involving the CMPO.
- J Gilbert suggested looking at a hierarchy (such as major arterial, minor arterial, collector, etc.) in the road system. Access management would be different for the different types of roads.
- L Raymond felt the City needed to consider the high school being built to the south of the City.
- W Simmons felt the redesigned 1000 West in Logan was a good example.
- UDOT has a functional class map for Cache County.
- Bike paths were discussed. There are some struggles because of the different type of users, such as commuter users that prefer to commute in the travel paths, confident riders, and then those that aren't so comfortable. The CMPO has a bicycle/pedestrian (active transportation) advisory committee that can help with ideas.
- T Beutler explained generations change and the generation coming up is more willing to use active transportation and transit. Land use planning and zoning impacts transit. He used the example of Providence Place. Orienting the buildings in the front and parking in the back is helpful for transit. They are looking at park and ride for bicycles. J Gilbert suggested covered bike rack near the bus stops and utilize the covered bike rack at the transit center.
- The ideal setting for transit is collector roads rather than residential.
- There are standards that recommend road spacing.
- Gary Knighton discussed topography.

Staff Reports: Any items presented by Providence City Staff will be presented as informational only.

- No staff reports.

Commission Reports: Items presented by the Commission Members will be presented as informational only; no formal action will be taken.

- No Commission reports.

Motion to adjourn: K Allen, second – W Simmons

Vote: Yea: K Allen, R James, G Milburn, L Raymond, W Simmons

Nay: None

Abstained: None

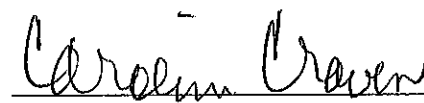
Excused: L Hogge, S Sanders

Meeting adjourned at 7:50 p.m.

Minutes recorded by S Bankhead and prepared by C Craven.



 Larry Raymond, Chairman



 Caroline Craven, Secretary

Planning Commission Meeting

September 10, 2014

Please Sign In

Name

City of Residence

GARY KNIGHTON

PROVIDENCE

