

1 Providence City Planning Commission Minutes
2 Providence City Office Building, 164 North Gateway Drive, Providence UT 84332
3 January 23, 2019 6:00 p.m.

4
5 **Call to Order:** Robert James, Chair

6
7 **Approval of the Minutes:**

8 **Item No. 1.** The Planning Commission will consider approval of the minutes for January 9, 2019.

9 **Motion to approve the minutes from January 9, 2019 – R Cecil, second – G Sonntag**

10 **Vote:**

11 **Yea:** R Cecil, G Sonntag, B Perry, R James, J Parker

12 **Nay:** None

13 **Abstained:**

14 **Excused: R Holloway**

15 **Excused Alternate:**

16 **Corrections:**

- 17 • Page 1 line 11 Yea: ~~B Perry~~ J Parker
- 18 • Page 1 line 31 Yea: ~~B Perry~~ J Parker
- 19 • Page 1 line 88 Yea: ~~B Perry~~ J Parker
- 20 • Page 3 line 200 Yea: ~~B Perry~~ J Parker
- 21 • Page 4 line 200 Yea: ~~B Perry~~ J Parker
- 22 • Page 2 line 60 explained that that there

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

- 27 • Ashley Nance of Providence asked the commission if cluster housing was discussed when creating the LCR
28 zone. She feels that a fixed density for LCR is important for the city going forward.

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30 **Public Hearing(s):**

31 **Item No. 1. 6:10 PM Code Amendment:**

32 Prior to making a recommendation on the proposed code amendment, Title 10 Zoning Regulations, by adding
33 Chapter 13 Accessory Dwelling Units, the Planning Commission is holding a public hearing. The purpose of this
34 chapter is to establish a city ordinance governing the construction and use of Accessory Dwelling Units (ADUs).
35 ADUs are separate units detached from the primary residence. Chapter 12 of this Title covers Accessory Apartment
36 Units (AAU), which are attached to the primary residence. The purpose of the public hearing is to provide an
37 opportunity for anyone interested to comment on the proposal before action is taken. The Planning Commission
38 invites you to attend the hearing in order to offer your comments. You may also email comments to the City
39 Recorder, sbankhead@providence.utah.gov by 2:00 PM the day of the meeting. By law, email comments are
40 considered public record and will be shared with all parties involved, including the Planning Commission and the
41 applicant.

42 **Discussion:**

- 43 • Larry Martin explained that he felt that because the ADU code amendment does not require designated
44 parking it will create issues in the winter.
- 45 • A Nance explained that she felt that the city does not have a good method of notifying citizens of public
46 hearings and events. She stated that citizens' property rights should be considered when looking at the
47 ADU code amendment.

48
49 **Item No. 2. 6:20 PM Rezone:**

50 Prior to making a recommendation on the proposed rezone of Parcel No. 02-209-0006, generally known as 593
51 West 300 South, from CHD to MFH, the Planning Commission is holding a public hearing. The purpose of the public
52 hearing is to provide an opportunity for anyone interested to comment on the proposal before action is taken. The
53 Planning Commission invites you to attend the hearing in order to offer your comments. You may also email
54 comments to the City Recorder, sbankhead@providence.utah.gov by 2:00 PM the day of the meeting. By law,

55 email comments are considered public record and will be shared with all parties involved, including the Planning
56 Commission and the applicant.

57 Discussion:

- 58 • Curtis Cooper stated that the Arbor Fields group contacted him after they spoke at the last meeting. He
59 presented a diagram showing the mixed uses. He stated that he feels that leaving the open space in the
60 middle and a mix of residential and commercial will be a great fit for the city. He explained that this
61 would be a great location for affordable housing
- 62 • Zack Brown thanked the commission for their service. He explained that LCR is a good idea if it is in the
63 right location. He felt that this location is ideal because it has access to bus stops, schools, grocery stores
64 and is connected to the city center.
- 65 • A Nance felt that this is a great location for mixed use.
- 66 • Emily Merkley believes that the area around Macey's is a good fit because the infrastructure is already in
67 place. She is in favor of this rezone.
- 68 • Lance Zollinger stated that he is in favor of this rezone.

69
70 **Action Item(s):**

71 **Item No. 1. – Final Plat:** The Providence Planning Commission will consider for approval a final plat for Ridgeview
72 Estates Subdivision, a 17-lot single –family residential subdivision located in the general area of 150 E and Canyon
73 Road, Providence UT; (Discussion time approximately 10 minutes)

74 **Motion to approve the final plat for Ridgeview Estates Subdivision with conditions as stated –R Cecil, second – J**
75 **Parker**

76 **Vote:**

77 **Yea: R Cecil, G Sonntag, B Perry, R James, J Parker**

78 **Nay: None**

79 **Abstained:**

80 **Excused: R Holloway**

81 **Excused Alternate:**

82 Discussion:

- 83 • S Bankhead presented the findings of fact.

84 **FINDINGS OF FACT:**

85 **Residential Development – General Plan Principles**

- 86 1. New residential development should be developed based on density and include mixed residential uses.
- 87 2. Open space shall be included as part of the overall density of new residential development.
- 88 3. Sensitive areas (faults, slope, wetlands, flood plains, storm water and other areas) should be identified and
89 residential development should be limited within these areas.
- 90 4. New residential development should increase mobility and connectivity of the City's overall transportation
91 system.
- 92 5. New residential development should provide design for pedestrian-friendly development.
- 93 6. New residential development should include all necessary public and private utilities.
- 94 7. Residential development should not be encouraged within the major utilities easement on the east bench
95 of the City.

96 **Transportation Corridors – General Plan Principles:**

- 97 • As development plans are reviewed, those involved in the review and approval processes rely on the Utah
98 Code, the Public Works Standards and Specifications Manual, and any other applicable codes and/or
99 standards
- 100 • The City Code requires connectivity of new streets with existing streets and that the arrangement of streets
101 in new developments provide for the continuation of streets to adjoining undeveloped areas. Because
102 connectivity throughout the City is important, the use of cul-de-sacs should be limited.

103 **City Code:**

- 104 • 10-8-1: Area Regulations: SFT Min lot area: 12,000 sq. ft.; Min lot width (measured at setback line): 95;
105 Setbacks: side yard-interior, 10'; side yard-street, 20'; front/rear combined: 50' (neither less than 20'); Max
106 units/ac excluding ROW-infrastructure: 3.7
- 107 • 11-3-2: Preliminary Plat.

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CONCLUSIONS OF LAW:

Residential Development – General Plan Principles

- The proposed final plat density is in harmony with the zone and neighboring developments.
- The proposed final plat notes: *All lots have a buildable envelope with regards to hazardous slopes and zoning setback. No lots have slopes greater than 30% over a horizontal distance of 50 Feet.*
- The proposed final plat notes: *All expenses involving the necessary improvements or extension for a culinary water system, sanitary sewer system, gas service, electrical service, telephone service, cable television service, grading and landscaping, storm drainage systems, curbs and gutters, fire hydrants, pavement, sidewalks, signage, street lighting and other improvements shall be paid for by the developer(s).*

Transportation Corridors – General Plan Principles

- This review relies on Utah Code, the Public Works Standards and Specifications Manual, and any other applicable codes and/or standards.
- The street layout on the proposed final plat provides for connectivity to Canyon Road, Bessie Lane, and 300 East in Millville for both street and pedestrian traffic.

City Code 10-8-1 Area Regulations.

- The proposed final plat indicates that all lots meet or exceed the minimum lot size of 12,000 square feet. The density is less than the maximum allowed.

City Code 11-3-3: Final Plat.

- The proposed final plat meets the requirements of PCC 11-3-3 with conditions listed below.

CONDITIONS:

- Continue to meet all applicable codes, law, rules, statutes, etc.
- Construction drawings need to be signed by the City Engineer.
- Bonding needs to be in place before final plat can be recorded.
- Water shares need to be dedicated before final plat can be recorded.
- The City Council needs to approve by ordinance a vacation of an existing portion of sewer easement and relocate to the north.
- The City Council needs to approve the development agreement by resolution.
- Approval by the City of any application submitted or paperwork does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City’s approval is not intended to and cannot be construed to allow any laws to be violated.

Item No. 2. – Final Plat: The Providence Planning Commission will consider for approval a final plat for Providence Shire Subdivision, a 14-lot single –family residential subdivision located in the general area of 400 East and Spring Creek Parkway , Providence UT; (Discussion time approximately 10 minutes)

Motion to approve the final plat for Providence Shire Subdivision Final Plat with condition No.1 removed – G Sonntag, second – R Cecil

Vote:

Yea: R Cecil, G Sonntag, B Perry, R James, J Parker

Nay: None

Abstained:

Excused: R Holloway

Excused Alternate:

Discussion:

- S Bankhead presented the findings of fact.
- S Bankhead provided the names of the Executive Staff that review preliminary and final plats. She explained that often the applicants and developers attend the meetings during reviews.
Skarlet Bankhead, Chair – Administrative Services Director
Rob Stapley – Public Works Director
Max Pierce – City Engineer
Mindi Petersen – Administrative Services and Development
Chad Woolley – City Attorney
Aaron Walker – Logan City Fire Marshalls Office, Fire Inspector

163 Brent Fresz – Council Member
164 Roy Sneddon – Council Member
165 Mayor John Drew

166 **FINDINGS OF FACT:**

167 **Residential Development – General Plan Principles**

- 168 1. New residential development should be developed based on density and include mixed residential uses.
- 169 2. Open space shall be included as part of the overall density of new residential development.
- 170 3. Sensitive areas (faults, slope, wetlands, flood plains, storm water and other areas) should be identified and
- 171 residential development should be limited within these areas.
- 172 4. New residential development should increase mobility and connectivity of the City's overall transportation
- 173 system.
- 174 5. New residential development should provide design for pedestrian-friendly development.
- 175 6. New residential development should include all necessary public and private utilities.
- 176 7. Residential development should not be encouraged within the major utilities easement on the east bench
- 177 of the City.

178 **Transportation Corridors – General Plan Principles:**

- 179 • As development plans are reviewed, those involved in the review and approval processes rely on the Utah
- 180 Code, the Public Works Standards and Specifications Manual, and any other applicable codes and/or
- 181 standards
- 182 • The City Code requires connectivity of new streets with existing streets and that the arrangement of streets
- 183 in new developments provide for the continuation of streets to adjoining undeveloped areas. Because
- 184 connectivity throughout the City is important, the use of cul-de-sacs should be limited.

185 **City Code:**

- 186 • 11-3-3: **FINAL PLAT:** A final plat application cannot be submitted to the City prior to approval of the
- 187 preliminary plat. The following information and a complete set of construction drawings, including the
- 188 storm water pollution prevention plan and the engineer's cost estimates shall be submitted for review:
- 189
- 190 A. Preparation: The final plat shall be prepared in accordance with all the requirements of the City. The
- 191 final plat shall be prepared by a land surveyor, licensed in the State. The top of the plat shall be either
- 192 north or east, whichever accommodates the drawing best.
- 193
- 194 B. Description And Delineation:
- 195 1. The final plat shall show:
 - 196 a. The name of the development as approved by the Land Use Authority.
 - 197 b. Accurate angular and lineal dimensions for all lines, angles and curves used to describe
 - 198 boundaries, streets, alleys, easements, areas to be reserved for public use and other
 - 199 important features.
 - 200 c. An identification system for all lots, blocks and names of streets. Lot lines shall show
 - 201 dimensions in feet and hundredths.
 - 202 d. The street address for each lot. Each street address shall be assigned by the City. The north
 - 203 and west sides of the streets shall be numbered odd and the south and east shall be
 - 204 numbered even.
 - 205 e. True angles and distances to the nearest official US, State, County, or City monuments which
 - 206 shall be accurately described in the plat and shown by the appropriate symbols. All
 - 207 boundary, lot and other geometries (bearings, distances, curve data, etc.) on the final plat
 - 208 posed to an accuracy of not less than one part in five thousand (5,000).
 - 209 f. Radii, internal angles, points or curvatures, tangent bearings and the length of all arcs.
 - 210 g. Survey markers shall be set at all lot corners and shall be shown or noted on the plat.
 - 211 h. The dedication to the City of all improvements which shall include, but shall not be limited
 - 212 to, streets, storm water system, water works, sewer works, etc., included in the proposed
 - 213 development.
 - 214 i. Accurate outlines and dimensions of any areas to be dedicated or reserved for public use,
 - 215 with the purposes indicated thereon, and of any area to be reserved by deed or covenant for
 - 216 common use of all property owners.

- 217 j. A statement that all expenses involving the necessary improvements or extensions for a
218 culinary water system, sanitary sewer system, gas service, electrical service, telephone
219 service, cable television service, grading and landscaping, storm drainage systems, curbs and
220 gutters, fire hydrants, pavement, sidewalks, signage, street lighting and other improvements
221 shall be paid for by the developer(s).
222 k. All hazard setback(s)
223 l. A statement verifying that all lots have an adequate buildable envelope with regards to
224 hazardous slope, zoning setbacks, etc.
225 m. A statement that the City will not issue any building permit for any lot until minimum
226 improvements, as specified in Section 11-5-2 of this Title are complete.
227 n. Boundary descriptions of the development.
228 o. Standard forms for the following:
229 (1) A registered land surveyor's certificate of survey as applicable under State law.
230 (2) The owner's signature of dedication.
231 (3) A notary public's acknowledgment.
232 (4) The City Engineer's certificate of approval.
233 (5) The City's authority for the culinary water and the sanitary sewer system's signature
234 (6) The County Board of Health's certificate of approval if a septic tank system is used for
235 sewage disposal.
236 (7) The Land Use Authority signature of approval.
237 (8) The City's signature of approval by the Mayor.
238 (9) The City Attorney's certificate of approval.
239 (10) A signed statement from each of the utility companies involved stating that they have
240 reviewed the plat, that they approve the plat as it relates to their particular company,
241 that they are in agreement with placing all of their utilities underground within the
242 right-of-way as shown on the plans and are willing to provide the needed service for the
243 development. Also included, if available, in said statements descriptions of any
244 restrictions that will be imposed by the utility companies, any fees that will be assessed
245 by the utility companies to install the utilities and any time tables that the utility
246 companies might use to install their respective utilities.
247 (11) The County Recorder's stamp of approval according to requirements prior to final plat
248 approval.
249 2. The final plat shall also:
250 a. Be drawn to a scale of not less than one inch equaling one hundred feet (1" = 100') and shall
251 indicate the base heading of true north.
252 b. Be prepared on a minimum twenty inch by thirty inch (20"x30") maximum twenty-four inch
253 by thirty-six inch (24" x 36") paper.
254 c. Show a workmanlike execution in every detail. A poorly drawn or illegible plat is sufficient
255 cause for rejection. (Subd. Ord., 1-24-1990)
256 d. Final approved plat for recording shall be prepared on Mylar.
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CONCLUSIONS OF LAW:

Residential Development – General Plan Principles

- The proposed final plat density is in harmony with the zone and neighboring developments.
- The proposed final plat identifies that there are no sensitive areas within the development.
- The proposed final plat maintains transportation mobility or connectivity consistent with the area.
- The proposed final plat includes sidewalks and provides for pedestrian connectivity throughout the subdivision.
- The proposed final plat provides for the public and private utilities.

Transportation Corridors – General Plan Principles

- This review relies on Utah Code, the Public Works Standards and Specifications Manual, and any other applicable codes and/or standards.
- The street and cul-de-sac meet the minimum right-of-way width. The asphalt portion of the cul-de-sac will be slightly reduced to accommodate the minimum 7-ft park strip

271 City Code 10-5-1 & 2: Sensitive Areas.

- 272 • The property does not include sensitive areas.

273 City Code 10-8-1 Area Regulations.

- 274 • The proposed final plat indicates all lots meet or exceed the minimum lot size of 12,000 square feet. Lot
275 frontages meet or exceed the 95' frontage requirement. The density is less than the maximum allowed.

276 City Code 11-3-3: Final Plat. The proposed final plat meets the requirements in 11-3-3 with the following
277 conditions.

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279 **CONDITIONS:**

- 280 1. ~~Show dimensions on the dedication of roadway south of lots 1 and 14.~~
- 281 2. Construction drawings will be reviewed and comments will follow.
- 282 3. Development Agreement needs to be approved by the City Council.
- 283 4. Bonding needs to be in place before final plat can be recorded.
- 284 5. Water shares need to be dedicated before final plat can be recorded.
- 285 6. Approval by the City of any application submitted or paperwork does not alleviate the owners and/or
286 their agents from their responsibility to understand and conform to local, state, and federal laws.
287 Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.
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289 **Item No. 3. Preliminary Plat:** The Providence Planning Commission will consider for approval a preliminary plat for
290 Providence Gateway Subdivision, a multi-family residential subdivision consisting of townhomes and
291 condominiums with approximately 164 units located in the general area of 100 South and Gateway Drive,
292 Providence, UT; (Discussion time approximately 10 minutes)

293 **Motion to approve the preliminary plat for Providence Gateway Subdivision Phases B-M –R Cecil, second – J**

294 **Parker**

295 **Vote:**

296 **Yea: R Cecil, G Sonntag, B Perry, R James, J Parker**

297 **Nay: None**

298 **Abstained:**

299 **Excused: R Holloway**

300 **Excused Alternate:**

301 Discussion:

- 302 • S Bankhead gave a background on the Providence Gateway Subdivision and presented the findings of fact.
- 303 • S Bankhead stated that the developer, Jeff Jackson, is in attendance to answer any questions the
304 commission may have.
- 305 • J Jackson explained the original preliminary plat was approved with 68 townhomes and 96 apartment
306 units. The decision was made as a company that instead of rental units they would like to create a more
307 affordable product like condominiums. He explained that he would like to bring the condominiums into
308 the market in the high 100's. He feels that they are a much-needed product in the valley.
- 309 • He explained that with this decision and the 10-plex design it took the count to 100 condominiums and
310 the townhome count from 68 to 64 to stay at the 164 units that was previously approved.
- 311 • J Parker asked about parking for the development. S Bankhead explained that they are meeting the multi-
312 family design standards parking requirement.
- 313 • R James asked how the phases are determined. S Bankhead explained that the developer proposes the
314 different phases.
- 315 • G Sonntag asked if there was a storm water detention basin. J Jackson explained that it is in the southwest
316 corner where the basketball court and playground are shown. The underground storm tech system will
317 be going in this spring.
- 318 • R James asked if on the summary data list the 7.178 acres represents phases B –M. J Jackson stated that
319 was correct. Phase A was previously approved and was not included in this calculation.
- 320 • J Jackson explained that the HOA will have to maintain the interior roads. There will be 2 private HOA's.
321 One for the condominiums and one for the townhomes. Each will contribute to the amenities.
- 322 • J Jackson explained that he has been working with Blacksmith Fork Irrigation Company for resources for
323 secondary water to use on this development. There is a plan that is being engineered to pull water from
324 the canal on 2nd West and bring it down to 100 S. J Jackson explained that he is working with

325 homeowners to see if they want to participate. This system would be a gravity fed system with a
326 pressurized pump on 2nd West which would pressurize the entire line so that it could be used on demand.
327 The system would also be metered.
328 • G Sonntag expressed concern with cross contamination. J Jackson explained that it will be set up for both
329 secondary and culinary in case of emergencies.

330
331 **FINDINGS OF FACT:**

- 332 1. ES used Providence City Code 10-8-9: Design Standards for Attached and Multi-Family Residential
333 Development to review the application and preliminary plat.
334 2. ES used Providence City Code 11-3-2 Preliminary Plat to review the application and preliminary plat.
335 3. ES used Providence City Code 11-6 Condominium Approval to review the application and preliminary plat.
336 4. ES used the Providence City Corporation Department of Public Works Standards and Specifications Manual
337 to review the application and preliminary plat.

338
339 **CONCLUSIONS OF LAW:**

- 340 1. ES feels that the preliminary plat meets the requirements of General Plan Principles listed above and the
341 Finding of Fact listed above with the following conditions:

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343 **CONDITIONS:**

- 344 1. The Developer will continue to meet all applicable federal, state, county, and local codes, rules, laws,
345 policies, etc.
346 2. Approval by the City of any application submitted or paperwork does not alleviate the owners and/or
347 their agents from their responsibility to understand and conform to local, state, and federal laws.
348 Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.
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350 **RECOMMENDATION:**

351 The executive staff has reviewed the request; and recommends that the Planning Commission approve the
352 preliminary plat for the Providence Gateway Subdivision Phases B thru M according to the Findings of Fact,
353 Conditions of Law, and Conclusions listed above.

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355 **Item No. 4. Ordinance and Design Standards for LCR:** The Providence Planning Commission will review proposed
356 changes to Title 10 Chapter 4, Life Cycle Residential Zone. (Discussion time approximately 10 minutes)

357 Discussion:

358 **Motion to move item No. 4 Ordinance and Design Standards for LCR to Study Items – R Cecil, second – J Parker**

359 **Vote:**

360 **Yea: R Cecil, G Sonntag, B Perry, R James, J Parker**

361 **Nay: None**

362 **Abstained:**

363 **Excused: R Holloway**

364 **Excused Alternate:**

365 **This item was not discussed as a study item.**

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367 **Item No. 5. – Code Amendment:** The Providence Planning Commission will consider a recommendation to the City
368 Council to grant approval of a proposed code amendment to Title 10 Zoning Regulations, by adding Chapter 13
369 Accessory Dwelling Units. The purpose of this chapter is to establish a city ordinance governing the construction
370 and use of Accessory Dwelling Units (ADUs). ADUs are separate units detached from the primary residence.
371 Chapter 12 of this Title covers Accessory Dwelling Units, which are attached to the primary residence. (Discussion
372 time approximately 10 minutes)

373 **Motion to recommend to the City Council to grant approval of proposed code amendment Title 10 Zoning**
374 **Regulations, by adding Chapter 13 Accessory Dwelling Units as changes have been made and section 10-13-15 to**
375 **be finalized by City Council – R Cecil, second – J Parker**

376 **Vote:**

377 **Yea: R Cecil, G Sonntag, B Perry, R James, J Parker**

378 **Nay: None**

379 **Abstained:**

380 **Excused: R Holloway**

381 **Excused Alternate:**

382 Discussion:

- 383 • R James asked if there is a limit on how many persons can be in the secondary dwelling unit. S Bankhead
- 384 explained that there is in chapter 12 but not in 13. However, it would fall by default under the definition
- 385 of family. S Bankhead referred to the definition of family under city code title 10-1-4.
- 386 • S Bankhead reviewed the city code and requirements of ADU's and AAU's.
- 387 • G Sonntag felt this may be one of the solutions for affordable housing. He urged the commission to
- 388 consider.
- 389 • 10-13-1 provide a ~~home office~~ or extra living space
- 390 • 10-13-3 - R James asked for clarification on "by right". S Bankhead said that she would need to verify with
- 391 legal counsel.
- 392 • 10-13-4 ~~Such as~~ **or other uses as approved by Administrative Land Use Authority.**
- 393 • R Cecil felt that off street parking should be required.
- 394 • G Sonntag explained that he felt that the setbacks should be the same as a dwelling unit, not the setbacks
- 395 required for a shed.
- 396 • 10-13-12 – parking requirements will be per 10-8-6
- 397 • 10-13-15 – City Council to determine length of time to legalize existing ADU's
- 398 • R James felt that the checklist should not be part of the ordinance but rather a tool for city staff.
- 399 • 10-13-3: ~~Permitted by right~~ **An ADU is a permitted use if all applicable ordinances are met.** Detached
- 400 ADUs are permitted in specific zones.

401

402 **Study Items(s):**

403 **Item No. 1. – Rezone Request:** The Providence Planning Commission will consider a recommendation to the City

404 Council to grant a rezone request for Parcel No. 02-209-0006, changing the zone from CHD to MFH. (Discussion

405 time approximately 10 minutes)

406 Discussion:

- 407 • R James does not like the idea of losing the commercial general district. He feels that it limits the
- 408 buildable areas.
- 409 • R Cecil felt that it may be very difficult today for commercial in this area because of visibility.
- 410 • L Banda asked what percentages of the commercial highway district is vacant. S Bankhead said that she is
- 411 not aware of the exact percentages.
- 412 • G Sonntag explained that on the future rezone draft map the area that will be mixed use is 300 S to 100 S.
- 413 He feels that the mixed use will not work in this area because there are no streets that front the buildings.
- 414 He felt that if there were streets it would be more of a strip mall. He feels that Mixed use needs to be in
- 415 the inner core of the city where everyone is walking around and getting front views from the people.
- 416 • R James asked for clarification on sales tax percentages. S Bankhead read from city code Title 10 chapter
- 417 6.
- 418 • R Cecil felt that this was a good proposal.

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420 **Item No. 2. General Plan Map:** The Providence Planning Commission will discuss changes to the draft General Plan

421 Map – Future Re-zoning of Existing Districts & Annexed Areas. (Discussion time approximately 10 minutes)

422 Discussion:

- 423 • The Commission discussed the draft General Plan Map and suggested the following changes:
 - 424 ○ Rezone parcels 02-088-0015, 02-088-0010, & 02-090-0001, 02-090-0003, 02-090-0004, and 02-
 - 425 090-0006, in the general area west of Highway 165 and north of 1700 S, to CHD.
 - 426 ○ Rezone parcels 02-090-0002, 02-090-0005, 02-090-0009, 02-090-0008, in the general area west
 - 427 and southwest of the parcels above, to LCR.
 - 428 ○ Rezone parcels 02-090-0011, 02-090-0010, 03-002-0003, 03-002-0004, 03-002-0008, 03-002-
 - 429 0007, 02-090-0013, 02-096-0035, 02-096-0036, 02-096-0058, and 02-117-0005, in the general
 - 430 area south of 1700 S and east and west of Highway 165, to CHD.
 - 431 ○ Rezone parcel 02-209-0006, in the general area north of 300 S and east of Highway 165, to MFH.
 - 432 ○ Rezone parcel 02-096-0010, in the general area east of the above parcel, to MFR.

- 433 ○ Rezone parcel 02-096-0012, in the general area south of 100 S and east and west of 485 W, to SFR.
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- 435 ○ Rezone parcels 02-096-0003 and 02-096-0064, in the general area north of 100 S and east of 485
- 436 W, to SFH.
- 437 ○ Rezone parcel 02-096-0048, in the general area south of 100 S and west of 200 W, to SFT.
- 438 ○ Rezone parcel 02-096-0061, in the general area north of 500 S and west of 200 W, to SFR.
- 439 ○ Change the map to show parcel 02-162-0013 as MFH.
- 440 ○ Rezone parcel 02-092-0049, in the general area south of Spring Creek Parkway and east of 100
- 441 W, to PUB.
- 442 ○ Rezone parcel 02-092-0020, in the general area southeast of the above parcel, to PUB.
- 443 ○ Rezone parcels 02-004-0001 and 02-004-0002, in the general area north of 500 N and west of
- 444 1000 E, to LCR.
- 445 ○ Rezone parcel 02-004-0004, in the general area south of 500 N and west of 300 E, to LCR.
- 446 ○ Rezone parcels 02-103-0001 and 02-103-0002, in the general area south of 500 N and east of 300
- 447 E, to SFT.
- 448 ○ Rezone parcels 02-102-0044, 02-102-0020, and 02-102-0045, in the general area north of 200 N
- 449 and east of 300 E (and southwest of the parcels above), to SFT.
- 450 ○ Rezone parcels 02-103-0009 and 02-103-0014, in the general area east of 400 E and north and
- 451 south of 200 N, to SFT.
- 452 ○ Rezone parcel 02-101-0002, in the general area southeast of the parcels above, to SFL.
- 453 ○ Rezone parcel 02-111-0006, in the general area east of Sherwood Dr, to SFL.
- 454 ○ Rezone parcels 02-117-0022 and 02-117-0023, in the general area east of Highway 165 and north
- 455 of 550 N in Millville, to CHD.
- 456 ○ Rezone parcels 02-117-0024, 02-117-0048, 02-117-0032, 02-117-0019, and 02-117-0015, in the
- 457 general area west of 200 W/Millville Main St, and north of 550 N in Millville, to SFR.
- 458 ○ Rezone parcel 02-124-0009, in the general area south of 620 S and east of 200 W, to SFT.
- 459 ○ Rezone parcels 02-125-0007 and 02-124-0015, in the general area east of 200 W and north of
- 460 600 N in Millville, to MFM.
- 461 ○ Rezone parcels 02-125-0016 and 02-125-0015, in the general area south of Canyon Road and
- 462 east of 100 E (on the bend), to SFT.
- 463 ○ Rezone parcel 02-113-0009 to SFT.
- 464 ○ Rezone parcel 02-113-0023, in the general area east of 300 E and north and south of Bessie Lane,
- 465 to SFT.
- 466 ○ Rezone parcel 02-113-0038, in the general area south of Canyon Road and east of 400 E, to SFT.
- 467 ○ Rezone parcel 02-113-0049, in the general area south of Sunset Lane and west of Foothill Drive,
- 468 to SFT.
- 469 ○ Update the map to show Hillcrest subdivision as SFR.
- 470 ○ Rezone parcel 02-115-0034, in the general area south of 875 S and west of 300 E, to PUB.
- 471 ○ Rezone parcels 02-115-0038, 02-115-0054, and 02-115-0020, in the general area south of 1000 S
- 472 and west of 400 E, to SFT.
- 473

474 **Item No. 3. Moderate Income Housing Plan:** The Providence Planning Commission will discuss the General Plan
 475 Chapter 7. (Discussion time approximately 10 minutes)

476 This item was not discussed.

477

478 **Reports:**

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

- 480 • None

481

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

- 484 • None

487 **Motion to adjourn –R Cecil, second – J Parker**
488 **Vote:**
489 **Yea: R Cecil, G Sonntag, B Perry, R James, J Parker**
490 **Nay: None**
491 **Abstained: None**
492 **Excused: R Holloway**
493 **Excused Alternate:**

494
495 The next meeting is Wednesday, February 13, 2019

496
497 Meeting adjourned approximately 10:05 PM
498 Minutes prepared by Mindi Petersen

499
500
501 _____
502 Robert James, Chair

Skarlet Bankhead, City Recorder

DRAFT