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**Providence City Planning Commission Workshop**  
**Providence City Office Building, 15 South Main, Providence UT 84332**  
**August 2, 2016 5:00 p.m.**

**Attendance:**

**Chairman: Robert James**

**Skarlet Bankhead, Administrative Services Director**

**Commissioners: Rowan Cecil, Michael Harbin, John Parker, Andrea Diamond.**

**John Drew, City Council Member**

The meeting is brought to order by Robert James.

**Workshop:**

**Item No 1. Moderate Income Housing:** The Providence City Planning Commission will discuss the Providence City Moderate Income Housing element of the General Plan with the intent of amending the plan to reflect the current and future needs of the city. In drafting the moderate income housing element, the planning commission will consider the Legislature's determination that cities facilitate a reasonable opportunity for a variety of housing, including moderate income housing to meet the needs of people desiring to live there; and to allow persons with moderate incomes to benefit from and fully participate in all aspects of neighborhood and community life.

During this workshop the Planning Commission reviewed Utah Code 10-9-307 and the recommendations and suggestions regarding Moderate Income Housing from the Bear River Associated Government (BRAG) based on current medium income data and population growth (Census 2010) in Providence.

The Planning Commission then reviewed and compared the Providence City Master Plan 5-A Zoning Map to Providence City Master Plan Sheet No 5-B Future Re-Zone of existing Districts, the most current map identifying future rezoning of existing districts within the Providence City Corporate limits and Providence City's General Master plan with the intent to ensure that the objectives of Utah Code 10-9-307 are being met as new data is presented and new development continues to present.

Noting, as identified in the Utah Code, as a key aspect of the code, municipalities should afford a reasonable opportunity for a variety of housing including moderate income housing to meet the needs of the people desiring to live there and that moderate income housing should be encourage so that persons with moderate income can benefit from and fully participate in all aspects of community life.

Based on the projected population growth, income levels and vacancies (BRAG) there will be the need for an additional 500 housing units, 134 of those units to be considered moderate to low housing units, by 2020.

After extensive discussion and review, the commission workshop determined that it would suggest the following revision/addition to the Moderate Income Housing plan:

It has been and will continue to be the intent of the City to not limit the development of residential housing within the incorporated areas of the City. The physical environment (geography, zoning, etc.), will place some restrictions on the type and density of any residential development in the City. To meet the current and future affordable housing needs, and to protect current residential property owners, zoning codes/ordinances will be evaluated as needed to protect existing property owners first and then allow zoning requests to be presented to council for consideration of other types of affordable housing. **"The planning commission will review the future zoning maps, area regulations and usage regulations to ensure Providence City is providing reasonable opportunity for a variety of housing including moderate income housing."**

During the Planning Commission Workshop the governing principles stated in the general master plan were reiterated. These governing principles are:

1. To maintain the character of Providence as a residential community.
2. To characterize the community by family dwellings.
3. To develop Providence as a livable community.
4. To develop flexibility planning and quality control while continuing to preserve the community's rural

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- character.
5. To preserve valued community historic places as assets.
  6. To create community and civic areas.
  7. To preserve open spaces.

The general master plan for Providence was discussed extensively. Several suggestions were made on how best to further develop Providence's general master plan.

**Item No. 2. Proposed Master Plan Sheet No 5-B Amendment:** The Providence City Planning Commission will discuss amendments to the Providence City Master Plan Sheet No 5-B Future Re-Zone of existing Districts. This Map is the plan for future rezoning of existing districts within the Providence City Corporate limits.

- This item was not discussed.

R Cecil motioned to adjourn. J Parker seconded the motion.

Vote was unanimous.

Yea: R Cecil, A Diamond, M Harbin, R James, J Parker

Nay: None

Abstained: None

Excused: W Simmons

Meeting was adjourned.

Minutes taken and prepared by Kristine Merrill

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Robert James, Chair

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Kristine Merrill, Office Specialist