

1 **Providence City Planning Commission Minutes**
2 **Providence City Office Building, 164 North Gateway Drive, Providence UT 84332**
3 **February 27, 2019 6:00 p.m.**

4
5 **Call to Order:** Gary Sonntag, Vice Chair
6 Attendance: Laura Banda, Rowan Cecil, Bob Perry, Gary Sonntag, John Parker
7 Excused: Robert James, Ruthann Holloway
8 Voting Alternate: Laura Banda
9 Excused Alternate:

10
11 **Approval of the Minutes:**

12 **Item No. 1.** The Planning Commission will consider approval of the minutes for February 20, 2019.

13 **Motion to approve the minutes from February 20, 2019 – R Cecil, second – J Parker**

14 **Vote:**

15 **Yea: R Cecil, B Perry, G Sonntag, J Parker**

16 **Nay:**

17 **Abstained:**

18 **Excused: R Holloway**

19 **Excused Alternate:**

20 Corrections: None

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
 - None

26
27 **Public Hearing(s):** None

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29 **Action Item(s):**

30 **Item No. 1. – Rezone Request:** The Providence Planning Commission will consider a recommendation to the City
31 Council to grant a rezone request for Parcel No. 02-209-0006 located in the general area of 593 W 300 S,
32 Providence, UT; The property is currently zoned Commercial Highway District (CHD); the applicant is requesting
33 Multi-Family High (MFH)

34 **Motion to approve the request for parcel 02-209-0006 to MFH – B Perry, second – R Cecil**

35 **Motion to recommend that the City Council update the general plan to specify multi-family housing for parcel**
36 **No. 02-209-0006 – B Perry, second – R Cecil**

37 **Vote:**

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

39 **Nay: None**

40 **Abstained:**

41 **Excused: R Holloway**

42 **Excused Alternate:**

- 43
 - G Sonntag explained that he felt that the consensus from the commission is that the general plan
44 identifies things that the city would like to do in the future but does not prohibit rezoning something that
45 is not in the general plan. He also explained that there was a rezone request for a parcel of property in
46 the general area of the Willows Golf Course and the Providence Family Medical Center. There was a
47 recommendation from the commission to the City Council to deny the rezone from commercial to multi-
48 family high. The Council overturned the recommendation and approved the rezone request. He felt that
49 by explaining this it would help the commission to make a decision one way or the other.
 - G Sonntag asked the commission if they would like to proceed with the rezone request, deny it or send a
50 recommendation to the city council to continue until the general plan is approved.
 - B Perry and R Cecil felt that this is a good area for Multi-family high because it will help with the tax base.

51
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)

56 Discussion:

- 57 • B Perry explained that he felt that the last sentence in section A-1 “that encourage diversity in population
58 and housing types” could be misunderstood. He suggested having it written to say “that encourages a
59 mixed age population and diverse housing types”
- 60 • A-1 – that addresses demographics and housing types
- 61 • A-4 – Provide functional community space for public use
- 62 • B – Substantial Compliance with the zone regulations
- 63 • G – ~~Single-Family Attached and Multi-Family areas of the~~
- 64 • J – Delete paragraph
- 65 • E- Permitted Housing Types-
- 66 ○ G Sonntag asked if apartments have a place in this zone. He explained that condos and
67 townhomes are on their own parcel of property
- 68 ○ R Cecil asked if the planned unit development down the street will have apartments. He stated
69 that there were 600 plus units that were approved to be built in this area.
- 70 ○ S Bankhead clarified that there is a total maximum of 164 units for this development.
- 71 • G Sonntag thanked J Paulsen for his comments and suggestions that he submitted to the City.
- 72 • Craig Winder of Visionary Homes explained that he felt that the overall purpose of the LCR zone should
73 focus on uses that will appeal to a wide variety of demographics rather than focusing on housing types.
- 74 • C Winder explained that he felt that requiring apartments in every case wasn’t necessary and it should be
75 project-specific.
- 76 • C Winder explained that he felt that the open space requirements need more discussion before he would
77 feel comfortable with this ordinance.
- 78 • C Winder explained that he felt that the 25% of open space requirement is high compared to other cities.
79 He felt that once the open space is defined then the percentage could be determined. He stated that he
80 would like to have usable open space.
- 81 • G Sonntag felt that the LCR zone is trying to address diversity in residents but instead it brings diversity in
82 housing types.
- 83 • C Winder explained that he would like to see this ordinance appeal to a wide variety of demographics. He
84 felt that keeping the ordinance a true life cycle community and not getting caught up in the housing types
85 is important.
- 86 • C Winder explained that planned unit developments were designed for maximum flexibility for the
87 developer. He explained that he felt that the LCR concept is more focused but does have some
88 similarities.
- 89 • R Cecil felt that the open space percentage should be lower.
- 90 • G Sonntag explained that he has hesitations for creating more open space for the community. He stated
91 that it creates more responsibility for the city and that Providence does not need any more parks.
- 92 • B Fresz recommended to schedule this for public hearing before a decision is made. He explained that
93 there have been suggestions from a broad group of people.
- 94 • This will be scheduled for public hearing and the draft will be presented.

95

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

98 Discussion:

- 99 • Ashley Nance of Providence explained that the zone had been left off of the map for parcels 03-036-0011
100 and 03-036-0008.
- 101 • S Bankhead explained that SFL will limit the flexibility of acquiring open space.
- 102 • A Nance explained that she has spoken with many people who would like to see the Highlands zone stay
103 the same however, she thinks SFT would work.
- 104 • B Fresz explained that the SFT zone states a minimum lot size but not a maximum.
- 105 • C Winder felt that if the USU farm area is zoned commercial at this time it will devalue the property. He
106 explained that there is a lot of uncertainty at this time about what will happen. If the USU farm will be
107 developed as a town center it would make sense to keep it zoned commercial. If it isn’t developed, having
108 it being zoned as commercial is not wise. B Perry stated he would like to see this zoned mixed use.

- 109 • G Sonntag stated that the Planning Commission will not consider a 'future rezone' of the Highlands at this
110 time. They will wait until after the City Council has made a decision to approve or deny the currently
111 proposed rezone of the Highlands from SFL to LCR.
112 • This will be scheduled for public hearing and the map presented as is.
113

114 **Item No. 3. Moderate Income Housing Plan:** The Providence Planning Commission will discuss the General Plan
115 Chapter 7. (Discussion time approximately 10 minutes)

116 Discussion:

- 117 • G Sonntag explained that the city's goals, objectives and strategies are consistent with BRAGS'
118 recommendations. S Bankhead recommended adding the draft chapters into the general plan bringing it
119 back to the commission once complete.
120 • L Banda suggested having a timeline written into the draft to allow us to see how we are doing in regards
121 to meeting the goals and objectives by 2022.
122 • G Sonntag suggested sending this to the general plan consultants as written.
123

124 **Reports:**

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

- 126 • S Bankhead gave a report from the City Council meeting last night. The council discussed the secondary
127 water ordinance, LCR zoning ordinance and a discussion was had on the budget. The council discussed
128 how much should be in reserves for the enterprise funds. City Staff has been working on setback code.
129 • S Bankhead explained the final plat for the Corner Subdivision, Lot 1 amendment should be on the agenda
130 for the next commission meeting.
131 • S Bankhead reported that after discussion with city staff, the spring clean-up curb-side service will be
132 discontinued. She explained that the public works department will check with Logan City to get additional
133 dumpsters so that residents can take their limbs to the public works facility.
134 • Mayor Drew introduced and explained that Sherry Johnson would like to provide a community service to
135 Providence City residents. She would like to provide a well check call to specific residents, and schedule a
136 check-up visit if she cannot get ahold of them within a certain amount of time.
137 • Bill Johnson felt and explained that a well check, no matter how it is done, is very important.
138

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

- 141 • G Sonntag asked if there is a budget for a professional planner.
142 • G Sonntag reported that Robert James, Chair has announced that he will be resigning from the position as
143 Chair of the Planning Commission.
144 • S Bankhead stated that this will open up a position for alternates. The recommendations for Chair, Co-
145 chair and alternate will be discussed at the next meeting.
146

147 **Motion to adjourn – R Cecil, second – J Parker**

148 **Vote:**

149 **Yea: R Cecil, J Parker, B Perry, G Sonntag, L Banda**

150 **Nay: None**

151 **Abstained: None**

152 **Excused: R James**

153 **Excused Alternate:**

154
155 The next meeting is Wednesday, March 13, 2019

156
157 Meeting adjourned approximately 7:55 PM

158 Minutes prepared by Mindi Petersen
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161 _____
162 Gary Sonntag, Vice Chair

_____ Skarlet Bankhead, City Recorder