

1 Providence City Planning Commission
2 Providence City Office Building
3 164 North Gateway Drive, Providence UT 84332
4 February 15, 2018 6:00 p.m.
5

6 **Call to Order:** Robert James, Chair

- 7 • Attendance: Rowan Cecil, Ruth Ann Holloway, Robert James, Robert Perry
- 8 • Excused: Brent Fresz, John Parker, Gary Sonntag

9 **Approval of the Minutes:**

10 Item No. 1. The Planning Commission will consider approval of the minutes for January 24, 2018.

- 11 • Page 3 line 29 general **plan**
- 12 • Page 4 line 28 preservation **that would**
- 13 • Page 5 line 17 walkable **their they are**

14 Motion to approve the minutes for January 24 as amended – Rowan Cecil, second – R Holloway

15 Yea: R Cecil, R Holloway, R James, R Perry

16 Nay: None

17 Abstained: None

18 Excused: B Fresz, J Parker, G Sonntag

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

22
23 No public comments

24
25 **Public Hearing(s):**

26 **6:15 PM Item No. 1. Proposed Rezone:** Prior to making a recommendation on the proposed rezone of Parcel No.
27 02-096-0089; a 0.68 parcel of property located generally at 506 West 100 S, Providence UT, the Planning
28 Commission is holding a public hearing. The parcel is currently zoned Agricultural (AGR). The applicant is
29 requesting Commercial General District. The purpose of the public hearing is to provide an opportunity for anyone
30 interested to comment on the proposal before action is taken. The Planning Commission invites you to attend the
31 hearing in order to offer your comments. You may also email comments to the City Recorder,
32 sbankhead@providence.utah.gov by 2:00 PM the day of the meeting.

- 33 • Brent Skinner – Representing the applicant. Provided a review of the zones of properties surrounding this
34 property. A small office building is proposed to be built there.
- 35 • Darrel Arnell - Reported this will probably house an Edwards Jones office and Civil Solutions and perhaps
36 another professional office.

37 R James closed the public hearing.

38 **6:30 PM Item No. 2. Proposed Code Amendment:** Prior to making a recommendation on the proposed code
39 amendments to Providence City Code Title 10 Zoning Regulations, Chapter 4 Establishment of Districts by adding
40 Section 6: Life Cycle Residential zone, the Planning Commission is holding a public hearing. The intent of this zone
41 is to provide attractively landscaped neighborhoods with a mix of single-family, two-family and multi-family
42 residential lots, structures, and associated uses The purpose of the public hearing is to provide an opportunity for
43 anyone interested to comment on the proposal before the Planning Commission takes action. The Planning
44 Commission invites you to attend the hearing in order to offer your comments. You may also email comments to
45 the City Recorder, sbankhead@providence.utah.gov by 2:00 PM the day of the meeting.

- 46 • Cory Bowers, Providence Hollow Phase 1, is here for an objective work of what is going on. He is not
47 opposed to the land being developed. When he built, he knew there would be more development and a
48 road. His background is law enforcement software. He has concerns with the high density homes that are
49 being planned. He is very concerned with the placement of it. He has the same concerns felt the Planning
50 Commission needed to be cognizant of the existing area. He asked what the Commission thought were
51 the benefits of the zone.
- 52 • Sharell Eames read the minutes. She read from 10-4-4 Mixed Use District. She felt it was a fancy, catchy
53 name for mixed use zoning. She would like to know what the difference is between Mixed Use and the
54 LCR zone. She read from the minutes of January 4. S Phippen comment. B Fresz would like to see the zone
55 on the bench. S Bankhead said could be incorporated within existing neighborhoods. She read from the
56 minutes of August. Councilman Baldwin suggested the commission think of the existing neighbors. It was

1 discussed that if the zone was changed the neighbors would not be notified. G Sonntag discussed
2 incorporating this new zone for new developments only. She commented on R Cecil's comment on his
3 children wanting townhomes. Not everyone's children want condominiums or townhomes. She was
4 concerned where it would be placed. January 24th meeting, planning commission discussed how to
5 implement the LCR zone.

- 6 • R Holloway asked what size of home her daughter was looking for S Eames explained they were looking
7 for a lot that would allow a small garden.
- 8 • Ruth Ann Nielsen from River Heights. She cautioned the Planning Commission the land has a 4' deep
9 water table. She cautioned about high density. She cautioned about the townhomes. She is a crossing
10 guard at River Heights Elementary. She asked that people be kept off 600 South and to find other outlets.
11 She asked that townhomes be kept out of the area.
- 12 • Jeff Jackson explained that cities need to consider density. If development continues the way it has in the
13 past the fields will be gone because of development and cache valley as we know it will be gone.
14 Developers build what is in demand, if multi-family homes weren't in demand they wouldn't be building
15 them. They are not talking about low income housing. They are talking about housing for police officers,
16 school teachers, hair dressers, etc at a price point of less than \$229,000. Less than 5% of new homes in
17 cache valley are under \$229,000. In 2017 home production costs rose by 21%. If developers only cared
18 about making money it would be more profitable to build single family homes, but he felt that was poor
19 development. If the City does a good job of creating standards for the Life Cycle Zone they will get good
20 projects.
- 21 • Sharlie Gallup lives in River Heights. Asked if a developer petitions one city, they can't petition in another
22 city until their application to the first city has been granted, denied etc. She was concerned about the
23 long-term effects this zone could have on the community.
- 24 • Blake Parker lives in the Foxridge Subdivision. He is a real estate broker. He applauds the City for doing
25 this. The thing that surprises him is how many young people are preferring town homes. They would
26 prefer to pay an HOA fee for maintenance and go do other things. He explained it is a lifestyle. He
27 suggested looking at Hyrum City. He thought they had a zone that does not allow more than one 4-plex
28 per block. He felt Logan was in a redevelopment mode. Where the City has the opportunity and the
29 ground available, he felt the zone should be used. He felt each community should offer a broad range of
30 affordability, whether they are apartments or condos. He reported there is a desire for high-end
31 condominiums, but there are not any in the area. He explained statewide there is a 36,000 housing
32 shortage.
- 33 • Mayor Drew asked about properties for sale. B Parker explained there were 184 active residential
34 property listings, with 146 properties under contract. An average market would be 700 - 800 active
35 properties available.
- 36 • Mayor Drew reported people want green space. The means infill. People do not want infill in residential
37 areas.
- 38 • Stan Checketts commended the Commission for considering this. S Checketts explained life is different
39 now. There are many people who would just as soon not shovel snow. He applauded the Commission for
40 considering this.
- 41 • Cory Bowers said according to Zillow there are 515 homes available, 43 townhomes. He wanted to make
42 sure steps were taken to study this out and researched before any decisions are made.

43 R James closed the public hearing.
44

45 **Action Item(s):**

46 **Item No. 1. Final Plat:** The Providence Planning Commission will consider for approval the final plat for the
47 Providence Hollow Phase 2 Subdivision, a 23-Lot residential subdivision located in the general area of 600 East 500
48 North. (Discussion time approximately 10 minutes)

- 49 • S Bankhead reviewed the Staff Report

50 Motion to approve the final plat for Providence Hollow Phase 2 Subdivision with the construction documents
51 compliant before construction begins – R Cecil, second – R Perry

52 Vote:

53 Yea: R Cecil, R Holloway, R James, R Perry

54 Nay: None

55 Abstained: None

56 Excused: B Fresz, J Parker, G Sonntag

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2 **Item No. 2. Rezone:** The Providence Planning Commission will consider for recommendation a rezone for Parcel
3 No. 02-096-0089; a 0.68 parcel of property located generally at 506 West 100 S, Providence UT; changing the zone
4 from Agricultural (AGR) to Commercial General District (CGD). (Discussion time approximately 10 minutes)
5 (Amended 02/14/2018)

- 6 • Ruth Ann Holloway asked about parking if the building was changed to retail in the future. She also asked
7 about pedestrian traffic. R Cecil explained the sidewalk and crossing already exist.

8 Motion to recommend the City Council rezone from AGR to CGD – R Cecil, second – R Perry

9 Yea: R Cecil, R Holloway, R James, R Perry

10 Nay: None

11 Abstained: None

12 Excused: B Fresz, J Parker, G Sonntag

13
14 **Study Items(s):**

15 **Item No. 1. Code Amendment:** The Providence Planning Commission will discuss proposed amendments to
16 Providence City Code Title 10 Zoning Regulations, Chapter 4 Establishment of Districts by adding Section 6: Life
17 Cycle Residential zone. (Discussion time approximately 15 minutes.)

- 18 • This zone would be another zone.
- 19 • Spot zoning is allowed, not encouraged but still allowed.
- 20 • R James explained the mixed use zone is intended for retail, residential, commercial. It is intended to be
21 something different from a mixed zone. LCR zone is intended to be more heavily residential.
- 22 • R James reported the Commission saw a need. Lifestyles are changing. We saw the need for a mixture of
23 housing options. This zone is not specific for one particular development. It has been discussed for the
24 bench.
- 25 • R Holloway asked if the State had a housing plan.
- 26 • S Bankhead reported that the state has “Envision Utah”. They would like to stop urban sprawl and to see
27 more condensed housing and open space. She also reported that the developer brought up earlier did not
28 file a formal petition with the City until their other petition was withdrawn from River Heights.
- 29 • S Bankhead also wanted to clarify that if a property was already zoned as LCR and someone wanted to
30 build on it they could without notifying neighbors, if a property was zoned something other than LCR and
31 someone wanted to change the zone to LCR the neighbors would be notified and a public hearing would
32 be held.
- 33 • R Cecil felt if done right, this could work in existing residential. The LCR zone is a good way to help it fit
34 within Providence.
- 35 • R James asked S Bankhead if she could inquire about having the county planner at their next meeting.
36 Also to find out what Envision Utah says about high density housing.
- 37 • Mayor Drew explained the City does review every detail. He has confidence in the City Staff and the City
38 Engineer when they review developments.
- 39 • R Cecil explained the City went on a field trip to look at developments to explore options. They were
40 surprised by some developments that went from Single Family to Multi-Family units, because it blended
41 very well.
- 42 • R Holloway explained the requirement to blend with the surrounding neighborhood. We have lost our
43 farming area. We are more a bedroom community with family.

44 **Item No. 2, General Plan:** The Providence Planning Commission will discuss a draft of the general plan, prepared
45 by CRSA. (Discussion time approximately 15 minutes) (Amended 02/14/2018)

- 46 • Continued to the next meeting.

47 **Item No. 3. Code Amendment:** The Providence Planning Commission will discuss proposed amendments to
48 Providence City Code Title 10 Zoning Regulations, Chapter 8 Area Regulations and Parking Requirements by adding
49 Section 9 Design Standards for Residential Development. (Discussion time approximately 15 minutes)

- 50 • J Baldwin reported that the Council discussed this item. B Fresz was at the meeting and asked for a
51 prioritization of this code. The Council determined that they would like the Planning Commission to work
52 on the LCR zone and design standards together.
- 53 • S Bankhead updated the Planning Commission. City Council members will submit their comments to S
54 Bankhead, once all the comments are added it will be reviewed by the City Attorney. If the review is back

- 1 in time they would like to review it at the next Planning Commission meeting. As well as have a training
2 on how amending City Code should work.
- 3 • Mayor Drew emphasized that the Council spent a lot of time on the design standards and wanted the City
4 Attorney's input to get something that would work really well.
 - 5 • R Parker asked if it would be possible to get some advice from the county planner concerning the design
6 standards.
 - 7 • S Bankhead stated that she would reach out to the County Planning Office.

8 **Item No. 4. Code Amendment:** The Providence Planning Commission will discuss proposed amendments to
9 Providence City Code Title 11 Subdivision Regulations Chapter 4 Design Standards Section 3 Streets and Street
10 Improvements by adding a seal coat on all asphalt surfaces within a subdivision. (Discussion time approximately 10
11 minutes)

- 12 • S Bankhead explained the reasoning for the code amendment. City staff wants this to be concerned a
13 pending ordinance. They would like to be able to notify developers that they are strongly considering a
14 new requirement to add a seal coat to asphalt surfaces within a new subdivision. The city attorney is
15 reviewing this code amendment. The reason being because the code amendment would mean the city
16 would hold money for a longer period of time than they are used to. The purpose is to have the
17 developers pay to have a seal coat put on the asphalt 1-3 years after the asphalt has been laid but after
18 the majority of housing construction is finished.
- 19 • J Baldwin reported that from what he is aware of no City Council members are against this code
20 amendment because it would help the longevity of the roads.

21 **Reports:**

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

- 23 • S Bankhead reported that a couple of traffic studies were just finished for the impact studies plan. Two of
24 the places they studied were the crossing of Spring Creek west of 300 East and one west of 100 West. She
25 is checking on the correct procedure to approve the facilities plan. Providence City asked for a utility
26 analysis before someone annexes in Providence. There is someone interested in annexing into
27 Providence, they haven't filled a formal petition yet, they are expecting it soon.

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

30

31 Motion to close – R Cecil, second **

32 Yea: R Cecil, R Holloway, R James, R Perry

33 Nay: None

34 Abstained: None

35 Excused: B Fresz, J Parker, G Sonntag

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37 Meeting adjourned 7:50 PM

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