

1 **PROVIDENCE CITY PLANNING COMMISSION**

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

3 October 25, 2017 6:00 p.m.

4
5 **ATTENDANCE**

6 **Chair:** R James, Chairman

7 **Commissioners:** R Cecil, B Fresz, R Holloway

8 **Alternates:** R Perry, G Sonntag

9 **Absent:** None

10
11 **Approval of the Minutes:**

12 **Item No. 1.** The Providence City Planning Commission will consider for approval the minutes of October 11, 2017.

13 Corrections:

14 Page 2 Line 16: Change "someone" to "G Sonntag"

15 Page 2 Line 23: Change "someone" to "G Sonntag"

16 **Motion to approve the minutes of October 11, 2017 with the above changes made by R Cecil, seconded by R Perry.**

17 **Vote**

18 **Yea:** R Perry, R James, R Cecil, G Sonntag

19 **Nay:**

20 **Abstained:** B Fresz, R Holloway

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22
23 Voting members of the commission for the meeting are: R Cecil, B Fresz, R Holloway, R James, G Sonntag

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

28
29 **Seth Putnam:** Came to discuss the proposed changes to the Corner Lot Obstruction Code Amendment. He is
30 specifically concerned about one corner in his neighborhood. He asked the Commission to be thoughtful and try to
31 understand how the changes will affect the community. He also asked the Commission to look at corners in
32 Providence to help them understand the problems. He asked that they come up with something sensible and for
33 the code to be enforced.

34 The Commission asked Seth for the address of the lot he spoke of, the lot is on the corner of 535 S and Garden
35 Drive, it is the house on the north side.

36 His concerns specifically are for the children in the area, there is shrubbery on the corner that obstructs the view of
37 the road. There is a stop sign at that intersection, but it hasn't always been there and the children are used to not
38 having to stop to cross the street. He stated that he has had many close calls where he almost children, and he has
39 talked to his neighbors whom have also had close calls.

40
41 **Heidi Carlston:** She was also very concerned about the corner discussed earlier. She lives on Garden Drive and she
42 sees all the time close calls where children are almost hit because of the obstructed corner. She was frustrated as
43 well because at the last meeting she went to the City Council agreed that something needed to be done about the
44 obstructed corner, and then she learned that the City Council is trying to change the city code. She felt like that
45 that is not the right way to handle this situation, and that the corner needs to change.

46
47 **Public Hearing(s):** Prior to making a recommendation on proposed amendments to the Providence City Master
48 Plan Sheet No 5-B Future Re-Zone of existing Districts, the Planning Commission is holding a public hearing. The
49 purpose of the public hearing is to provide an opportunity for anyone interested to comment on the proposal
50 before action is taken. The Planning Commission invites you to attend the hearing in order to offer your comments.
51 You may also email comments to the City Recorder, sbankhead@providence.utah.gov by 2:00 PM the day of the
52 meeting.

53
54 Clarification was made concerning the east and west parts of this property. The west part of the property has its
55 own property number but the property hasn't been subdivided like it should be. But if the rezone is granted for the

1 east part of the parcel, the west part of the parcel can remain zoned agriculture.

2
3 Public Hearing was closed.

4
5 **Action Item(s):**

6 **Item No. 1. General Plan Recommendation:** The Providence Planning Commission will consider for
7 recommendation to the City Council proposed amendments to the Providence City Master Plan Sheet No 5-B
8 Future Re-Zone of existing Districts. This Map is the plan for future rezoning of existing districts with in the
9 Providence City Corporate limits. It is proposed Parcel No. 02-096-0011, approximately 480 West 100 South, be
10 designated as Multi-Family High Density (MFH).

11 **Motion made to recommend to the City Council to change the map for future rezoning of existing districts, be**
12 **changed from Single Family Residential to Multi-Family High Density, motion made by G Sonntag, seconded by B**
13 **Fresz.**

14 **Vote**

15 **Yea: R Cecil, B Fresz, R Holloway, R James, G Sonntag**

16 **Nay: None**

17
18 **Study Item(s):**

19 **Item No.1. Code Amendment:** The Providence Planning Commission will discuss proposed amendments to
20 Providence City Code Title 10 Zoning Regulations, Chapter 9 Supplemental Regulations within All Districts, Section
21 2 Corner Lot Obstruction.

22
23 **Councilman Baldwin:** Reviewed the discussion that took place the night before at the City Council meeting. He did
24 make a proposal last night to base the clear view from where the cars are in the road. The City has a 96 foot right
25 of way, but is currently only using 37 feet of that right of way. He proposed using where the cars drive in the road,
26 would be where the 30 feet of clearance would begin, instead of the property line. He stated that he went to the
27 area that has been discussed and drove through the intersection and when stopped at the intersection he had no
28 problem with clearance. He believes it is impractical to measure back 30 feet on either side of a corner and pull a
29 right angle across someone's property, because that covers over half of that person's front yard, and in some cases
30 the clear view area may come within a few feet of someone's house. He felt that the reference point for the clear
31 view should be in the street, not starting at the property line. He felt that codes shouldn't be changed for one
32 particular corner, rather they should consider the city as a whole. Councilman Baldwin is not concerned with the
33 30 feet rule, but rather where the 30 foot measurement begins.

34 S Bankhead mentioned that all safety concerns need to be considered. Cars are not the only concern when
35 considering the clear view area, people using the side walk also need to be considered. She also discussed
36 problems with changing where the clear view begins, it currently begins at the property line. If the clear view were
37 to begin at the asphalt, if a road needed to be widened, the home owner would be out of compliance. She also
38 discussed that if the ordinance were changed a corner-lot home owner would need to provide where the asphalt is
39 located, the width of the park strip and the width of the sidewalk. These are just a few things that need to be
40 considered that haven't been brought up yet. She also discussed that corner lot owners can plant within the clear
41 view, plants need to be shorter than 2 feet taller or tree canopies taller than 8 feet; from 2 feet up to 8 feet needs
42 to be clear and trunks need to have a smaller diameter than 12 inches.

43
44 **Tiffany Putnam:** She came to express her concern about the corner being discussed. She is concerned that
45 although the City Council is saying they don't want to change city ordinances for specific places in the city, she is
46 concerned that they are trying to change the city ordinance to appease a specific person in the city. She brought
47 pictures for the commission that show the shrubs and plants that are in violation of the city ordinance and showed
48 where she wasn't able to see people behind the plants because she had her child stand on the other side of the
49 sidewalk to show that the shrubs obstruct the corner view. She felt that the code should stay the way it is written.
50 R Cecil confirmed Mrs. Putnam's concern and stated that he lives in the area and has almost run over children even
51 when he was abiding by all traffic laws.

52 B Fresz: He was concerned about the practicality of keeping trunks to a 12" diameter. He was also concerned
53 about the part concerning "two feet above finished grade of road", if someone were to have 18 inch mounds by
54 their garage, would tall grass need to be cut down?

1 S Bankhead discussed the future of the city ordinance, Councilman Baldwin will be re-writing the ordinance, and
2 then it will be reviewed by the City Attorney, Planning Commission and City Council.
3 Councilman Baldwin reported that he committed to having an ordinance ready for the next City Council meeting.
4 Someone asked if the current city code wasn't defensible?
5 S Bankhead reported that the current city code is defensible, but as people have gotten involved in this situation,
6 some people have felt that the city code needs to be changed.
7 G Sonntag stated that before a new city ordinance is drafted, that a road safety audit be taken of the intersection
8 people are concerned with. He stated that it is fairly simple and inexpensive. He suggested contacting Utah LTAP
9 (Local Technical Assistance Program) to assess what is going on at that intersection, the good and the bad.
10 S Bankhead clarified that if the City had a road safety audit on this particular intersection and found that the
11 intersection is unsafe because of the tall shrubs and that if the city ordinance is followed then it would be safe or if
12 the audit found that even with the shrubs gone the intersection would still be unsafe that would help the
13 commission and council know what needs to be changed in the city ordinance.
14 B Fresz asked that if the city ordinance was changed the ordinance is not retro-active.
15
16 **Item No.2. Code Amendment:** The Providence Planning Commission will discuss proposed amendments to
17 Providence City Code Title 10 Zoning Regulations, Chapter 4 Establishment of Districts by adding Section 6: Life
18 Cycle Residential zone.
19
20 Shari reported that she and S Bankhead had a miscommunication, she thought they were setting aside Section 6:
21 Life Cycle Residential zone and working on the design standards, because the design standards seemed more
22 pressing.
23 S Bankhead reviewed some information from the City Attorney, Chad Wooley, concerning how cities around Utah
24 have dealt with mixed use densities throughout their cities. Some cities do not allow high density housing without
25 a commercial aspect, some cities allow "fill in" zoning, where they decide if a property can become high density
26 housing or not. She reported that most small cities have some form of multi-family zone, similar to Providence's
27 Life-Cycle zone, because it allows for higher density housing without commercial space. She thought it was
28 interesting that Providence's highest amount of units per acre when compared to other cities codes are low when
29 compared to other cities units per acre.
30 R James asked the commission which they would like to focus on, the life cycle residential zone ordinance or the
31 design standards.
32 Most commissioners proposed to focus on the LCR ordinance.
33 B Fresz asked if Shari could talk to some other cities to find out what has worked for them or things they would
34 have done different concerning the LCR zone.
35 S Bankhead stated that the director for community development for Logan City, Mike DeSimone, could be helpful.
36 Shari stated that she would get in contact with Mike and would find out if he could come speak to the Commission
37 or if she could meet with him, if his meeting schedule is the same as the Commission's.
38 Heather Hansen came to the meeting and had a bunch of notes of the Commission, instead of going over all of
39 them at the meeting, Skarlet would get a copy of her notes and email them to the Commission.
40 R James asked if the Commission had any more concerns or anything they wanted to discuss concerning the LCR
41 zone.
42 B Fresz clarified that the max amount of units for acre was 12. Would that mean that on an acre you could only
43 build 12 apartments or would each building be allowed to have 12 apartments.
44 Shari clarified that the total amount of units (1 apartment=1 unit) totals 12, so they could have 1 building with 6
45 apartments and 6 single family homes, totaling 12 total units.
46 B Fresz felt that a maximum of 12 units might be too low.
47 It was discussed that it was an average of 12 units per acre. They discussed adding a sentence clarifying that
48 concept.
49 B Fresz asked about the maximum height limit for 40 feet for townhomes/apartments. He felt that was too low,
50 concerning the hills in Providence.
51 Shari stated that she would figure out how to factor in hillside conditions to building height.
52 R Holloway asked about green space planned for LCR development.
53 Shari clarified that they are working on creating the LCR zone, green space would be included in the development
54 standards.

1 R James asked Shari's opinion on whether or not to have the design standards and LCR zone public hearings at the
2 same time as each other.
3 Shari stated that she thought it best to keep them separate, the commission can work on them at the same time,
4 but she felt like it would be less confusing to hold separate public hearings and to approve them separately.
5 It was discussed that the Planning Commission will only meet two more times from now until the end of the year.
6 They will have one November meeting and one December meeting.
7 It was also discussed the possibility of having notes included as to why certain decisions were made and the
8 rationale behind those decisions.
9 R James asked S Bankhead to send out Councilman Baldwin's draft of a Corner Lot Obstruction ordinance, as well
10 as a couple other cities ordinances concerning corner lot obstructions, so the Commission has something to
11 compare Councilman Baldwin's draft to.
12 The two next Planning Commission meeting will be November 8 and December 13. The January meeting will be on
13 the 10th.

14
15 **Reports:**

16 Staff Reports: Any items presented by Providence City Staff will be presented as informational only.
17 No Staff Reports

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

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22 **Motion to close meeting of October 25, 2017 made by R Cecil, seconded by R Holloway.**

23
24 **Vote**

25 **Yea:** R Cecil, B Fresz, R Holloway, R James, G Sonntag

26 **Nay:** None

27
28 Prepared by K Soelberg.

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31 _____
32 Robert James, Chair

_____ Skarlet Bankhead, Recorder