

1 Providence City Planning Commission Agenda
2 Providence City Office Building, 164 North Gateway Drive, Providence UT 84332
3 April 11, 2018 6:00 p.m.
4

5 **Call to Order:** Brent Fresz

6 **Attendance:** Robert Perry, Ruth Ann Holloway, Gary Sonntag, R Cecil
7 Excused: Robert James

8 **Approval of the Minutes:**

9 **Item No. 1.** The Planning Commission will consider approval of the minutes for March 28, 2018.

10

11 Page 2 Line 53: Eliminate first vote.

12

13 **Motion to approve the minutes of March 28, 2018 made by G Sonntag, seconded by R Holloway.**

14 **Vote**

15 **Yea:** R Perry, R Holloway, G Sonntag, B Fresz

16 **Nay:** None

17

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

21

22 **Public Hearing(s):**

23 **Item No. 1. 6:10PM** Prior to making a recommendation on the proposed code amendments to Providence City
24 Code Title 10 Zoning Regulations, Chapter 8 Area Regulations and Parking Requirements by adding Section 9
25 Design Standards for Residential Development, the Planning Commission is holding a public hearing. The purpose
26 of the public hearing is to provide an opportunity for anyone interested to comment on the proposal before the
27 Planning Commission takes action. The Planning Commission invites you to attend the hearing in order to offer
28 your comments. You may also email comments to the City Recorder, sbankhead@providence.utah.gov by 2:00 PM
29 the day of the meeting.

- 30 • No public comment

31 Motion to close – R Cecil, second – G Sonntag

32

33 **Action Item(s):**

34 **Item No. 1. Code Amendment:** The Providence Planning Commission will consider for recommendation to City
35 Council proposed amendments to Providence City Code Title 10 Zoning Regulations, Chapter 8 Area Regulations
36 and Parking Requirements by adding Section 9 Design Standards for Residential Development.

- 37 • **Background Information:** During the summer of 2017, a project was presented to the City that would
38 have involved the construction of townhomes in an area that is predominantly residential. Though the
39 project was not approved, out of the discussions surrounding the project came a request for the City to
40 prepare design guidelines that will govern all multi-family (apartment/townhome) projects in Providence,
41 regardless of the location. Since that time, staff has created and presented a draft set of standards and
42 presented them to the Planning Commission. The standards are taken from a variety of sources:
43 ordinances from cities of similar size were consulted; public feedback was incorporated; and the
44 Commission's changes and requests were included as well.

45 It should be noted that these design guidelines don't apply solely to one zone. They are to govern **all**
46 multi-family development in Providence City, regardless of the zone or location. Any multi-family
47 (townhome/apartment) project in the City will be subject to the architectural, landscaping and other
48 standards contained in this ordinance. It should also be noted that these standards are not being created
49 to favor or prejudice any one project. The City does not have any projects up for consideration that would
50 be impacted by these standards.

51 **FINDINGS OF FACT:**

- 52 1. Utah Code 10-9a-302(2) tasks the Planning Commission with making land use recommendations
53 to the legislative body, which in Providence City's case is the City Council.
- 54 2. Utah Code 10-9a-205 requires Providence City to hold a public hearing(s) when considering
55 adoption or modification of a land use ordinance. The public hearing being held tonight, April 11,
56 2018, satisfies this requirement.

- 1 3. The attached ordinance has been reviewed by Staff and, at the request of the Commission, is
2 being presented for public hearing and consideration for recommendation to the Providence City
3 Council.

4 **CONCLUSIONS OF LAW:**

- 5 1. That all necessary review and hearings have been held and the Commission may make a
6 recommendation to the City Council regarding the approval of this ordinance.

7 **CONDITIONS:**

- 8 1. There are no recommended conditions.
9 • **Recommendation:** That the Planning Commission hold the public hearing and recommend approval of an
10 ordinance adopting the Providence City zoning regulations, area regulations and design standards for
11 residential development to the City Council.

12
13 **Motion to recommend to the Providence City Council the proposed amendments to Title 10 Zoning Regulations,
14 Chapter 4 Establishment of Districts, by adding Section 6: Life Cycle Residential zone. the ordinance design
15 standards – Bob Perry, second R Cecil.**

16 **Vote**

17 **Yea: R Perry, R Holloway, G Sonntag, B Fresz, R Cecil**

18 **Nay: None**

19
20 **Item No. 2. Code Amendment:** The Providence Planning Commission will consider for recommendation to City
21 Council proposed amendments to Providence City Code Title 10 Zoning Regulations, Chapter 4 Establishment of
22 Districts by adding Section 6: Life Cycle Residential zone.

- 23 • **Background Information:** For several months now, staff and the Commission have been working on
24 creating a zone that would allow a landowner to develop their property with a variety of housing types-
25 duplexes, twin homes, single family homes, apartments, townhomes, etc. The goal is to provide housing
26 for people at all stages of the life cycle. As staff and the Commission have worked through the creation of
27 this zone, we have incorporated comments from the public, the Commission, the development
28 community and City staff.

29 **FINDINGS OF FACT:**

- 30 1. Utah Code 10-9a-302(2) tasks the Planning Commission with making land use recommendations
31 to the legislative body, which in Providence City's case is the City Council.
32 2. Utah Code 10-9a-205 requires Providence City to hold a public hearing(s) when considering
33 adoption or modification of a land use ordinance. The required public hearing was held on
34 March 28, 2018.
35 3. The attached ordinance has been reviewed by Staff and, at the request of the Commission, is
36 being presented for consideration for recommendation to the Providence City Council.

37 **CONCLUSIONS OF LAW:**

- 38 1. That all necessary review and hearings have been held and the Commission may make a
39 recommendation to the City Council regarding the approval of this ordinance.

40 **CONDITIONS:**

- 41 There are no recommended conditions.
42 • **Recommendation:** That the Planning Commission recommend approval modifying certain land use
43 definitions found in Providence City Code 10-1.

44
45 **Motion to recommend to the Providence City Council the proposed amendments to Title 10 Zoning Regulations,
46 Chapter 4 Establishment of Districts, by adding Section 6: Life Cycle Residential zone, motion made by R Cecil,
47 seconded by B Perry.**

48 **Vote**

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

50 **Nay: None**

- 51 • G Sonntag asked if the City is ready to handle such a development with respect to the infrastructure. G
52 Sonntag felt the road system for a project that is looking at this zone is not adequate.
53 • G Sonntag felt during the public hearings those that approached the city were concerned with what could
54 occur in the zone. One of the things would be the traffic that would be generated. He was concerned that
55 the road system was not adequate.
56 • G Sonntag asked if this should wait on the shelf until the General Plan is finished.

- 1 • B Fresz felt a zone needed to be created to put it in the General Plan
- 2 • R Cecil felt many people that have expressed concerns do not understand the principle in the proposed
- 3 ordinance.
- 4 • R Cecil reported he spoke with his granddaughter’s husband. They live in a condominium and felt the life
- 5 cycle idea is a great idea to help people build equity while living in higher density housing to be able to
- 6 afford the bigger homes later in life.
- 7 • S Bankhead read from the current general plan “New residential development should be developed based
- 8 on density and include Mixed Residential Uses.” S Bankhead felt that this statement as well as more
- 9 specifics she read from the current general plan, should help put minds at ease. The Life Cycle zone has
- 10 been intended for Providence City it just hasn’t been created until now. She addressed G Sonntag’s
- 11 concern about the City’s infrastructure concerning utilities. The city has done very well planning for the
- 12 future, when it comes to future development. The City has also kept up on it’s transportation corridor
- 13 plan and plans for multi-modal transportation.
- 14 • Mayor Drew reported in speaking with other mayors, they feel the City is ahead of the curve.
- 15 • B Fresz found a correction on page 1 change hill side development ordinances to reference Providence
- 16 City Code Title 10 Chapter 5 Sensitive Areas.
- 17 • Sharell Eames wanted to publicly thank the Commission for their work and stated that people are not
- 18 concerned about adding the Life Cycle Zone, rather people are very concerned about where the new zone
- 19 can be applied.
- 20

21 **Item No. 3. Exception to Title 11 Subdivision Regulations:** The Providence Planning Commission will consider for
 22 recommendation to City Council a request for an Exception to Title 11 Subdivision Regulations by allowing phasing
 23 for a two-lot subdivision located in the general area of 506 West 100 South, requested by Danny Macfarlane.
 24 City Staff has reviewed the request for an exception to Title 11 Subdivision Regulations made by Danny
 25 Macfarlane. City Staff recommended to the planning commission to recommend to the City Council to approve the
 26 exception made by Danny Macfarlane.
 27 Danny Macfarlane reported that no improvements are needed for the parcel.

28
 29 **Motion to recommend approval for an exception to Title 11 Subdivision Regulations for parcel 506 West 100**
 30 **South, from G Sonntag, seconded by Ruth Ann Holloway.**

31
 32 **Study Items(s):**

33 **Item No. 1. General Plan:** The Providence Planning Commission will discuss a draft of the general plan, prepared
 34 by CRSA. (Discussion time approximately 15 minutes)

35
 36 Chapter 6 Objective discussion

37 Goal: Improve safety for all users on City streets, including pedestrians, bicyclists, and automobiles.

- 38 • Street survey on safety using information from the CCSO (road safety audit) - within 5 years. Identify the
- 39 problem areas and plans to improve – 5 – 10 years.

40 G Sonntag: inventory sidewalk with ADA

- 41 • Create a link of network - Bicycle survey with the Bike Organization, and work with Cache Trails
- 42 Coordinator.

43 R Cecil suggested a bike path from Providence to USU.

44 G Sonntag focus on major streets.

45 R Holloway asked about markings and signage for the bicycle routes. R Perry explained signage.

46 R Perry reviewed Logan City’s map for bike paths. He felt this could be used as a starting place.

47 B Fresz suggested looking for funding (grants) specifically for bike routes.

48 R Holloway suggested a Providence City app for people to download. B Fresz suggested working with Google to
 49 incorporate our maps.

- 50 • Aesthetics of streets and public rights of way.

51 B Fresz suggested promoting appropriate trees in the park strips. R Cecil felt trees in the park strip were
 52 problematic. B Perry felt there were also tree maintenance and clear view problems. Mayor Drew stated that
 53 people in the public works department would prefer that there aren’t trees in park strips because of damage to
 54 vehicles and maintenance is supposed to be done by homeowners not the city. G Sonntag felt trees and park strips
 55 were a never- ending problem. The problem originates from the tree, either up rooting sidewalk or curb and

1 gutter, or branches over hanging in the right-of-way. In most cases, it is the wrong tree for the space. He felt it
2 needed to be the right tree, planted the right way. G Sonntag felt the historical trees needed to be consider
3 differently. B Fresz suggested promoting appropriate trees in the park strip and recessing the park strip; that would
4 put planting the trees lower than the sidewalk. R Holloway talked about watering to encourage deep roots. She felt
5 in a cul-de-sac situation it would be difficult for spacing for vehicles. She felt there were other ways to beautify the
6 city. S Bankhead discussed that because trees are living things, if you plant trees at the same time they die at the
7 same time, if the City decides to continue planting trees in park strips it would be a good idea to have a schedule of
8 where trees need to be planted and when to ensure that there are always mature trees throughout the City. B
9 Fresz suggested merging the state tree list, city tree list, and Rocky Mountain tree list. He felt a city ordinance
10 addressing specific trees that will be allowed to be planted within park strips would be beneficial.
11 G Sonntag suggested "Develop the entry way landscape for Gateway Drive and 100 North." R Holloway suggested
12 including the roundabouts. R Cecil was concerned with roundabout visibility. G Sonntag suggested decorative
13 street lamps along the major corridors. B Perry suggested being aware of dark sky.
14 Promote appropriate trees and a plan to deal with trees that are not appropriate, concerning street aesthetics
15 discuss street lights (dark sky compatible). S Bankhead informed the commission that Rocky Mountain Power only
16 has two options for street light poles. Going away from those two options is expensive and hard to maintain.
17 Providence City has both kinds of poles.
18 R Holloway suggested flowering baskets or flags.
19 B Fresz suggested short growing grasses that grow about 12-inches and do not need mowing, low impact plantings.
20 R Holloway suggested a grass that does not root-run.
21 • Linking transportation systems including transit.
22 Work with neighboring cities and county, classify the city streets using industry standard definitions.
23 Transportation mapping and keeping current.
24 B Fresz suggested multi-modal or separate bridges over spring creek.
25 Transportation maps would fall under this strategy.
26 B Fresz suggested the first strategy could be something like "Work with neighboring communities and cache
27 county to identify major corridors." And the second strategy to be "Put all the information received in strategy 1
28 and make it into a map".
29 Another strategy could be, define using standard definitions industry wide, and update the Cities definitions to
30 match standards the rest of the world uses.
31 • Minimize negative impacts to existing neighborhoods
32 Well designated pedestrian crossings, obstacles in the public right-of-way, appropriate designation and speed. S
33 Bankhead suggested removing the strategy all together, because it's hard to define minimizing negative impacts.
34 Monitor with signs, allocate law enforcement services, photo cop, truly multi-modal transportation. Posting speed
35 data on the website.
36 • Preserve Right of Way (ROW)
37 Sidewalks on ROW widths. ROW just not for vehicle use. Plan for bike routes.
38 • Improve walkability
39 Walking survey, bike survey, ADA compliant main roads and routes, the bike and walk paths do not need to line up
40 with vehicular paths. Deer fence trail should remain a dirt path. Work with Cache County trails coordinator. Work
41 with other cities to continue the asphalt power line trail, both directions north and south, as well as connecting the
42 north and south sides of the trail.
43 R Holloway mentioned she would like to see more information concerning the bus system throughout the city.
44

45 **Reports:**

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

47 S Bankhead reported the City Council held the public hearing on the annexation petition; approved the code
48 amendment requiring seal treatment for future development. The city is looking at creating a secondary water
49 system.

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

52 B Fresz will be out of town during the next meeting. His proposed changes for the next two chapters of the general
53 plan objectives are as follows.

54 Chapter 7

55 Objective 1 move to public works

56 Objective 7 higher density zones

- 1 Objective 8 infill development
- 2 Objective 9 review mixed use zone for applicability
- 3 Chapter 8
- 4 Objective 1 identify green zones and follow the water laws
- 5 Objective 2 promote more swales, de-emphasize lawns, water source protection plan
- 6 Objective 3 scenic parks and view benches
- 7 Objective 4 spring creek trail, power line trail corridors of travel
- 8 Objective 5 educate public on invasive species
- 9

10 Motion to close the meeting of April 11, 2018 made by R Cecil, seconded by R Holloway.

11 **Vote**

12 **Yea:** R Perry, R Holloway, G Sonntag, B Fresz, R Cecil

13 **Nay:** None

14 Meeting adjourned at 8:30 pm.

15 Minutes prepared by Katie Soelberg.

16
17 APPROVED April 25, 2018

18

19

20

21

22

Brent Fresz, Acting Chair

Skarlet Bankhead, City Recorder