

1 Providence City Planning Commission
2 Providence City Office Building, 164 North Gateway Drive, Providence UT 84332
3 October 24, 2018 6:00 p.m.
4

5 **Call to Order:** Robert James, Chair
6 Attendance: Voting: G Sonntag, B Perry, R James, R Cecil, R Holloway
7 Voting Alternate: L Banda
8 Excused: J Parker
9

10 **Approval of the Minutes:**

11 **Item No. 1.** The Planning Commission will consider approval of the minutes for October 10, 2018.
12 Motion to approve the minutes from September 26, 2018 B Perry –, second – R Holloway

13 Vote:

14 Yea: R James, B Perry, G Sonntag, R Holloway

15 Nay: None

16 Abstained: R Cecil

17 Excused: J Parker

18 Excused Alternate:

19 Corrections:

20 Last page R Cecil was excused
21

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

- 25 • None
26

27 **Public Hearing(s):** None
28

29 **Action Item(s):**

30 **Item No. 1. Final Plat Liechty Subdivision.** The Providence Planning Commission will consider for approval a final
31 plat for the Liechty Subdivision, a 2-lot single-family residential subdivision located in the general area of 405 East
32 300 South, Providence UT; (Discussion time approximately 10 minutes)
33

34 **FINDINGS OF FACT:**

- 35 1. Executive Staff used the Providence City Master Plan 2000 as revised, and also examined current and
36 anticipated development in the immediately surrounding area, to review the application and determined
37 that the General Plan calls for this type of development in the area where it is proposed.
38 2. ES used PCC 11-3-3 Final Plat and other applicable chapters and sections of Title 11 Subdivision
39 regulations to review the application and Final plat.
40 3. ES used PCC 10-8-1 Area Requirements and other applicable chapters and sections of Title 10 Zoning
41 Regulations.
42 4. ES used the Providence City Corporation Department of Public Works Standards and Specifications
43 Manual to review the application and final plat.
44 5. ES use the Cache County GIS Parcel Summary for potential sensitive areas.
45

46 **CONCLUSIONS OF LAW:**

- 47 1. The applicant has met all necessary requirements that would entitle them to approval of their final plat.
48

49 **CONDITIONS:**

- 50 1. The applicant shall continue to meet all applicable City, state and federal laws, codes, rules.
51 2. The City Engineer must sign the construction drawings.
52 3. The Development Agreement must be approved by the City Council.
53 4. Fire access must be acceptable.
54
55

- S Bankhead explained this a two-lot residential subdivision.
- The fire access must be accessible. This will be a condition.
- Does not have to have condition # 4 Remove

Motion to approve the final plat for Liechty Subdivision excluding fire access condition – R Cecil, second – Bob Perry

Vote:

Yea: R James, B Perry, G Sonntag, R Holloway, R Cecil

Nay: None

Abstained: None

Excused: J Parker

Excused Alternate:

- G Sonntag asked if the private drive would have signage. S Bankhead explained there would be signs that show private drive and home addresses shown.

Item No. 2. Recommendation – Exception to maximum street length. The Providence Planning Commission will consider a recommendation to the City Council to grant an exception to the maximum street length requirement between intersections at the south end of Baur Avenue.

- S Bankhead reviewed the map and provided background information.
- The ordinance states a street needs to have a cross street that cannot be a cul-de-sac. The cross street cannot be longer than 1,320 linear ft. As shown on the map Baur Avenue exceeds the maximum street length. It is 1,586ft in length.
- The property south of Baur Avenue would like to develop. A concept plan has been submitted to the city.
- R James asked for the purpose of the 1,320 limit. S Bankhead explained the limit is for safety, so vehicles have alternates if a road is closed.
- G Sonntag explained he felt there is the latitude to make a decision with sufficient information and knowing what the code is. He stated this proposal exceeds the code and the existing exceeds the code. He feels this only compounds the situation and a dead-end street this long is an issue for safety and connectivity.
- G Sonntag explained because this lacks a defined solution with respect to maps, agreements and a timeline to bring the road through, he would recommend against allowing this.

Motion to approve a recommendation against granting an exception to extend Baur Avenue – G Sonntag, second – R Holloway

Vote:

Yea: R James, B Perry, G Sonntag, R Holloway, R Cecil

Nay: None

Abstained: None

Excused: J Parker

Excused Alternate:

Study Items(s):

Item No. 1. Discussion – zone change request: The Providence Planning Commission will discuss a request by Danny Macfarlane to change the zone of Parcel 02-162-0013, Lot 1 of the Willow Place Subdivision containing 0.93 acres, generally known as 254 North Gateway Drive. The property is currently zoned Commercial General District (CGD); the applicant is requesting Multi-Family High (MFH). (Discussion time approximately 10 minutes)

- M Taylor attended the meeting to represent D Macfarlane’s office and answer any questions the commission may have.
- G Sonntag felt the City needed commercial areas. M Taylor felt it would probably by general office. General office would bring about the same property tax as Townhomes.
- S Bankhead explained the staff viewpoint.
- R Holloway expressed concern about adding residential traffic to a high traffic road. M Taylor explained the access is on the north side of the property, entering Spring Creek Parkway instead of Gateway Dr. M

1 Taylor felt one would be hard pressed to see retail on this property. R Holloway felt people would go to
2 the shops. R Holloway stated she felt if there is variety in the City, it is more attractive.

- 3 • G Sonntag felt the area between Gateway Drive (100 E Logan) and SR165 within Providence and Logan is
4 an area that is up and coming. He felt retail could work very well. That said, he felt this was an infill area
5 and residential may be just the ticket to improve it. People will have amenities around it to access it. He
6 felt multi-family residential was a good transition development.
- 7 • M Taylor reported the developer does have the option of purchasing the golf course.
- 8 • Staff will review the tax base numbers.
- 9 • Schedule for public hearing.

10
11 **Item No. 2. Discussion – zone change request:** The Providence Planning Commission will discuss a request by
12 Jeremy Jensen to change the zone of Parcels 02-116-004 (59.11 acres) and 03-036-0027 (19.85 acres) located on
13 the southeast area of the City, in the general area east of Grandview and 800 East. The property is currently zoned
14 Single-Family Large (SFL); the applicant is requesting Life Cycle Residential (LCR). (Discussion time approximately 10
15 minutes)

- 16 • Jeremy Jensen joined by phone. He thanked the Commission for allowing him to attend by phone. He felt
17 the area lent itself well to LCR.
- 18 • R Cecil felt this area was an excellent area for LCR.
- 19 • R James felt this area feels relatively isolated. He felt it might be a good place to start LCR.
- 20 • G Sonntag asked about J Jensen's approach to affordable housing. J Jensen explained that in this case he
21 would explore different options to make sure there is affordability. He feels the density will lend itself to a
22 housing price point that will encourage affordability. He is looking at the price point for deeded home
23 ownership; has not considered rental but is willing to discuss it.
- 24 • G Sonntag felt the City would look strongly for the zone to achieve affordable housing. J Jensen explained
25 he has spent 5-years developing affordable housing using tax credit and federal funding. J Jensen
26 explained affordable rentals. He explained ownership affordable properties could be deed restricted.
27 There are pros and cons. Pro people can afford to buy, con is with deed restriction the owner does not get
28 equity appreciation.
- 29 • R James suggested infrastructure takes about 30% of the property. He asked if J Jensen had a ballpark for
30 buildable area. J Jensen explained there was some steep slope areas, but felt there was plenty of area
31 that was buildable. R James estimated under SFL approximately 77 homes; with a density of 8 units/net
32 acres he estimated 310 homes. J Jensen explained in 2004 the infrastructure was planned for
33 approximately 400 - 500 homes.
- 34 • J Jensen explained the proposed accesses.
- 35 • G Sonntag explained individuals in the area of CR238 have already complained about traffic.
- 36 • Schedule public hearing for November 14.

37
38 **Item No. 3. Proposed Code Amendment:** The Providence Planning Commission will discuss amendments to
39 Providence City Code Title 10 Zoning Regulations, Chapter 4 Establishment of Districts, Section 4 Mixed Use
40 District. The Mixed-Use District is established to stimulate economic development by providing a unique planning
41 environment, which combines light commercial, office, and residential development in a pedestrian friendly
42 manner. This district encourages creative development and site design for mixed use commercial, office, and
43 residential uses within the District. The MX District includes a mixture of uses with no one land use type being a
44 constant dominate or prevailing use. (Discussion time approximately 10 minutes)

- 45 • B Perry stated the correction on section 10-4-4 should state - however of the land uses
- 46 • S Bankhead discussed residential density. She stated it is one of the questions in the mixed-use zone.
- 47 • M McConkie addressed the commission regarding mixed use and commercial development. He realizes
48 the need to address the code but his plea to the commission is to leave the code as is. He believes if the
49 city were to enforce a 20% minimum of retail it would not be a financeable project.
- 50 • G Sonntag felt the mixed use is a change from almost 100 years ago. The question is do we have enough
51 people to support the retail development. He felt it was a matter of percentages. He also felt it was a
52 blend of uses.
- 53 • G Sonntag felt the area in Bountiful that M McConkie explained was similar to Providence.

- 1 • S Bankhead felt M McConkie made some good points the Commission should consider while looking at
- 2 the ordinance. She also stated she felt looking at what's best overall for the city and not what's best for
- 3 certain neighborhoods is important.
- 4 • R James felt if there are areas in Providence for mixed-use, they must include commercial and or retail.
- 5 • G Sonntag felt putting percentages on this type of development shackles the city. He suggested letting
- 6 developers present their plans to the city.
- 7 • R Holloway suggested studying examples of mixed-use zone and revisit.
- 8 • M McConkie discussed incubator spaces. The developer would convert these spaces from multi-family to
- 9 retail when the demand warranted it.

10
11 **Item No. 4. General Plan Map:** The Providence Planning Commission will discuss changes to the draft General Plan
12 Map – Future Re-zoning of Existing Districts & Annexed Areas. (Discussion time approximately 10 minutes)

- 13 • The Commission will discuss this item at the next meeting.

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15 **Reports:**

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

- 17 • S Bankhead reported the City Council approved all the city ordinances changes that were in the zoning
- 18 code. They will be looking at the Annexation Policy Plan at the Public Hearing on November 13.
- 19 • S Bankhead reported staff is reviewing several concept developments.
- 20 • S Bankhead reported there are two staff positions open.

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

- 24 • None

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26 Motion to adjourn – R Cecil, second – B Perry

27 Vote:

28 Yea: R James, B Perry, G Sonntag, R Holloway, R Cecil

29 Nay: None

30 Abstained: None

31 Excused: J Parker

32 Excused Alternate:

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34 Meeting adjourned approximately 8:35 PM

35 Minutes prepared by Mindi Petersen

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41 Robert James, Chair

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41 Skarlet Bankhead, City Recorder