

1 **Providence City Planning Commission Minutes**
2 **Providence City Office Building**
3 **164 North Gateway Drive, Providence UT 84332**
4 **February 20, 2019 6:00 p.m.**

5
6 **Call to Order:** Gary Sonntag, Vice Chair
7 Attendance: Laura Banda, Rowan Cecil, Ruth Ann Holloway, Bob Perry, Gary Sonntag
8 Excused: Robert James, John Parker
9

10 **Approval of the Minutes:**

11 **Item No. 1.** The Planning Commission will consider approval of the minutes for January 23, 2019.

12 **Motion to approve the minutes from January 23, 2019 – R Cecil, second – B Perry**

13 **Vote:**

14 **Yea: L Banda, R Cecil, B Perry, G Sonntag**

15 **Nay: None**

16 **Abstained: R Holloway**

17 **Excused:**

18 **Excused Alternate:**

19 Corrections:

- 20
 - Add the attendance

21
22 **Public Comments:** Citizens may appear before the Planning Commission to express their views on issues within
23 the City's jurisdiction. Comments will be addressed to the Commission. Remarks are limited to 3 minutes per
24 person. The total time allotted to public comment is 15 minutes.

- 25
 - Josh Paulsen requested that the commission discuss the reasoning behind the adjustments to the LCR
26 code. He also wanted to know who authored the amendments. He expected that the Commission will do
27 this during the Study Item time on the agenda.

28
29 **Public Hearing(s):** None
30

31 **Action Item(s):**

32 **Item No. 1. Amended Plat:** The Providence Planning Commission will consider for approval a preliminary
33 amended final plat for DLMAC Subdivision, The amendment of Lot 1 Willow Place Subdivision Amended, an 18-
34 dwelling unit multi-family residential subdivision located in the general area of 254 N Gateway Drive, Providence,
35 UT; (Discussion time approximately 10 minutes)

36 **Motion to approve the preliminary amended final plat for DLMAC Subdivision – R Cecil, second – B Perry**

37 **Vote:**

38 **Yea: L Banda, R Cecil, R Holloway, B Perry, G Sonntag**

39 **Nay: _____**

40 **Abstained:**

41 **Excused: Excused Alternate:**

42 Discussion:

- 43
 - Danny Macfarlane explained that the development was amending Lot 1 of an amended final plat that
44 changed the lot lines between Lots 1 and 2.
 - The townhomes will share the driveway to the north. They will not share the driveway with Lot 2. Lot 2
46 does not have access through Lot 1.
 - D Macfarlane explained that this project will have its own dumpster. He does not anticipate the tenants of
48 the townhome using the dumpster at the medical office. As for the traffic, the townhomes will generate
49 less traffic than a commercial use. D Macfarlane explained that they will move the snow to the
50 landscaped area.
 - D Macfarlane explained that the existing pond will be expanded and have a discharge.
 - D Macfarlane explained that they have a geotech report. There are no sands that would lead to
52 liquefaction. They found ground water at 6' depth.

1 **Item No. 2. – Amended Final Plat:** The Providence Planning Commission will consider for approval an amended
2 final plat for The Corner Subdivision lot 2 amendment, a 30-dwelling unit multi –family residential subdivision
3 located in the general area of 430 West 100 South, Providence UT; (Discussion time approximately 10 minutes)

4 **Motion to approve the final amended final plat for the Corner Subdivision lot 2 amendment with conditions as**
5 **stated and with the condition that the drainage pond be shown on the plat – R Cecil, second – R Holloway**

6 **Vote:**

7 **Yea:** L Banda, R Cecil, R Holloway, B Perry, G Sonntag

8 **Nay:** _____

9 **Abstained:**

10 **Excused: Excused Alternate:**

11 Discussion:

- 12 • Jeff Jackson reviewed the detention pond area. This easement will be shown on the final plat.
- 13 • J Jackson reported that a soils report was completed.
- 14 • J Jackson explained that the church property to the south has a fence. The property to the east has an
15 agricultural fence. It is the developer’s intent to leave both fences as they are.

16
17 **Item No. 3. Final Plat:** The Providence Planning Commission will consider for approval a final plat for Providence
18 Gateway Subdivision, phases B –E, a multi-family residential subdivision consisting of townhomes and
19 condominiums with approximately 164 units located in the general area of 100 South and Gateway Drive,
20 Providence, UT; Phase B – 22 dwelling units, Phase C&D – 20 dwelling units, Phase E – 17 dwelling units.
21 (Discussion time approximately 10 minutes)

22 **Motion to approve the final plat for Gateway Subdivision with conditions as stated and identifying the storm**
23 **water easement – R Cecil, second – L Banda**

24 **Vote: L Banda, R Cecil, R Holloway, B Perry, G Sonntag**

25 **Yea:** _____

26 **Nay:** _____

27 **Abstained:**

28 **Excused: Excused Alternate:**

29 Discussion:

- 30 • J Jackson explained the financing restrictions for condominiums.
- 31 • S Bankhead explained that the staff report combined Phases B and E because they are both townhome
32 phases. The staff report combined Phases C and D because they are both condominium phases.
- 33 • G Sonntag requested that storm water be added to the blanket easement.
- 34 • J Jackson explained that the underground storm water chambers are designed to percolate, but also have
35 an overflow.

36
37 **Item No. 4. – Rezone Request:** The Providence Planning Commission will consider a recommendation to the City
38 Council to grant a rezone request for Parcel No. 02-209-0006 located in the general area of 593 W 300 S,
39 Providence, UT; The property is currently zone Commercial Highway District (CHD); the applicant is requesting
40 Multi-Family High (MFH)

41 **Motion to postpone a rezone request for Parcel No. 02-209-0006 until the general plan has been amended – R**
42 **Cecil, second – R Holloway**

43 **Vote:**

44 **Yea:** L Banda, R Cecil, R Holloway, B Perry, G Sonntag

45 **Nay:** _____

46 **Abstained:**

47 **Excused: Excused Alternate:**

48 Discussion:

- 49 • S Bankhead reviewed the staff report.
- 50 • G Sonntag reported that the planning commission has been working on the general plan and the
51 associated map for future rezone.

52
53 **Study Items(s):**

54 **Item No. 1. Ordinance and Design Standards for LCR:** The Providence Planning Commission will review proposed
55 changes to Title 10 Chapter 4, Life Cycle Residential Zone. (Discussion time approximately 10 minutes)

- 1 • S Bankhead reviewed the recommended changes to the LCR zoning ordinance.
- 2 • L Banda felt that compatibility was an important part of the neighborhood.
- 3 • G Sonntag felt that it was important to maintain compatible standards with surrounding and adjacent
- 4 land uses and that conflicts may be mitigated utilizing landscaping, berms, community areas, buffers,
- 5 walls, fencing, etc.
- 6 • B – Compliance with Standards – ~~Substantial~~ compliance with the zone
- 7 • J Jackson felt having the word “substantial” in section B would allow for negotiation.
- 8 • H – Functional Community Space – J Jackson stated that as a developer he contacted the city to inform
- 9 them that the LCR zone does not have open space. He explained that the way it is currently written, 60%
- 10 of the space is for roads, setbacks and sidewalks. He explained that only leaves 40% of the land that can
- 11 be used for homes.
- 12 • G – Development Standards – J Jackson suggested that single-family attached and multi-family areas be
- 13 landscaped in accordance with the Providence City Multi-Family Design Standards.
- 14 • F.1 – Diversity of Housing Types – J Jackson explained that he felt that only allowing specific homes will
- 15 limit the types of developments. He felt that mandating 3 housing types that need to be mixed in
- 16 throughout the development is a bad idea. He explained that a good ratio is important. He also suggested
- 17 condominiums as a housing type. He did not feel that apartments should be mandated.
- 18 • J Paulsen felt that the recommendations were actually getting worse. He explained that the functional
- 19 community space was taken from the APA guidelines. The intent is that when space is taken away from
- 20 larger lots to allow for density, functional community space should be provided. He does not believe that
- 21 this should be a zone. He felt that areas should be zoned by density, then LCR should be utilized as a tool.
- 22 He felt that the authors of the document had an agenda, and that it does not reflect the thoughts of the
- 23 community.
- 24 • J Paulsen felt that if the intent was to provide affordable housing, it should have a deed restriction. He did
- 25 not feel that the city should mandate housing types. He felt that the developer should be able to put in
- 26 what they want. He said that he sent his suggestions to the city council a couple of months ago.
- 27 • G Sonntag felt that there needed to be professional planning involved. He felt that the city was not getting
- 28 anywhere because of the lack of professional planning. He felt that the planning commission members
- 29 were being asked too much, and a professional planner would help.
- 30 • This will be a study item on the next agenda.

31
 32 **Item No. 2. General Plan Map:** The Providence Planning Commission will discuss changes to the draft General Plan
 33 Map – Future Re-zoning of Existing Districts & Annexed Areas. (Discussion time approximately 10 minutes)

- 34 • G Sonntag felt there should be a legend and the transportation corridors identified.
- 35 • Ashley Nance reported that she has talked with many residents who are not satisfied with the way the city
- 36 council votes. She felt that the rezone process should be followed prior to annexation.
- 37 • R Cecil felt that there were many people who are for the LCR zone, but that they just don’t come to the
- 38 meetings. A Nance felt that if someone had an opinion they should come to the meetings to express that
- 39 opinion.
- 40 • This will be a study item on the next agenda.

41 **Reports:**

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

- 43 • No staff report.

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

- 46 • None

47 **Motion to adjourn – R Cecil, second – L Banda**

48 **Vote:**

49 **Yea: L Banda, R Cecil, R Holloway, B Perry, G Sonntag**

50 **Nay: None**

51 **Abstained: None**

52 **Excused:**

53 **Excused Alternate:**

54

1 The next meeting is Wednesday, February 27, 2019

2

3 Meeting adjourned approximately 8:15 PM

4 Minutes prepared by Mindi Petersen

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8 _____
Robert James, Chair

Skarlet Bankhead, City Recorder

DRAFT