

1 Providence City Planning Commission  
2 Providence City Office Building, 164 North Gateway Drive, Providence UT 84332  
3 September 12, 2018 6:00 p.m.  
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5 **Call to Order:** Gary Sonntag, Vice Chair  
6 Attendance: Voting: R Cecil, G Sonntag, B Perry, Ruth Ann Holloway  
7 Voting Alternate: B Perry  
8 Excused: Robert James, Alex Bearson, John Parker  
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10 **Approval of the Minutes:**

11 **Item No. 1.** The Planning Commission will consider approval of the minutes for August 22, 2018.  
12 Motion to approve the minutes from August 22, 2018 – B Perry, second – R Cecil

13 Vote:

14 Yea: R Cecil, B Perry, G Sonntag

15 Nay: None

16 Abstained: R Holloway

17 Excused:

18 Excused Alternate:

19 Corrections:

20 Page 1 line 6 and 14 remove B Fresz

21 Page 2 line 7 ~~has~~ had been identified

22 Page 2 line 9 improvements are ~~needs~~ needed

23 Page 2 line 22 right-of-ways

24 Page 2 line 24 right-of-ways

25 Page 2 line 55 Providence

26 Page 3 line 23 & 24 to converse

27 Page 3 line 27 ~~at~~ of looking

28 Page 3 line 48 area

29 Page 3 line 51 suggested

30 Page 4 line 15 & 17 remove B Fresz  
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32 **Public Comments:** Citizens may appear before the Planning Commission to express their views on issues within  
33 the City's jurisdiction. Comments will be addressed to the Commission. Remarks are limited to 3 minutes per  
34 person. The total time allotted to public comment is 15 minutes.

- 35 • Gary Gettman 740 N Main, Millville asked for the deadline to protest the annexation. S Bankhead  
36 explained the deadline is September 13, 2018 end of day.
- 37 • G Gettman asked what the status of the annexation petition is currently. S Bankhead explained the  
38 annexation is in the period notifying people they can protest. If no one files a protest by September 13,  
39 2018 by 5:00 pm then it will move forward to the City Council. She also explained if someone does file a  
40 protest it will move to the boundary commission if the concern is something they have jurisdiction over.  
41 If they do not have jurisdiction then it would need to be addressed with the City Council.
- 42 • G Getteman asked what would happen if one of the annexation petitioners withdrew. S Bankhead stated  
43 in this situation she would need to discuss it with the city attorney.
- 44 • Roger Leuba 618 S 200 W, Providence felt all access on the proposed annexation should be to the west.
- 45 • Joe Caliendo 250 W 575 S, Providence asked how to protest. S Bankhead read the state code 10.02.407  
46 explaining the process.
- 47 • G Gettman asked if petitioners for the annexation policy are required to submit a feasibility study on the  
48 property. S Bankhead explained it is not required prior to the protest period.  
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56 **Public Hearing(s):** None

57 **Action Item(s):**

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59 **Study Items(s):**

60 **Item No. 1. General Plan:** The Providence Planning Commission will discuss a draft of general plan Chapters: 5 –  
61 Land Use, Neighborhoods, & Design, 6 – Transportation Systems, 7 – Moderate Income Housing, 8 – Environmental  
62 Stewardship, 9 – Public Services, 10 Public Safety and Emergency Management, and 11 – Annexation Policy Plan.  
63 The Commission will discuss maps associated with the general plan, including but not limited to: transportation  
64 corridor plan, future rezone of existing districts, and zone districts of future annexations (Discussion time  
65 approximately 60 minutes)

- 66 • This item was tabled for the next meeting.

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68 **Item No. 2. Proposed Rezone Request:** The Providence City Planning Commission will discuss a proposed rezone  
69 for Parcel No.s 02-117-0019 and 02-117-0020 located in the general area of 645 South 200 West. Parcel No. 02-  
70 117-0020 is in Providence City and is currently zoned Single-Family Traditional (SFT). Parcel No. 02-117-0019 is  
71 currently in agriculture in Cache County and is part of an active petition for annexation to Providence City. If the  
72 property is annexed to Providence City, the applicant is asking the zone for both parcels be change to Multi-Family  
73 Medium (allowing 12 dwelling units per net acre).

- 74 • Ken Sim 572 S 330 W, Providence gave the Commission a copy of his comments. The comments are  
75 attached to theses minutes.
- 76 • Jamie Caliendo 593 S 200 W, Providence thanked Mr. Sim for the well thought out preparation and  
77 comments. Her concern is with the traffic on 200 West. There is no sidewalk for her children to walk. She  
78 has had two garbage cans hit, and her cat. She is concerned with the amount of distracted driving. She  
79 appreciated the city looking for sales tax revenue.
- 80 • R Cecil asked S Bankhead to contact the Sheriff's Office for patrol on 200 West.
- 81 • Steve Guymon 635 S 200 W, Providence is concerned with the safety in the area. This morning between  
82 7:45 a.m. and 7:50 a.m., 93 cars passed his home. From 7:50 a.m. – 7:55 a.m. 86 cars passed his home.  
83 Then from 7:55 a.m. – 8:00 a.m. 92 vehicles passed his home. He read from the recent city newsletter  
84 and suggested the speed/traffic count signs be put on 200 West. He addressed the number of residents  
85 that multi-family medium would bring.
- 86 • Joyce Caliendo is renovating a home on 200 west and lives around the corner in a cul-de-sac from J  
87 Caliendo. She looks across at the Guymon and Theurer property. She felt single-family would be okay. She  
88 is very concerned with children walking without a sidewalk. They have had several vehicles slide into her  
89 yard due to reckless driving. There is also many large vehicles, heavy equipment. She expressed concern  
90 with the disruptive nature of an apartment complex.
- 91 • Emily Sim 572 S 330 W, Providence explained her neighborhood is a single-family traditional. She asked  
92 the commission to consider the look and lot size of the surrounding area. She felt multi-family medium  
93 was incongruent with the area. There are 72 children living on her street. She expressed concern about  
94 the plans for Mixed Use in the area. She explained when they built their home, they looked at the plan  
95 and it showed single-family traditional.
- 96 • Robert Brown 638 S 330 W Providence, explained he understood the need for housing and the pressure  
97 from the state to make plans for affordable housing. He explained multi-family at the corner of 200 W 100  
98 N has been denied at least twice. He felt the multi-family in the Macey's area was appropriate.
- 99 • R Leuba 618 S 200 W, Providence understood the need to add commercial and multi-family to Providence.  
100 The best place would be to the west where there is open space.
- 101 • S Guymon 635 S 200 W, Providence spoke to the density. When the developer approached the Guymon's  
102 to annex, he was planning single-family homes. The multi-family density (330 people and 120 vehicles on  
103 5.5 acres). He put a flag in the middle of the 5.5 acres. He encouraged people to drive by and envision  
104 330 people and 120 vehicles. He feels it is not consistent with what is there now. He stated traffic and  
105 density are his objections to the rezone.
- 106 • Richard Zollinger 695 N Main, Millville did not feel the multi-family would sit well with Millville residents.  
107 He reported he will be discussing this with the Millville City mayor and council.
- 108 • Cameron McCullough 610 S 330 W, Providence echoed the sentiment expressed during the meeting. He  
109 has spent time looking at the City's website and the master plan. It was explained single-family residences

- 110 do not bring the tax revenue. He asked if we should look for tax revenue or congruency with the area. He  
111 felt it made far more sense to put business closer to the highway. He felt putting additional people in  
112 large sums in that area did not make sense.
- 113 • Gary Stauffer, 630 S 200 W, has lived in Providence for 80 years. He hoped that sooner or later the City  
114 would get a backbone and listen to the citizens instead of the developer. His plan for his property has  
115 always been single-family traditional. The Stirling subdivision has worked out quite well. He is opposed to  
116 anything other than single-family traditional. He also spoke to the large volume of cars on 200 West.
  - 117 • G Sonntag thanked the audience for their comments. He understands the anxiety that the public is going  
118 through. He volunteered for the Planning Commission to give back to the community; to be part of an  
119 organization that does things orderly, and beneficial to the City. The Commission wants to see the roads  
120 and the developments be successful. He explained the sales tax is an important revenue. He would hate  
121 to see property taxes increase. Having areas for sales tax producing businesses is important to the City. He  
122 explained the Commission, City Staff, and other City officials are looking for areas for retail and multi-  
123 family. The state legislature is telling the cities to make way for affordable housing. Affordable housing is  
124 not single-family housing, its apartments and townhomes and high density.
  - 125 • R Holloway expressed appreciation to the audience for coming. She would like to know what Millville City  
126 would like to see in the area. She felt there needed to be places for revenue with respect to the existing  
127 communities. She also explained when development goes in infrastructure will be installed. The  
128 development contractors install that infrastructure. She felt in the end the correct decision would be  
129 made. She knew the area where she lives was once a field and development was protested. Change is  
130 hard. She asked the audience to come up with creative alternative ideas and email them.
  - 131 • Cameron McCullough felt it was counter intuitive to add more people without the commercial to support  
132 the infrastructure. He was not opposed to growth, just the wrong kind of growth.
  - 133 • Casey Weeks felt the developers would pass the costs on to the buyers, defeating the goal of low income  
134 housing. He also asked about schools and how children will get there. G Sonntag explained the school  
135 district will need to be involved.
  - 136 • Dustin Singleton asked if there is any guarantee the townhomes will stay affordable. A 1500 square foot  
137 townhome with a two-car garage will start at about \$229,000. He felt the zoning change would increase  
138 the value of the land.
  - 139 • R Cecil explained 73 years ago as a teenager, near him the community allowed a McDonalds and a Dairy  
140 Queen. He explained his father's perception went from hating the change to enjoying the change.
  - 141 • B Perry explained land use patterns are changing. They are different now than they were 50 years ago. He  
142 reported the traffic study on 200 W at 100 N was at 22% capacity. He felt at some point the property at  
143 200 W 100 N will someday be developed. He asked everyone to keep in mind the state is telling us we  
144 need to change our housing.
  - 145 • Barry Nielsen asked about the impact for water and sewer on the number of units. R Holloway explained  
146 when looking at the overall city plan, it is all considered.
  - 147 • S Bankhead explained for clarification the general plan has not been submitted to city council for their  
148 review. At this time the commission has reviewed and their proposal at this point for this location would  
149 be mixed use not the multi-family medium density that is being proposed.
  - 150 • S Guymon explained he found a lot of good information on the City website. He suggested the draft maps  
151 be put on the City's website.
  - 152 • Derick Miller thanked the commission. The very reason he lived with his in-laws for 18 months was to  
153 build at 624 South 330 West. He was willing to pay the higher price to live in Providence because of the  
154 reputation of Providence. He explained his first home was on Spring Creek Parkway. They came here  
155 because of the people in Providence. He felt there were other solutions than mistreating the reputation  
156 that has been developed.
  - 157 • Karen Guymon asked about finding the draft maps. She did not feel this was the right place for  
158 commercial. R Holloway felt it's important to work with Millville because of the impact.
  - 159 • G Sonntag explained the map is a draft.
  - 160 • K Sim felt it needed to be more specific in the advertising. R Cecil reported he has repeatedly invited  
161 people to come to the meetings. But they did not come.
  - 162 • Ideas for better noticing were discussed.
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**Item No. 3. Proposed Code Amendments.** The Providence Planning Commission will discuss amendments to Providence City Code for the following:

- 10-9-4 Frontages: Curb, Gutter, and Sidewalk
- 10-8-5: Commercial Zoned Districts-Site Development
- 11-3-3 Final Plat
- 11-5 Public Improvements

- This item was tabled for the next meeting.

**Reports:**

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

- None

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

- G Sonntag asked that the commission “hear” the comments. He felt the further we cross boundaries the more intense. He felt it loud and clear.
- R Holloway asked for clarification on Mr. Zollinger’s comments. S Bankhead gave background information and explained 2100 S was shown on county plats for many years as a county right-of-way. When development came to Providence City and wanted to annex in with their south boundary against 2100 S the county asked the developer to have it included in their annexation. She also explained looking to the future it makes sense that ¾ of road is on property that will be annexed into Providence City. This road will have a 24ft asphalt path. It may at some point be posted no parking if there is a lot of traffic.
- Ideas for pedestrian safety were discussed.

Motion to adjourn – R Cecil, second – B Perry

Vote:

Yea: R Cecil, B Perry, G Sonntag, Ruth Ann Holloway

Nay: None

Abstained: None

Excused:

Excused Alternate:

Meeting adjourned approximately 8:49 PM

Minutes prepared by Mindi Petersen

**APPROVED 09/26/2018**

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Gary Sonntag, Vice Chair

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Skarlet Bankhead, City Recorder