

Providence City Planning Commission Agenda

Providence City Office Building, 164 North Gateway Drive, Providence UT 84332

August 9, 2017

6:00 p.m.

Call to Order: Robert James, Chair

Attendance: Rowan Cecil, Brent Fresz, Ruth Ann Holloway, John Parker,
Alternates: Robert Perry, Gary Sonntag

Approval of the Minutes:

Item No. 1. The Planning Commission will consider approval of the minutes for June 28, 2017.

Corrections: Page 1 lines 34 – 26 serving and working with

Page 2 line 51 change representing to addressed

Motion to approve the minutes with changes – John Parker, second R Perry

Vote:

Yea: B Fresz, R Holloway, R James, J Parker

Nay: None

Abstained: R Cecil

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

No public comments.

Public Hearing(s):

6:15 PM: Prior to making a recommendation on a proposed rezone from Single-Family Traditional (SFT) to Multi-Family High (MFH) for Parcel No. 02-093-0028, a 2.03 acre parcel located at 196 West 100 North, the Planning Commission is holding a public hearing. The purpose of the public hearing is to provide an opportunity for anyone interested to comment on the proposal before action is taken. The Planning Commission invites you to attend the hearing in order to offer your comments. You may also email comments to the City Recorder, sbankhead@providence.utah.gov by 2:00 PM the day of the meeting.

- R James reminded the public, the Planning Commission does not make the decision; they make a recommendation. The City Council will make the decision.
- Alyse Crockett, Providence, read a statement expressing her concern that the rezone was wrong for this part of the city, the neighborhood, and the entrance to the residential part of the city. She has tried to look for a compromise, but does not think it is possible. Twenty-eight to thirty-six townhomes does not fit in the area. It will ruin the area and is not good for Providence. She is not against development or density, just not in this location. The better place is along Gateway where the multi-family development will be built. She felt this area was more suited to affordable single-family homes. She also expressed concern about the traffic congestion at the intersection of 200 West 100 North.
- Danny Macfarlane, Developer, explained the previous concerns with the mixed use [rezone request] plan. He addressed the commercial concern, by removing commercial, the doors now open to the interior of the development, added landscaping, made provisions for snow removal. He felt the development would increase the value of the neighboring property. A Homeowners Association (HOA) will keep the property well maintained. With the price point from \$180,000 to \$200,000, it meets a need for affordable housing in Providence. He felt Multi-Family Medium would work, but didn't think it would please the neighbors.
- Jared Fitzgerald, Providence, read a statement expressing his desire to live in the neighborhood as it is. Concerns include traffic, pedestrian/auto accidents, increase in population statistically increases calls for service [crime], snow removal, and the safety of his children.
- Heather Hansen, Providence, gave the Commission a prepared statement. Her concerns are: traffic, a large density increase of 800% (going from single-family traditional to multi-family high density), feels like people who have money bullying those that don't, offended that she has been portrayed as thinking people who live in townhomes are bad people, offended that a council member expressed concern that the existing homes are in poor repair, wants the same consideration for this neighborhood as for the bench neighborhood, this rezone is for people to "line their pockets" and is detrimental to the neighborhood.
- Meghan Young, Providence, echoed the previous comments. Everything about this is wrong, feels everyone knows this is wrong. Rules should not be changed to benefit a pocketbook. Has nothing against

the developer, but this is not a good fit. Spot zoning is negative on neighborhoods, including increased crime rates. Felt there is already enough space for affordable housing, This is for the pocket books of a few people.

- Ashton Young, Providence, felt the area should be kept single-family. Concerns: traffic, bicyclists, runners, increase congestion, and vehicle overflow from the townhomes will be parked on the street. Explained the tenants in the house next door have been problems, past tenants have used meth; current tenants have pit bulls and Rottweilers that intimidate his family to the point he has called animal control. He does not want any more renters in his neighborhood.
- Adam Geddes, Providence, felt the people from the neighborhood should be listened to. He lives further east. He felt this would change the esthetics of entering the City.
- Hank Lund wanted to know if the Commission had already made a judgement.
 - G Sonntag explained the Chair would call for a decision at the appropriate time.
 - H Lund could not

6:30 PM: Prior to making a recommendation on proposed amendments to the Transportation Corridors element of the Providence City General Plan and Master Plan Sheet No. 1 Transportation Corridor Plan, the Planning Commission is holding a public hearing. The purpose of the public hearing is to provide an opportunity for anyone interested to comment on the proposal before action is taken. Proposed changes include but are not limited to: removing the corridor classification for 600 East from 1000 South to Hillsborough Drive; showing the extension of Eagleview Drive east to the future extension of 800 East; removing the extension of 800 East north of Eagleview Drive. The Planning Commission invites you to attend the hearing in order to offer your comments. You may also email comments to the City Recorder, sbankhead@providence.utah.gov by 2:00 PM the day of the meeting.

Action Item(s):

Item No. 1. Rezone: The Providence Planning Commission will consider for recommendation a proposed rezone from Single-Family Traditional (SFT) to Multi-Family High (MFH) for Parcel No. 02-093-0028, a 2.03 acre parcel located at 196 West 100 North. (Discussion time approximately 15 minutes.)

Item No. 2. General Plan Amendment: The Providence Planning Commission will consider for recommendation proposed amendments to the Transportation Corridors element of the Providence City General Plan and Master Plan Sheet No. 1 Transportation Corridor Plan. (Discussion time approximately 15 minutes.)

Item No. 3. Final Plat: The Providence Planning Commission will consider for approval the final plat for Providence Gateway Phase 1, a residential multi-family subdivision, containing 25 townhomes, located at approximately 425 West 100 South. (Discussion time approximately 10 minutes)

S Bankhead presented the following report.

FINDINGS OF FACT:

1. ES used PCC 11-3-3 Final Plat and other applicable chapters and sections of Title 11 Subdivision regulations to review the application and Final plat.
2. ES used PCC 10-8-1 Area Requirements and other applicable chapters and sections of Title 10 Zoning Regulations.
3. ES used the Providence City Corporation Department of Public Works Standards and Specifications Manual to review the application and final plat.
4. ES used the Providence City Master Plan 2000 as revised to review the application and final plat.

CONCLUSIONS OF LAW:

1. ES feels the final plat meets the requirements of Providence City Code 11-3-3 with the following conditions:

CONDITIONS:

1. Label the final plat as a final plat.
2. L2 line label is missing on the boundary.
3. Correct the language on the note dealing with survey markers at lot corners.
4. Change the legend to common area/P.U.E and remove the P.U.E. lines that are shown on the plat.
5. The 5th note needs to be changed, remove condominium declaration and add CC & R's.
6. Show clear dimensions from the lots to the boundary of this phase on page 2.
7. Construction drawings and cost estimates will need to be approved.
8. The Development Agreement will need to be approved.

RECOMMENDATION:

The executive staff has reviewed the request, and recommends that the Planning Commission approves the final plat for Providence Gateway Subdivision Phase A according to the Findings of Facts, Conditions of Law, and Conclusions listed above, that the conditions are fully understood by the developer.

Discussion:

- As part of the Gateway Drive improvements project, Providence worked with the Developer to obtain property for the right-of-way. Providence City is building Gateway Drive, the roundabout, and the east leg of the roundabout [100 South]. As part of this phase, the Developer will install 100 South as a partial street, as per City specification, for the length of his property. The city is building to L1 on the plan; the Developer will build to L3.
- The development is private. The ingress/egress throughout the development are labeled with street numbers for emergency response purposes.

Motion to approve the final plat for Providence Gateway Phase A with the conditions listed – B Fresz, second – R Holloway

Vote:

Yea: B Fresz, R Holloway, R James, J Parker

Nay: R Cecil

Abstained:

Study Items(s):

Item No. 1 Mixed-Use Zoning: The Providence Planning Commission will discuss various options for zoning that incorporates a mix of single-family and multi-family units. (Discussion time approximately 20 minutes.)

Reports:

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

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

Minutes taken and prepared by S Bankhead.

Approve 09/13/2017

Robert James, Chair

Skarlet Bankhead