

1 **Providence City Planning Commission Meeting**
2 **Providence City Office Building**
3 **15 South Main, Providence UT 84332**
4 **September 24, 2014 6:00 p.m.**

5
6 Attendance: Larry Raymond, Chair
7 Commissioners: Larry Hogge, Gary Millburn, Sherman Sanders
8 Alternates: Robert James, Wendy Simmons
9

10 **Approval of the Minutes:**

11 Item No. 1. The Providence City Planning Commission will consider for approval the minutes of September 10,
12 2014.

13 **Motion to approve the minute: G Millburn, second – W Simmons**

14 **No corrections**

15 **Vote: Yea: L Hogge, R James, G Millburn, S Sanders, W Simmons**
16 **Nay: None**
17 **Abstained: None**
18 **Excused: None**
19

20 **Public Hearing 6:10:** The Providence City Planning Commission is considering proposed amendments to the
21 moderate income housing element of the Providence City general plan. Prior to making a recommendation on this
22 project, the Planning Commission is holding a public hearing. The purpose of the public hearing is to provide an
23 opportunity for anyone interested to comment on the proposal before action is taken.

- 24 • L Raymond opened the public hearing.
- 25 • L Raymond said the last approved plan was 2002.
- 26 • S Bankhead said the commission should focus on which policy statements they would like the City Council
27 to consider. Some of them would require ordinance changes in the future to accommodate the
28 requirements. The 2002 plan lacked some of the detail that we should have now. We do have a mixed use
29 zone, but no developers have used that.
- 30 • S Sanders had questions on some of the definitions of terms used in the suggested plan from BRAG.
- 31 • W Simmons asked what type of housing Cobblestone Development is.
- 32 • S Bankhead said multi-family, but multi-family does not necessarily mean low to moderate income
33 housing. Zoning affects what type of housing can be built, but our current zoning allows for the moderate
34 income homes to be built. We need to decide which zones can be rezoned to allow higher density
35 housing. Skarlet said a joint workshop with the City Council and the Planning Commission could be
36 scheduled if the Planning Commission wanted to do so.
- 37 • R James felt the general plan should be revised before home density is addressed.
- 38 • S Sanders asked if this was based on income percentages because Providence has a fairly high income
39 average for Cache Valley.
- 40 • R James says the law only requires that the city provide a reasonable opportunity for low to medium
41 income housing. Moderate income is 80% of the median gross and affordable income is 30% of income
42 according to state code.
- 43 • Derrick Smith asked how this would affect older homes. His home is an older home and he has a concern.
- 44 • R James said nobody would be forced to change their house.
- 45 • L Raymond asked about zero lot lines. Skarlet said we currently allow them in our code.
- 46 • S Sanders had a question about trailer/mobile homes. Skarlet said the zone option is available.
- 47 • S Bankhead said we need to update the general plan to the new marketing requirements.
- 48 • L Raymond felt like some recommendations needed to be made to the City Council.
- 49 • J Baldwin also felt like some updates should be made before it is passed on the City Council.
- 50 • W Simmons suggested R James look at the BRAG plan and create a proposed plan.
- 51 • S Sanders brought up the transportation corridor issues that also need to be addressed.
- 52 • L Raymond closed the public hearing.

1 **Business Items:**
2 Item No. 1. Proposed general plan amendment. The Providence City Planning Commission will consider, for
3 recommendation to the City Council, proposed amendments to the moderate income housing element of the
4 Providence City general plan.

5 **Motion to have R James look at the current and the BRAG plan, create a proposed plan for the packets by**
6 **October 2: R James, second – S Sanders**

7 **Vote: Yea: L Hogge, R James, G Millburn, S Sanders, W Simmons**
8 **Nay: None**
9 **Abstained: None**
10 **Excused: None**

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12 **Staff Reports:** Any items presented by Providence City Staff will be presented as informational only.
13 No staff reports.

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15 **Commission Reports:** Items presented by the Commission Members will be presented as informational only; no
16 formal action will be taken.
17 No Commission reports.

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19 **Motion to adjourn: R James, second – G Millburn**
20 **Vote: Yea: L Hogge, R James, G Millburn, S Sanders, W Simmons**
21 **Nay: None**
22 **Abstained: None**
23 **Excused: None**

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25 Meeting adjourned at 6:55
26 Minutes recorded by S Bankhead and prepared by C Craven.

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33 Larry Raymond, Chairman

Caroline Craven, Secretary