

1 Providence City Planning Commission  
2 Providence City Office Building, 164 North Gateway Drive, Providence UT 84332  
3 May 23, 2018 6:00 p.m.  
4

5 **Call to Order:** Robert James, Chair  
6 Attendance: Rowan Cecil, Ruth Ann Holloway, Robert “Bob” Perry, Gary Sonntag  
7 Excused: Jon Parker  
8

9 Note: On May 22, 2018, the City Council selected Brent Fresz to fill the mid-term vacancy. Gary Sonntag, the  
10 senior alternate will fill B Fresz’s commission seat. Bob Perry will remain an alternate. One alternate seat  
11 is now open. The Mayor reported he has two people interested in the opening.

12 **Approval of the Minutes:**

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

14 **Motion to postpone the approval the minutes for May 8, 2018 – G Sonntag, second – R Cecil**

15 **Vote:**

16 **Yea:** R Cecil, R Holloway, R James, R Perry, G Sonntag

17 **Nay:** None

18 **Abstained:** None

19 **Excused:** Jon Parker  
20

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

- 24 • No public comment.

25 **Public Hearing(s):**

26 **Item No. 1. (6:10 PM) Proposed Rezone:** Prior to making a recommendation on the proposed rezone of Parcel No.  
27 02-093-0028; a 2.03-acre (+/-) parcel of property located generally at 196 West 100 N, Providence UT, the Planning  
28 Commission is holding a public hearing. The purpose of the public hearing is to provide an opportunity for anyone  
29 interested to comment on the proposal before the Planning Commission takes action. The Planning Commission  
30 invites you to attend the hearing in order to offer your comments. You may also email comments to the City  
31 Recorder, [sbankhead@providence.utah.gov](mailto:sbankhead@providence.utah.gov) by 2:00 PM the day of the meeting. The property is currently zoned  
32 Single-Family Traditional. The applicant is requesting Multi-Family Medium (12 dwelling units/acre).

- 33 • Elisabeth England currently rents the home at 196 West 100 North. She read the attached history of the  
34 home. She feels the home is safe to live in. She would like to purchase the home and continue its rich  
35 heritage.
- 36 • Laura Fisher encouraged the Commission to consider very carefully before introducing multi-family zoning  
37 into single-family neighborhoods. Her understanding is that this area is a very old neighborhood. She does  
38 not feel the current residents should have multi-family imposed on them. She urged concern for property  
39 owners that do not want their neighborhoods to go in a negative direction.
- 40 • Boyd Hansen has lived in Providence for about 60 years. He asked the Commission to consider snow  
41 removal. R James explained at this time we are discussing the rezone; the construction and site will be  
42 considered at another time. B Hansen expressed concern about the increase in pedestrian and vehicle  
43 traffic. He expressed concern with the number of vehicles and only two accesses. He was concern with  
44 the amount of green space. He expressed concern about tricycles, bicycles, scooters, and what may  
45 happen with the large volume of vehicle traffic. He cautioned against unintended consequences. He  
46 knows people need some place to live, but this congested facility is not what we need.
- 47 • Sharell Eames, 98 East 400 South, she felt this was not just a rezone. This is very important. Once property  
48 is rezoned, you have to allow what meets the ordinances. She also expressed concern about the way the  
49 Commission makes decision. She would hope the Commission would listen to people who come to the  
50 meeting, because they really care.
- 51 • James Holloway explained in the area he previously lived there was an extreme amount of growth. He  
52 suggested keep this at 12 units or below. He is concerned with traffic and pedestrian accidents. He had  
53 three classmates killed in pedestrian/vehicle accidents. He asked the Commission to consider the  
54 intersection and possible mitigation efforts.

- 1 • Megan Young lives across the street. She has lived in Providence for 5 years. She believes in progress and  
2 thinks it is an important step. However, it has to be done with care. Traffic is a huge issue. There is an  
3 elementary school to the east and a middle school to the west. The developments on the hill will increase  
4 the traffic. Twenty-four units on this property will probably have at least two vehicles per unit. It would be  
5 one thing if the property was sitting out in the middle of nowhere, but this area is already congested. She  
6 understands Utah does not have spot zoning regulations, but that just means we have to be more careful  
7 and thoughtful with zoning. She expressed concern about tearing down something that is so beautiful.  
8 She understands the property owners want to sell their property but felt a 400% increase in population in  
9 the area is not a compromise with the neighbors that have invested in the area. It should not harm the  
10 neighbors' investment. She thanked the Commission for listening to the area residents. She does not want  
11 to be contentious, but she does want the Commission to understand the views of the neighborhood.
- 12 • Heather Hansen has lived here for 22 years. She explained that two of the roads are not owned by the  
13 City. She would prefer to see the traffic addressed prior to a potential rezone. The increase in density  
14 does not make sense, particularly in this neighborhood. She felt that the northwest area has had its share  
15 of multi-family. She explained once it is rezoned you cannot trust what will happen.
- 16 • Nicole Fitzgerald supported everything E England said. She would love to have the historic home that is  
17 there stay. She asked that the Commission allow a subdivision that would keep the historic home. She did  
18 not feel townhomes was the right look for entering the historic home district. She felt the townhomes  
19 going in on Gateway and the Chugg property would be enough for affordable housing. She felt 24  
20 townhomes on this corner was pointless. She felt the traffic should be resolved. They purchased their  
21 home because they loved the yard. They enjoy sitting in the backyard hearing the baseball games. Putting  
22 townhomes would make it so they cannot enjoy their yard. If the townhomes go in, they will not be able  
23 to hear the activity in the park; all they will hear are doors shutting and traffic. They will not see the trees  
24 and the beautifulness of the area.
- 25 • Alese Crockett explained she has been doing her own research, understanding that there will be change; a  
26 two-acre lot is probably not practical. The owners want to sell and they should be able to sell the  
27 property. She has talked with the developer. She called a real estate agent and was told the least  
28 expensive lot in Providence (a 0.3-acre lot) recently sold for \$68,000. She suggested subdividing the parcel  
29 into single-family lots. She felt the City also needed smaller single-family lots. We need something in the  
30 middle of townhomes and large homes.
- 31 • Colton England read from Providence and Her People Volume 3 [page 163]. *Providence citizens had a*  
32 *history of opposition to such development [high-density housing]. In 1979, some City Council members*  
33 *hoped to sustain this preference for large lot, single-family homes, by delineating four areas that would*  
34 *serve as a blue print for the City's future growth. Included were the following provisions: (1) that*  
35 *Providence maintain "a separate identity from her sister communities," Logan, River Heights, Millville and*  
36 *Nibley; (2) that Providence promote "orderly growth from inward to outward," so that all growth occurred*  
37 *within city limits; (3) that Providence control growth to an extent that the city could "provide public*  
38 *services without imposing inordinate taxes or debts upon . . .citizens;" and (4) that Providence preserve the*  
39 *city's "character as a medium-density residential community," with homes and yards at no less than three*  
40 *per acre.* He recognized that the book was published in 2009 and many changes have since taken place,  
41 he was asking the Commission to consider the thoughts.
- 42 • Ashton Young lives across the street. This is the fourth time the residents have spoken about this  
43 property. Three times the rezone has been denied. They moved here because of the space. There is space  
44 here. They lived in a townhome while going to school at USU and had more than two vehicles, parking  
45 one in the street most of the time. He was concerned about cars parking on the street. He was concerned  
46 about the traffic on the road. Sometimes he waits 10 – 15 minutes to get out of his driveway. He  
47 expressed concern about cars parking along the street. He also expressed concerns about rentals and  
48 parking. He is against the rezone; he would like to keep it single family. He has seen accidents and near  
49 misses, a group of bikers were almost hit and a young woman carrying her baby while crossing the street  
50 was almost hit. He is extremely nervous about putting something that will cause more traffic. This just  
51 does not feel right to have 24 townhomes with single-family all around it.
- 52 • R James closed the public hearing.

53 **Action Item(s):**

54 **Item No. 1. Proposed Rezone Recommendation:** The Providence City Planning Commission will consider for  
55 recommendation to the Providence City Council a request to rezone Parcel No. 02-093-0028; a 2.03-acre (+/-)

1 parcel of property located generally at 196 West 100 N, Providence UT. The property is currently zoned Single-  
2 Family Traditional. The applicant is requesting Multi-Family Medium (12 dwelling units/acre). (Discussion time  
3 approximately 15 minutes)

- 4 • B Perry asked if a traffic study had been done on the intersection.
- 5 • R Cecil explained the Commission received five emails, four strongly supported the project; one supported  
6 it, if done correctly. He talked to many people that have said we must look to the future, and must  
7 consider change. One person said absolutely no townhomes, four said yes, if done right, and 21 felt we  
8 needed to look at change. In a recent Envision Utah class, they reported that the state of Utah has an  
9 11,000 home shortage. Planning commissions and city councils all too often look at what is going on today  
10 – they need to look out to the future.
- 11 • S Bankhead explained the density. Multi-family residential is 7.25 units per net acre, multi-family medium  
12 is 12 units per net acre, and multi-family high is 18 units per acre.
- 13 • R Holloway expressed appreciation for the comments, especially the history. She has a soft spot for older  
14 homes. It was explained the home would be removed. She asked if there was documentation on the  
15 condition of the foundation of the home. Traffic, snow removal, and adding more children, are all  
16 concerns. She suggested five or six homes for a senior community. Neighbors do not want noise, traffic,  
17 and additional chaos; but seem to be okay with something of a peaceful nature.
- 18 • A Bentley explained all snow removal would be contained within the development.
- 19 • R Holloway felt it important to keep the historic home. She expressed concern that removing the  
20 charming features in the City destroys the charm and character of the City. She felt the Commission  
21 needed to listen to the neighbors.
- 22 • S Bankhead explained Providence does not have an ordinance that would protect the home.
- 23 • R James explained the decision is to make a recommendation to the City Council to approve or deny the  
24 rezone.
- 25 • G Sonntag felt a traffic study was needed. He also suggested a pedestrian survey. He felt there needed to  
26 be a traffic evaluation along 100 North from SR165 to 300 East. He felt the City allowed previous  
27 developments without considering traffic. He wanted the traffic issues addressed before considering any  
28 development. He felt the single-family neighborhood around the parcel set a precedent. He discussed an  
29 area in Park City where they preserved a barn and silo to keep a certain look. He felt the general plan goal  
30 was to keep Providence rural.
- 31 • R James felt with better understanding of the traffic, the Commission may be comfortable with an  
32 increase in density, but maybe not high density.
- 33 • Various densities in the northwest area of the City were discussed.

34 **Motion to recommend to the city council to reject the proposed rezone – R Cecil, second – G Sonntag**

35 **Yea: R Cecil, R Holloway, R James, R Perry, G Sonntag**

36 **Nay: None**

37 **Abstained: None**

38 **Excused: Jon Parker**

39  
40 **Item No. 2. Final Plat:** The Providence Planning Commission will consider for approval a final plat for the Cameron  
41 Wright Subdivision, a two-lot residential subdivision located in the general area of 55 W 500 S, Providence UT.

- 42 • The Planning Commission considered Item 2 prior to holding the public hearing and consideration of Item  
43 1.

44 S Bankhead reviewed the Staff Report.

- 45 • The Applicant, with consent of the property owner, is proposing to split the existing lot (.98 acres) into  
46 two lots, for the purpose of constructing a single family home on the newly created lot. The existing  
47 home will sit on .28 acres and the new lot will be the remaining .70 acres. Both of these lots fall within  
48 the minimum lot size for the Single Family Traditional zone. ESR reviewed the final plat and construction  
49 drawings/cost estimates and provided Applicant with changes, which he made and resubmitted the  
50 corrected plat. There are no outstanding issues with the final plat.

51 **FINDINGS OF FACT:**

- 52 1. Executive Staff used the Providence City Master Plan 2000 as revised, and also examined current  
53 and anticipated development in the immediately surrounding area, to review the application and  
54 determined that the General Plan calls for this type of development in the area where it is  
55 proposed.
- 56 2. This property has been zoned for residential use since before 1970 when the existing home was

1 constructed.

2 3. Staff further reviewed City Code 10-8 to determine whether the proposed final plat and  
3 construction drawings meet the necessary minimum lot sizes and frontages, as well as City  
4 standards and specifications.

5 4. All of the proposed building lots meet or exceed the required 95' frontage on a publicly  
6 dedicated road and the required 12,000 square foot minimum lot size.

7 5. All publicly dedicated roads have been laid out in accordance with the Providence City  
8 engineering standards, specifications and ordinances.

9 6. The City Council has approved the Development Agreement for this subdivision.

10 **CONCLUSIONS OF LAW:**

11 1. The applicant has met all necessary requirements that would entitle them to approval of their  
12 final plat.

13 **CONDITIONS:**

14 The applicant shall meet all applicable City, state and federal laws, codes, rules.

- 15 • S Bankhead explained the developer would be installing most of the required improvements; but will be  
16 paying a fee-in-lieu for the road improvement. The City will use the fee-in-lieu when the City upgrades the  
17 water main line in 500 South, probably within three years.
- 18 • G Sonntag asked the size of the main line. S Bankhead did not know for sure, but thought it was either a  
19 6" or 8" line. It is an old line.
- 20 • R James asked if there were any comments from the April 25 approval of the preliminary plat. S Bankhead  
21 reported the comments had been addressed.

22 **Motion to approve the final plat for the Cameron Wright Subdivision located at 55 W 500 South – G Sonntag,  
23 second – R Cecil**

24 **Vote:**

25 **Yea: R Cecil, R Holloway, R James, R Perry, G Sonntag**

26 **Nay: None**

27 **Abstained: None**

28 **Excused: J Parker**

29  
30 **Study Items(s):**

31 **Item No. 1. General Plan:** The Providence Planning Commission will discuss a draft of the general plan, prepared  
32 by CRSA. (Discussion time approximately 20 minutes)

- 33 • S Bankhead explained the draft of the objectives and strategies. She explained she went over the minutes  
34 for the past several months and made the changes discussed in the meetings to Chapters 5 – 9. During  
35 the May 9 meeting, the Commission asked to add chapter 10 dealing with public safety and emergency  
36 management; this was also prepared.
- 37 • S Bankhead explained, in talking with Chief Hannig, Logan City Fire Chief, it appears the City may need to  
38 look at a fire station within the next 10 years somewhere between Providence City 100 North and Nibley's  
39 2600 South. It may and probably will involve other communities and the County.
- 40 • B Fresz felt it was important to look to the future for police services, fire services, and emergency services.  
41 Including a chapter in the general plan calls attention.
- 42 • Mayor Drew discussed a fire station. Capital costs for a fire station and vehicles are estimated at \$1.5  
43 million. He explained the new contract rate would be effective as of November 2018. Since the fire  
44 contract is paid in arrears, the large increase will be in the 2020 budget year.

45 Chapter 10 suggestions:

- 46 • Strategy for emergency medical services. S Bankhead explained she needs to do more research on this.  
47 She suggested a strategy as evaluate and understand the operation of emergency medical services.
- 48 • S Bankhead explained the strategies listed for dealing with wildland fire were taken from the contract the  
49 City has with the Utah Division of Forestry, Fire, and State Lands.
- 50 • R James suggested using the same verbiage found in 2.a. in 1.a.
- 51 • R James suggested adding an impact fee study to 3.c.
- 52 • R Holloway asked when the meeting was to discuss the fire contract possibilities. Mayor Drew explained  
53 he has invited Mayor Daines, Chief Hannig, and Rod Hammer, Cache County Fire District, to the Town Hall  
54 in August.

- 1 • R Cecil suggested adding volunteers to 3.a. R Holloway asked how the insurance worked for a volunteer  
2 fire department. Mayor Drew explained Utah Local Government Trust insures the City for liability. He  
3 explained worker compensation has a category for fire fighters. If there is a reduction of response time, it  
4 may affect the individual residents because the loss would be the damage to real and personal property;  
5 it would not be a loss to the City.
- 6 • G Sonntag suggested adding prepare a capital facilities study to item 3.
- 7 • Add 4.a. Evaluate emergency medical services and transportation every 5 years to see if options have  
8 changed.
- 9 • Add 5.e. publish fire risk map.
- 10 • Add 5.f. annual review of fireworks policy and restrictions.
- 11 • S Bankhead explained fire inspection duties are under the Logan City Fire Marshall. The proposed contract  
12 has an amount for inspections.
- 13 • R Cecil asked about building inspections. R James explained it is the associated inspections listed in 6.a.
- 14 • R Holloway asked when the inspections happen. R James explained commercial buildings are inspected  
15 annually; private homes are inspected during construction and when the home is sold. S Bankhead  
16 explained the City's buildings are inspected annually.
- 17 • B Perry asked if a city owned pavilion required an annual fire inspection. B Fresz explained the building has  
18 to be rated for occupancy to require an inspection.
- 19 • R Holloway discussed an Eagle Scout project that distributed emergency ribbons to their area. She  
20 suggested the City consider something similar. R James felt 7.a. encourage volunteer programs covered  
21 that.
- 22 • The Commission suggested 7.c. develop an education program discussing what to do in an emergency.
- 23 • The Commission suggested 7.d. develop and encourage resident participation in a citywide notification  
24 system.
- 25 • The Commission suggested 7.e. Investigate and evaluate options for resilient structures.
- 26 • The Commission asked if Providence had ever received FEMA aid. S Bankhead explained the City worked  
27 with FEMA repairing the 2011 flood damage. As a result of the discussion, 7.f. was suggested to evaluate  
28 city staff positions and necessary training for emergency management.

29  
30 **Selection of Vice Chair.**

31 Brent Fresz had been serving as the Vice Chair. With his appointment to the City Council, the vice chair position is  
32 open.

33 R James suggested G Sonntag to serve as vice chair. No other nominations.

34 **Vote:**

35 **Yea: R Cecil, R Holloway, R James, R Perry**

36 **Nay: None**

37 **Abstained: G Sonntag**

38 **Excused: J Parker**

39

40 **Reports:**

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

- 42 • Mayor Drew explained that in a recent workshop there was much discussion about connectivity,  
43 walkability, and bike-ability. Heading west on 100 North takes you into the commercial area, but it also  
44 takes you into Logan. To increase all modes of traffic going into the City's commercial area, he felt it was  
45 important to open 100 South from 200 West to SR 165 and Center Street from 200 West to Gateway  
46 Drive.
- 47 • G Sonntag discussed the offset intersections at Center Street and 300 East and 200 North and 300 East.
- 48 • B Perry asked about truck traffic routes. 100 North, 300 South, 1000 South seem to be the preferred  
49 routes.
- 50 • Mayor Drew explained if the City wants mixed use with commercial, the City needs to encourage  
51 pedestrian traffic into the area.
- 52 • S Bankhead reviewed the roles of helping applicants. She explained there could be open discussion about  
53 design options. However, City representatives need to remember they are in a reviewing role, not the  
54 designing role. R James felt focusing on the question at hand would help keep the discussion on track.

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

- 3 • No commission reports

4 **Motion to adjourn – R Cecil, second – G Sonntag**

5 **Vote:**

6 **Yea:** R Cecil, R Holloway, R James, R Perry, G Sonntag

7 **Nay:** None

8 **Abstained:** None

9 **Excused:** J Parker

10 Meeting adjourned approximately 8:25 p.m.

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Robert James, Chair

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Skarlet Bankhead, City Recorder

DRAFT