

1 **Providence City Planning Commission Meeting**
2 **15 South Main, Providence UT 84332**
3 **September 14, 2016 6:00 p.m.**

4
5 Attendance

6 Chairman: Robert James
7 Commissioners: Rowan Cecil, Andrea Diamond, Mike Harbin, John Parker, Wendy Simmons
8 Excused: None
9 Absent: None

10
11 Skarlet Bankhead, Administrative Services Director

12
13 **Robert James called the meeting to order at 6:00 PM.**

14
15 **Approval of the Minutes:**

16 **Item No. 1.** The Providence City Planning Commission will consider for approval the minutes of August 24, 2016.

17 **Motion made to approve the minutes of August 24, 2016 - W Simmons, second- J Parker.**

18 **Vote: Yea: A Diamond, M Harbin, R James, J Parker, W Simmons**
19 **Nay: None**
20 **Abstained: R Cecil**
21 **Excused: None**

22
23 **Action Items:**

24 **Item No. 1. Amended Plat - Lot Consolidation.** The Providence City Planning Commission will consider for approval
25 a proposed lot consolidation combining Lots 6 and 7 of the Grand View Hills Subdivision, located generally at 893
26 Foothill Dr.; requested by Robert James.

27 **Discussion:**

- 28 • S Bankhead provided overview of the Executive Staff Review in consideration of this proposal. Executive
29 Staff reviewed UCA § 10-9a-608 on the requirements amending a subdivision plat. In this situation there is
30 no public utility easement to be vacated. The Executive Staff felt that the proposed final plat meets state
31 code requirements under the following condition: an amended final plat be prepared for signature and
32 recorded at the Cache County Recorder's Office. The executive staff recommends approval on the lot
33 consolidation at Grand View Hills Subdivision uniform lot 6 and lot 7. Staff did notice that the title
34 identifies lot 5 and lot 6 and recommends that the title be corrected to lots 6 and 7 accordingly.
35 • In response, R James replied that he will have the title revised. The plat maps that Skyline prepared were
36 corrected but he had not noticed that the title had not been updated.
37 • Reference - Parcel ID # 03-076-0001 and 03-076-0002.

38
39 **Motion made to approve proposed consolidation of lots 6 and 7 generally located at 893 Foothill Drive in Grand**
40 **View Hills Subdivision –R Cecil, second – J Parker.**

41 **Vote: Yea: R Cecil, A Diamond, M Harbin, J Parker, W Simmons**
42 **Nay: None**
43 **Abstained: R James**
44 **Excused: None**

45
46 **Item No. 1. Preliminary Plat:** The Providence City Planning Commission will consider for approval a preliminary plat
47 for Sutherland Subdivision (a partial amendment of Everton Minor Subdivision, Subdividing Lot 1), a 4 lot
48 residential subdivision located at approximately 810 South 300 East.

49 **Discussion:**

- 50 • S Bankhead provided an overview of the Executive Staff Review. There were concerns with buildability of
51 the one lot but the issues were resolved to make it a more manageable. The property has an irrigation
52 ditch that has been piped, running through the proposed lots. The irrigation company, Spring Creek Water
53 Company, and the developer have worked to resolve issues together. Providence City Code 11-3-2 and
54 Public Works Standards and Specifications Manual were used to review the application and final plat. The

1 Executive Staff concluded that the final plat meets the requirements of Providence City Code with the
2 following conditions:

- 3 ○ The applicants acknowledge that Providence City has no liability for the irrigation ditch/pipe or
4 responsibility for maintenance.
- 5 ○ The legal description of the plat is corrected so it will close.
- 6 ● The Executive Staff in review of the plans recommends that the Planning Commission approve the
7 preliminary plat for the Sutherland Subdivision according to the Findings of Fact, Conditions of Law and
8 conclusions.
- 9 ● Richard Singleton explained that in working with Sutherland they tried to divide the area so their children
10 could have lots below us. The irrigation ditch was the biggest problem. It was difficult to figure out but we
11 feel we have resolved the problem. We covered the ditch/pipe with an additional two feet of dirt and
12 allowed for a 20 foot easement around it.
- 13 ● A Diamond asked if Richard was comfortable with how the resolve was completed.
- 14 ● Richard Singleton replied that it looks good and he was comfortable with how it stands.

15
16 **Motion made to approve a preliminary plat for Sutherland Subdivision (a partial amendment of Everton Minor**
17 **Subdivision, Subdividing Lot 1), a 4 lot residential subdivision located at approximately 810 South 300 East on**
18 **the condition that the applicant acknowledges that Providence City has no liability for the irrigation ditch/pipe**
19 **or responsibility for maintenance and legal description will be corrected so it will close - R Cecil, second- J**
20 **Parker.**

21 **Vote: Yea: Andrea Diamond, M Harbin, R James, J Parker, Rowan Cecil, W Simmons**
22 **Nay: None**
23 **Abstained: None**
24 **Excused: none**

25
26 **Study Items:**

27 **Item No. 1. Rezone Request:** The Providence City Planning Commission will discuss a rezone request to change the
28 zone of parcel no. 02-005-0005, a 77.5 acre parcel located in the northeast corner of the City at approximately 500
29 North 600 East, from Agricultural (AGR) to Single-Family Traditional (SFT).

30 **Discussion**

- 31 ● R James commented that we were waiting on water usage study and brokerage information to provide
32 information on average water usage per lot size and homes sales for larger lots in the area.
- 33 ● S Bankhead provided review of data collected on water research completed and homes sales for larger
34 lots in the area.
- 35 ● R James commented that we were looking into whether one acre lots would sell and based on these
36 findings over half of the one acre lots did sell. He also pointed out that water used per acre on the larger
37 one acre lots actually used less water which is the opposite of what was initially expected.
- 38 ● Planning commission members discussed modern income housing and accommodating for those needs as
39 it stands currently and the projected needs in the future.
- 40 ● S Bankhead commented that city is not far off of being on target currently.
- 41 ● R James identified that our next step is to schedule a public hearing and then determine what our
42 recommendation to City Council will be.
- 43 ● S Checketts commented that not everyone should be forced to have large lots. It is nice but we should
44 have both large and small lot available to give people a choice and encourage the developer to make
45 those decisions.
- 46 ● S Bankhead commented there was one other aspect that we do need to consider and introduced Danny
47 McFarland to review property taxes and income generation on these lots.
- 48 ● D McFarland reviewed an analysis made on ten one-acre lots vs ten SFT lots in regard to property taxes
49 paid per foot, per frontage and per acre of income generation. The SFT lot samplings generated
50 approximately 300% more taxes per acre and generate 20% more per frontage road which is important
51 when maintaining roads.
- 52 ● Further discussion about property taxes, sales taxes, costs, expenses, revenue generation and allocation
53 of revenue in regard to zoning and lots sizes followed. Impact to moderate income housing was also
54 considered and discussed.

- S Bankhead provided projected schedules on the RFP for the General Plan Update and estimated completion dates.
- R James requested that the Public Hearing be scheduled with the agreement of all other Planning Commission's members.

Item No. 2. Code Amendment: The Providence City Planning Commission will discuss proposed code amendments to Providence City Code Title 10 Zoning Regulations Chapter 1 General Provisions Section 4 Definitions by adding a definition for an "Accessory Building (Small)" and Providence City Code Title 10 Zoning Regulations Chapter 8 Area Regulations and Parking Requirements Section 1 Area Regulations, Space Requirement Chart by adding setback and height requirements for "Detached Accessory Building (Small)".

- S Bankhead identifies the key points of defining "Accessory Building (Small)" as follows:
 - Less than 200 sq. ft.
 - Does not require a building permit.
 - Does not have plumbing or electrical features.
 - There is no definition to be included in regard to "permanent foundation".
 - Assumption is made that the building could be moved is necessary.
- R James commented that the commission could move forward on this and requested to have the public hearing scheduled as soon as possible.

Item No. 3. Discussion: The Providence City Planning Commission will discuss sections and/or elements of the General Plan and other items of concern, with the intent of establishing priorities and assigning a commission member as a facilitator for each item.

- R James discussed preparations and the need to identify priorities prior to meeting with the consultant. He asked commission members to review the general plan and the ordinances to identify sections to focus on.
- S Bankhead made the suggested that the planning committee might want to break up the residential portion because of the various components in that section.
- R James then invited Todd Hendricks to address the planning commission regarding the rejection on the a variance request.
- Todd Hendricks presented additional information regarding roadway classification in regard to a possible ordinance change. Identifying that Cache County, Nibley and River Heights and other municipals are fairly congruent in their classifications all of which are based on volume with the exception being Providence City. This seems to indicate that perhaps we have missed classification of the roadways in Providence. He provided a written report of his findings for each members review and suggested that if an ordinance change is considered a level of flexibility should be considered on our roadways.
- R James responded that the Planning Commission will review this information and discuss the findings in further detail.
- S Bankhead commented that Council did not deny Todd Hendricks' request, they concurred, so this will continue to carry on. Also mentioned were the numerous aspects to consider with street profiles.

Reports:

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

S Bankhead provided staff updates. Key points and items of interest follow:

- Should be seeing an annexation inquiry coming in sometime in the near future
- Advertising for General Plan Consultant has gone out.
- We are also looking for a city engineer firm. Max will continue to work with us as a private consultant in the meantime.
- City Council instead of prohibiting snowmobiles altogether will consider limiting parking in the canyon.
- On OHV's- there was talk about prohibiting snowmobiles. We are talking about prohibiting parking in certain areas of the canyon.
- The City Celebration is coming up on October 8, 2016 and we are bringing back the parade.

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

Motion to adjourn Planning Commission meeting of September 14, 2016 – R Cecil, second – J Parker.

Vote: Yea: R Cecil, Wendy Simmons, R James, Andrea Diamond, M Harbin, J Parker
Nay: None
Abstained: None
Excused: None

Meeting adjourned at 7:30 p.m.
Minutes recorded and prepared by K Merrill.

Robert James, Chairman

Kristine Merrill, Office Specialist