

1 **Providence City Planning Commission**
2 **Providence City Office Building, 164 North Gateway Drive, Providence UT 84332**
3 **April 25, 2018 6:00 p.m.**

4
5 **Call to Order:** Robert James, Chair
6 **Attendance:** Rowan Cecil, Ruth Ann Holloway, John Parker, Robert Perry, Gary Sonntag
7 **Excused:** B Fresz

8
9 **Approval of the Minutes:**

10 **Item No. 1.** The Planning Commission will consider approval of the minutes for April 11, 2018.

11 Corrections:

12 Page 2 Line 11: Remove "Life Cycle Design Standards" replace with "zoning regulations, area regulations and
13 design standards for residential development"

14 Page 2 Line 51: Change "is" to "if" and add "is" between City and ready

15 Page 2 Line 23: Remove "a" before creating

16 Page 4 Line 2: Change "sideway" to "sidewalk"

17 Page 4 Line 4: Add "be" after "to"

18 Page 4 Line 21: Change "the" to "that" and change "mowed" to "mowing"

19
20 **Motion to approve the minutes for April 11, 2018 – R Cecil, second – J Parker**

21 **Vote:**

22 **Yea: R Cecil, R Holloway, J Parker, G Sonntag**

23 **Nay: None**

24 **Abstained: R James**

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

29
30 No public comments.

31
32 **Public Hearing(s):** None

33
34 **Action Item(s):**

35 **Item No. 1. Preliminary Plat:** The Providence Planning Commission will consider for approval a preliminary plat for
36 the Cameron Wright Subdivision, a two-lot residential subdivision located in the general area of 55 W 500 S
37 Providence UT.

38
39 S Bankhead reviewed the staff report provided by City Staff. The proposed subdivision will divide a .98 acre parcel
40 into two lots, a .28 acre lot and a .70 acre lot. The city staff recommended that the planning commission approve
41 the preliminary plat for the Cameron Wright Subdivision.

42
43 **Motion to approve the preliminary plat for the Cameron Wright Subdivision made by R Cecil, seconded by G
44 Sonntag.**

45 **Vote:**

46 **Yea: R Cecil, R Holloway, R James, G Sonntag, J Parker**

47 **Nay: None**

48
49 **Item No. 2. Preliminary Plat:** The Providence Planning Commission will consider for approval a preliminary plat for
50 The Corner Subdivision, a two-lot subdivision located in the general area of 506 W 100 S, Providence UT.

51
52 S Bankhead reviewed the staff report provided by City Staff. Previously the lot has been reviewed for a request to
53 have two phases of development. One owner of the lot would like to develop now, whereas another owner wants
54 to develop the land at a later date. The City Staff recommended that the Planning Commission approve the
55 preliminary plat for The Corner Subdivision.

1 **Motion to approve the Corner Subdivision preliminary plat made by J Parker, seconded by R Cecil.**

2 **Vote:**

3 **Yea: R Cecil, R James, R Holloway, J Parker, G Sonntag**

4 **Nay: None**

5
6 **Item No. 3. Amended Final Plat:** The Providence Planning Commission will consider for approval an amended final
7 plat for the Little Baldy Place Subdivision Partial Amended, which includes the amendment of Lots 33-37 in the
8 Little Baldy Place Subdivision, and located in the general area of 80 N 850 E, Providence UT.

9
10 S Bankhead reported that not all changes to the Final Plat have been made. Once those changes are made the
11 Amended Final Plat can be approved by the Planning Commission.

12 R James asked if the Planning Commission could approve the Amended Final Plat with the conditions that all the
13 proposed changes are made.

14 S Bankhead replied that it is possible, Stan Checketts needed to understand that the amended final plat could not
15 be recorded until all the conditions and changes are added to the amended final plat.

16 Conditions that need to be added to the Amended Final Plat are:

- 17 1. Fire Department Wildland Urban Interface access easement required. Identify on the amended plat, a
18 dedicated emergency fire department access easement in the location of the existing deer fence. This
19 access easement shall be 15 feet in width and maintained accessible with the sale of each lot.
- 20 2. All building lots and areas where fences cross the dedicated easement shall provide gates with common
21 locks (if locked) as to provide for fire department access (provide note on amended plat).
- 22 3. With only 22 feet of asphalt on Baldy View Lane, Parking is not allowed as to maintain the minimum 20'
23 unobstructed width. Signage recommended.
- 24 4. There needs to be a note that once the trail is moved, the permanent access for emergency and fire
25 protection will remain.
- 26 5. The name and address of each owner of record in the land contained in the portion of the plat being
27 amended and the signature of each owner that consents to the petition needs to be submitted, see UCA
28 10-9A-608-5-a.
- 29 6. The City Engineer will update the addresses for the lots shown on this plat.
- 30 7. Remove the label Baldy View Lane; see notes from the appeal authority decision.
- 31 8. Building permits cannot be issued until the construction of the private road is complete.

32
33 R Holloway asked how the private road will be maintained, will there be an HOA document requirement?

34 Stan Checketts reported that each of the land owners associated with the private road will have to pay up to \$300
35 a year to maintain the road.

36 R Holloway asked if that will be a legally filed HOA? S Bankhead responded that it will need to be a legally filed
37 HOA.

38 R Holloway asked if there should be a condition listed to make sure an HOA is legally formed for that road. R Cecil
39 felt that a condition concerning an HOA could be listed on the deed instead of the final plat. S Bankhead stated
40 that she wasn't sure how to move forward with this matter. She stated that she will get in contact with the City
41 Attorney to discuss how to continue.

42 It was discussed that Stan Checketts agreed to allow the Planning Commission a few more weeks to figure out the
43 HOA matter, as long as the construction drawings were signed so that construction of the private road can
44 continue.

45
46 **Motion to continue the amended final plat of the Little Baldy Subdivision made by R Cecil, seconded by R
47 Holloway.**

48 **Vote:**

49 **Yea: R Cecil, R James, R Holloway, J Parker, G Sonntag**

50 **Nay: None**

51
52 **Study Items(s):**

53 **Item No. 1. General Plan:** The Providence Planning Commission will discuss a draft of the general plan, prepared
54 by CRSA.

55 Chapter 7 – Moderate Income Housing

1 Overall Goal: Planning housing opportunities for all people, regardless of income level, while maintaining the
2 aesthetic qualities and public service levels Providence residents currently enjoy.

3 Objective #1: B Fresz suggested at an earlier meeting that this objective should be moved to the public works
4 chapter. G Sonntag felt a strategy could be to evaluate the compatibility of zones with other surrounding zones
5 and areas.

6 The formatting of the document was discussed. The planning commission would like it to be more user friendly by
7 having the strategies that are associated with each objective listed under the objective as such:

8 1. Objective 1
9 a. Strategy A
10 2. Objective 2
11 a. Strategy A
12 b. Strategy B

13 They felt it would be beneficial to format the general plan this way so that people reviewing the document 5+
14 years later will have an easier time understanding it, rather than the way it is currently formatted.

15 Proposed Strategy #1: Evaluate the compatibility of each zone and adjacent land uses and the ability to sustain
16 vital services.

17 The Planning Commission was frustrated in the lack of alignment between the objectives and strategies and
18 expressed the desire to ask them to align the objectives and strategies.

19 S Bankhead reviewed to the Planning Commission that the directive from the City Council, that the Planning
20 Commission was to review the objectives and the city staff would review the strategies.

21 The Commission proceeded to discuss the objectives of Chapter 7.

22 Objective #2: Support the development of a more diversified housing stock by incorporating higher density
23 residential development and mixed use districts.

24 It was discussed to add the following to the proposed objective above "In areas with existing infrastructure to
25 minimize development costs."

26 R James expressed that he felt that objectives 3 and 4 are strategies for objective 2.

27 S Bankhead felt that the objectives are different enough that they need to stay separate instead of combined into
28 one objective.

29 R James asked if the Commission felt that the objectives are good enough as is. G Sonntag felt that the objectives
30 are not good enough.

31 Mayor Drew addressed the Council concerning the possible annexation that keeps getting woven into the
32 conversation about high density affordable housing.

33 R James felt it would be beneficial to address where in the city they would like to see "affordable housing"
34 implemented.

35 It was discussed that chapter 7 is in the general plan to meet state code, they basically took the city's previous
36 chapter on affordable housing and updated the numbers and reformatted.

37 R James asked if there should be an objective identifying (zoning map) where throughout the city affordable
38 housing could go.

39 R Holloway proposed the following as an objective, "Support the development of a diversified housing stock such
40 as residential and mixed use developments, as defined by city code, to benefit current and future residents within
41 existing infrastructure."

42 R James felt that it combined the three objectives they have been discussing.

43 R Holloway asked if green space should be addressed in the objectives.

44 R James asked if they wanted to combine objectives 2, 3 and 4 or do you want to keep them separate or do they
45 want to add an objective addressing where the LCR zone could be placed throughout the city.

46 G Sonntag felt that they shouldn't call out where just the LCR zone could be placed, rather they should identify
47 areas of the city where higher density housing could be added without identifying specific zones. The strategy
48 associated with this objective would be to update the zoning map.

49 R James proposed adding a fifth objective that discusses, "Identifying areas within the city that have potential for
50 affordable housing."

51 Christy Thompson expressed that her concern is not necessarily the higher density zones and mixing different
52 housing types, her concern is for the schools and the effect that more children will have on the schools and the
53 possibility of children that live in Providence having to be bused to other cities for school.

54 Mayor Drew addressed Mrs. Thompsons concerns, the school district is always looking forward and doing studies
55 to anticipate growth to be able to accommodate more students.

1 G Sonntag reported the concerns he has heard as he's gone to various meetings, he heard concerns about
2 townhomes, high density housing being incorporated into single family traditional areas and concerns about infill
3 for 2-5 acre properties. He felt that people would do better seeing higher density housing in an area separate from
4 single family traditional areas.
5 Discussed adding a sixth objective to evaluate city ordinance and potential areas to allow for accessory dwelling
6 units.
7 R Cecil discussed the possibility of identifying areas of possible annexation to allow for more moderate housing
8 developments.
9 R James suggested adding that idea to objective 5 to include a strategy to reevaluate not just the zoning map but
10 also an annexation map.

11
12 **Reports:**

13 Staff Reports: Any items presented by Providence City Staff will be presented as informational only.
14 S Bankhead reported that the City Council approved the Life Cycle Residential zone at the meeting the night
15 before, as well the design standards. She also warned the Commission to be careful in how they phrase things,
16 such as "high density housing" because when people think of high density housing they think of Deer Creek
17 apartments and higher density units, and that is not what the commission considers high density, she stressed the
18 importance of making it clear what kind of density they are considering. S Bankhead also wanted to stress that the
19 City doesn't hold up developers, if a developer comes and isn't prepared that is not the city's fault. If a developer
20 can prove that the City held up a project they can hold the city accountable for the lost time.

21
22 Commission Reports: Items presented by the Commission Members will be presented as informational only; no
23 formal action will be taken.
24 No Commission Reports

25
26 **Motion to adjourn – R Cecil, second – J Parker**

27 **Vote:**
28 **Yea:** R Cecil, R James, R Holloway, J Parker, G Sonntag
29 **Nay:** None
30 **Excused:** B Fresz

31
32 Meeting adjourned approximately 8:30 PM
33 Minutes prepared by Katie Soelberg.

34
35 APPROVED May 9, 2018

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39 _____
Robert James, Chair

Skarlet Bankhead, City Recorder