

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

5 **Call to Order:** Robert James, Chair
6 Attendance: Voting: Rowan Cecil, Ruth Ann Holloway, John Parker, Gary Sonntag
7 Alternate: Bob Perry
8 Excused: Alex Bearnson
9

10 **Approval of the Minutes:**

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

- 12 • Page 1 line 17 ~~buffer~~ border
- 13 • Page 3 lines 8 and 9 are incomplete sentences. R James asked that the minutes be continued so staff
14 could listen to the June 13 recording and finish the sentences.

15 Motion to continue the minutes from June 13 – R Cecil, second – B Perry

16 Vote:

17 Yea: R Cecil, R Holloway, R James, J Parker, G Sonntag

18 Nay: None

19 Abstained: None

20 Excused: NA
21

22 **Item No. 2.** The Planning Commission will consider approval of the minutes for June 20, 2018.

- 23 • Page 1 lines 33 – 39 Add: “discussed the annexation policy and map” somewhere in the paragraph.

24 Motion to approve the minutes of June 20, 2018 – G Sonntag, second – J Parker

25 Vote:

26 Yea: R Cecil, R Holloway, R James, J Parker, G Sonntag

27 Nay: None

28 Abstained: None

29 Excused: NA
30

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

- 34 • Mayor Drew reviewed the information he received from the State regarding moderate income housing.
35 He felt the requirements have been “ratcheted up”. He read the definition of moderate income housing.
36 *“Moderate income housing” means housing occupied or reserved for occupancy by households with a*
37 *gross household income equal to or less than 80% of the median gross income for households of the same*
38 *size in the county in which the city is located.”*
39 Mayor Drew explained, in Cache County, the median income is about \$54,000; 80% is about \$43,000. In
40 today’s market at current interest rates that means someone at that income level could purchase a
41 \$170,000 home.
42

43 **Public Hearing(s):** None
44

45 **Action Item(s):**

46 **Item No. 1. Final Plat:** The Providence Planning Commission will consider for approval a final plat for The Corner
47 Subdivision, a two-lot subdivision located in the general area of 506 West 100 South, Providence UT. (Discussion
48 time approximately 10 minutes)

- 49 • S Bankhead reviewed the following:

50 **Background Information:** The Corner Subdivision was formerly known as Providence corner Subdivision,
51 which consists of two parcels of land totaling 2.5 acres. A Title exception request was made to create a 2-
52 lot commercial subdivision two-phase project; both phases are now included in the final plat.

53 Addresses (will be provided by the City) need to be shown and “final plat” needs to be added to the title
54 for the mylar.

55 **FINDINGS OF FACT:**

- 1 1. Executive Staff used the Providence City Master Plan 2000 as revised, and examined current and
2 anticipated development in the immediately surrounding area, to review the application and
3 determined that the General Plan calls for this type of development in the area where it is
4 proposed.
- 5 2. Executive Staff used Providence City Code 11-3-3 Final Plat and other applicable sections to
6 review the plat.

7 **CONCLUSIONS OF LAW:**

- 8 1. The applicant has met all necessary requirements that would entitle them to approval of their
9 final plat.

10 **CONDITIONS:**

- 11 1. The applicant shall continue to meet all applicable City, state and federal laws, codes, rules.
- 12 2. The development agreement will need to be approved by the City Council.
- 13 3. The construction plans will need to be signed by the City Engineer.

14 **RECOMMENDATION:** That the Planning Commission give their approval for the final plat of The Corner
15 Subdivision.

16 Motion to approve the final for the Corner Subdivision that includes lots one and two with the stated conditions
17 including adding final plat to the title and addresses – J Parker, second – R Cecil

18 Vote:

19 Yea: R Cecil, R Holloway, R James, J Parker, G Sonntag

20 Nay: None

21 Abstained: None

22 Excused: NA

23
24 Mayor Drew introduced Ed Banda. E Banda was recently appointed as an alternate member of the Appeal
25 Authority.

26
27 **Study Items(s):**

28 **Item No. 1. Annexation Policy Plan:** The Providence Planning Commission will discuss proposed amendments to
29 the annexation policy plan.

30 Pursuant to UCA § 4-2-401.5(2)(a)(iii) Providence City is providing notice that as part of their regularly scheduled
31 meeting on July 11, 2018, the Providence Planning Commission will allow affected entities to examine the City's
32 proposed annexation policy plan and to provide input on it.

- 33 • G Sonntag suggested keeping a certain distance from the east bank of the Blacksmith Fork River. That way
34 the one entity would have the river.
- 35 • R Holloway suggested a walking path along the Blacksmith Fork River.
36 G Sonntag suggested changing the transportation plan to include the road from Grandview to 400 East.
- 37 • R James felt the population estimates should be based on current population and adjusted.
- 38 • B Fresz suggested using the same background used on the annexation policy map on the other general
39 plan maps.
- 40 • In 2 a. add: document what the planning commission considered.
- 41 • B Fresz suggested putting why the city does not want certain areas. If the City later considers taking these
42 areas, insure the city is willing to take on the burden. He suggested, 1. b. As new areas are identified and
43 considered /rejected, document why we do not want a particular area. Show the areas on the map. R
44 James suggested this should be number 7.
- 45 • G Sonntag felt the City should have the expectation that the developer will come with solutions for
46 mitigation strategies.
- 47 • J Jackson explained he would not use the map to make decisions; he will base his decisions on economics.

48 This will move to public hearing on August 8.

49
50 **Item No. 2. General Plan:** The Providence Planning Commission will discuss a draft of general plan Chapters: 5 –
51 Land Use, Neighborhoods, & Design, 6 – Transportation Systems, 7 – Moderate Income Housing, 8 – Environmental
52 Stewardship, 9 – Public Services, 10 Public Safety and Emergency Management, and 11 – Annexation Policy Plan.
53 The Commission will discuss maps associated with the general plan, including but not limited to: transportation
54 corridor plan, future rezone of existing districts, and zone districts of future annexations (Discussion time
55 approximately 30 minutes)

- 1 • Chapter 5 Overall Goal – Providence will oversee existing land use and direct future growth while
2 fostering a balance of uses and compatibility between uses with respect for the community environment.
- 3 ○ Objective – **Integrate future and existing development through zoning and infrastructure**
4 **standards that will offer requirements, solutions, and compatible support options.**
- 5 ○ 1b – **Review and update development, design and construction standards. Maintain future**
6 **zoning map and review changes on an annual basis. Maintain current zoning map and update**
7 **changes within 60 days.**
- 8 ○ 1c – **Review and update as needed existing zones for applicability to new standards.**
- 9 ○ 1d – **Review existing zones and policy options**
- 10 • Objective 2 -
- 11 ○ 2d- moved to chapter 8 under 3d
- 12 ○ 2a – **Create and update a map that shows the major centers and nodes of the city.**
- 13 ○ 2a moved to chapter 9
- 14 ○ ~~2c~~
- 15 ○ ~~2d – such as Spring Creek Parkway which would benefit~~
- 16 ○ 2e – moved to chapter 8 strategy 3d
- 17 • Objective 3
- 18 ○ 3a – Create and develop **operation and maintenance fee** structure informed by actual costs of
19 city-provided infrastructure.
- 20 ○ 3b – Create and develop impact fee structure informed by actual costs of city-provided
21 infrastructure.
- 22 ○ ~~3c~~
- 23 Suggestion for future - Create and develop an impact fee structure for private development.
- 24 • Objective 4
- 25 ○ Promote development patterns ~~such as~~ and conservation development design that protects
26 Providence’s **natural** environmental and scenic resources.
- 27 ○ 4a – Identify open space, environmental sensitive land and utility easements where development
28 is not appropriate.
- 29 ○ 4b – Identify areas within and bordering the city such as the foothills, water ways, ~~natural animal~~
30 migration routes, prominent vistas, green-belts, and other natural features.
- 31 ○ 4c – Develop a plan to preserve these features and incorporate them into the City’s land uses.
- 32 • Objective 5
- 33 ○ Promote development patterns that **promote inner connectivity**.~~—facilitate safe and efficient~~
34 ~~transportation routes (including walking, biking, hiking, mass transit, atv and driving)~~
- 35 ○ **5a – Limit the use of cul-de-sacs.**
- 36 ○ **5b – When cul-de-sacs are deemed necessary require paths for connectivity.**
- 37 Review at next meeting
- 38 • Objective 6
- 39 ○ **6b – Evaluate buffers between zones and setbacks between land uses.**
- 40 • Objective 7
- 41 ○ Facilitate consistent quality development that is long-lasting and sustainable, while allowing for
42 design flexibility. ~~within a defined framework.~~ .
- 43 ○ **7b – Review design standards applicable to each zone.**
- 44 ○ 7c – Consider adopting form based code either city-wide or for designated areas that may see a
45 mix of uses in the future to facilitate consistency in development patterns.
- 46 ○ ~~7d – Establish a Planned District Overlay developing a different zoning option to improve flexible~~
47 ~~development for new residential development areas and future annexation areas. (see Future~~
48 ~~Development Area Map)-~~ **Indicate areas where there is an option between multiple future zones.**
- 49 • Objective 8
- 50 ○ Preserve the character-defining historic assets of Providence, including built and natural features.
51 ~~whenever feasible.~~
- 52 ○ **8a – Identify the historic assets of Providence.**
- 53 ○ **8b – Consider a regulatory historic district.**
- 54 ○ **8c – Consider methods to protect historic assets of Providence.**

- 1 • **Objective 9**
- 2 ○ **Maintain and update land use maps.**
- 3 ○ **9a – Maintain future zoning map and review on an annual basis.**
- 4 ○ **9b – Maintain current zoning map and update changes within 60 days.**
- 5 ○ **9c – Create and update a map that shows the major centers and nodes of the city.**

6 **Reports:**

7 Staff Reports: Any items presented by Providence City Staff will be presented as informational only.
8 S Bankhead reported the pump is up and running and thanked everyone who cooperated with the reduction of
9 water use.
10 S Bankhead explained an annexation petition has been approved for further consideration in the 200 w 700 s area.
11 S Bankhead explained there are funds available for transportation through the Cache County Council of
12 Governments.
13 S Bankhead explained Holbrook will be doing HA5 and the county will be doing the chip and seal in the next two
14 week.
15 The next meeting is scheduled for July 25, 2018

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

19 Motion – R Cecil, second – J Parker
20 Vote:
21 Yea: R Cecil, R Holloway, R James, J Parker, G Sonntag
22 Nay: None
23 Abstained: None
24 Excused: NA
25 Adjourned approximately 9:50

