

1 Providence City Planning Commission Minutes
2 Providence City Office Building, 164 North Gateway Drive, Providence UT 84332
3 November 14, 2018 6:00 p.m.
4

5 **Call to Order:** Robert James, Chair
6 Voting: Gary Sonntag, Bob Perry, Rowan Cecil, R Holloway
7 Voting Alternate: J Parker, L Banda
8 Excused:
9

10 **Approval of the Minutes:**

11 **Item No. 1.** The Planning Commission will consider approval of the minutes for October 24, 2018.

12 **Motion to approve the minutes from October 24, 2018– R Cecil, second – G Sonntag**

13 **Vote:**

14 **Yea: R James, B Perry, G Sonntag, R Holloway**

15 **Nay: None**

16 **Abstained:**

17 **Excused:**

18 **Excused Alternate:**

19 **Corrections:**

20 Page 2 line 50 be

21 Page 3 line 30 are steep slope areas
22

23 **Item No. 2.** The Planning Commission will consider approval of the minutes for October 25, 2018.

24 **Motion to approve the minutes from October 25, 2018– B Perry, second – R Cecil**

25 **Vote:**

26 **Yea: R Cecil, B Perry, G Sonntag, R James**

27 **Nay: None**

28 **Abstained: R Holloway**

29 **Excused:**

30 **Excused Alternate:**

31 **Corrections:**

32 None
33

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

- 37 • No public comments received
38

39 **Public Hearing(s):**

40 **Item No. 1. 6:10 PM Rezone:** Prior to making a recommendation on the proposed rezone of Parcel 02-162-0013,
41 Lot 1 of the Willow Place Subdivision containing 0.93 acres, generally known as 254 North Gateway Drive, the
42 Planning Commission is holding a public hearing. The property is currently zoned Commercial General District
43 (CGD); the applicant is requesting Multi-Family High (MFH). The purpose of the public hearing is to provide an
44 opportunity for anyone interested to comment on the proposal before the Planning Commission takes action. The
45 Planning Commission invites you to attend the hearing in order to offer your comments. You may also email
46 comments to the City Recorder, sbankhead@providence.utah.gov by 2:00 PM the day of the meeting.

- 47 • Curtis Jacobs has developed commercial, single-family, and multi-family properties. He is in opposition to
48 the rezone for a number of reasons. He felt that the city has a reasonable commercial district. He felt that
49 putting multi-family in the commercial district destroyed the continuity of the general plan. There is a
50 common easement in place for the adjacent podiatry business that goes through the property. He felt
51 both properties would use the easement. There is nothing that would promise that multi-family people
52 would use the professional parking area.
- 53 • David Richards, fertility doctor, expressed concern with the parking and traffic.
- 54 • Daniel Huff, Podiatry, opposed the rezone. There is a wetland issue that impacted their parking. Patients
55 are already concerned about the lack of parking.

- 56 • Richard Stevens, Family Doctor, expressed concern about safety with the parking and wetlands.
- 57 • David Smith felt that the developer would do a great job. He felt that it was about the continuity of the
- 58 area. He felt that as far as accommodating growth, there are already places approved. He felt park users
- 59 would use the professional parking lot as a place for foot traffic to get to the park.
- 60 • Danny Macfarlane has nothing to do with the Highlands rezone. One concern that has been expressed
- 61 was appearance. He felt that the design standards would require consistency.
- 62 • D Macfarlane addressed the traffic concerns. He explained that the 16 townhomes generate 93 vehicular
- 63 trips per day, and a 13,000 square foot commercial building would generate 470 vehicular trips per day.
- 64 • D Macfarlane understands the dumpster concern, he deals with that at his own business.
- 65 • D Macfarlane addressed land values. He did research but did not find anything to support reduced land
- 66 values. He also discussed parking and felt that patients may use the multi-family parking.
- 67 • D Macfarlane discussed retail. Gateway Drive has about 9,000 vehicular trips per day and Main St in Logan
- 68 has about 21,000 vehicular trips per day.
- 69 • Steve Roberts owns the parcel and the golf course. He explained that he supports the developer.

70 R James closed the public hearing. He explained that the Planning Commission will consider the recommendation
 71 after the next public hearing.

72
 73 **Item No. 2. 6:20 PM Rezone:** Prior to making a recommendation on the proposed rezone of Parcels 02-116-004
 74 (59.11 acres) and 03-036-0027 (19.85 acres) located on the southeast area of the City, in the general area east of
 75 Grandview and 800 East, the Planning Commission is holding a public hearing. The property is currently zoned
 76 Single-Family Large (SFL); the applicant is requesting Life Cycle Residential (LCR). The purpose of the public hearing
 77 is to provide an opportunity for anyone interested to comment on the proposal before the Planning Commission
 78 takes action. The Planning Commission invites you to attend the hearing in order to offer your comments. You may
 79 also email comments to the City Recorder, sbankhead@providence.utah.gov by 2:00 PM the day of the meeting.

- 80 • R James explained that given the volume of emails received today, he would like to try something
- 81 different during this hearing. Many of the emails had questions for the developer. R James invited the
- 82 developer, Jeremy Jensen, to answer questions during the hearing.
- 83 • J Jensen spoke to the history of the current development. He explained that during the first phases there
- 84 were no open space requirements. They put amenities such as wider parking strips, park area, and trees
- 85 in the development because they thought it was the right thing to do.
- 86 • J Jensen explained his intention with this rezone request is to have the flexibility to continue to develop a
- 87 high quality neighborhood and to do it with some flexibility in the zone.
- 88 • Matt Barret saluted J Jensen for coming tonight. He would prefer to make the decisions about his lifestyle
- 89 options rather than have a developer make those decisions. Why would the current residents want the
- 90 area to be rezoned? If the vast majority did not want the rezone, why would the city leaders pursue it?
- 91 • David Witback expressed a concern that there is no plan. If J Jensen changes his mind then the property
- 92 would be open to apartments.
- 93 • Dee Yost asked why the emails were emailed to the developer. S Bankhead explained that the emails are
- 94 a matter of public record. R James felt that the effort was to inform all parties.
- 95 • D Yost requested it be addressed and made clear who would get the email prior to the meeting. She
- 96 explained they worked very hard to have a forever home. They looked at the schools, services, and
- 97 zoning. She felt the zoning was very clear at the time they purchased their home. She asked the Planning
- 98 Commission members to look to the future. She asked that the decision not be rushed. She also expressed
- 99 concern about water.
- 100 • Josh Paulsen expressed appreciation to the applicant for responding to his email. The best part of the
- 101 development is the homes. The soccer ponds are often soggy. The maple trees are not the best for the
- 102 park strip. He felt that the argument that the mixed use would use less water was not true. He felt that
- 103 people should be allowed to make smart watering choices. He expressed concern about the placement of
- 104 the signs. He felt that the biggest concern was rushing the rezoning process. He explained that when
- 105 speaking to Mayor Drew, Mayor Drew suggested a town hall to discuss the proposal. He discussed the
- 106 Holiday development. He spoke to traffic issues. He also spoke to ambient light affecting the wildlife. He
- 107 felt LCR was a rebranding effort to a multi-family density unit.
- 108 • Justin Decaney lives on Grandview. He agreed with J Paulsen. He discussed the environmental impact of
- 109 infrastructure. He discussed the flooding problems in Houston. He is opposed to the rezone. He does not
- 110 believe it is in the best interest of the community. He felt that the reason that you do not see this type of

- 111 development in Cache County is because of environmental issues. He suggested civil engineers prepare a
112 study. He felt structures on an alluvial fan could lead to problems.
- 113 • Cheryl Bodily understands that municipalities are under pressure for affordable housing. Affordable
114 housing should not be a consideration for this rezone. If the homes are well built and in harmony with the
115 area they will not meet the affordable housing requirements. She felt LCR updates should be completed
116 before the rezone takes place.
 - 117 • Sandi Barrett felt that the developer was doing a bait and switch. She feels that many would never have
118 invested in the property if they would have known the area would change to high density. The 900 homes
119 would increase traffic and water problems. She requested the Commission consider real people with real
120 lives.
 - 121 • Todd Morison lives on 800 East. He echoed the comments that have been stated. He felt this really is high
122 density housing. This is not what he envisioned. This is not what they spent their money on. He asked who
123 would pay for the new roads, new infrastructure. He would like to see a plan. He wanted to know what
124 open space means. He felt the road was dangerous in the winter time. He has been stuck a lot. There is a
125 lot to think about. Many people have invested a lot of money and a lot of time.
 - 126 • J Jensen explained that 800 East is located next to the water reducing valve. S Bankhead explained that
127 the City has looked into the pressure. However, increasing the pressure would make the pressure too high
128 in lower areas.
 - 129 • Chris Dunker felt the LCR was a great concept but felt it relied on public transportation. He felt an active
130 senior would want to live closer to amenities.
 - 131 • J Jensen explained that the area near 1000 South has a big vault to reduce the water pressure.
 - 132 • Blair Marten felt that it all came back to the fact that when people first purchased their homes, it was not
133 an urban feel. He felt this development pushed out higher tax bracket homes.
 - 134 • Ashley Nance is new to Providence. She was told that they should move to Hyde Park or North Logan
135 where all the nice homes are. It hurts her on a personal level because they invested heavily to help
136 Providence have a nice community. She feels the City should be mindful of areas up and away from the
137 urban areas. She did not feel that this was very logical. She felt that if the state tried to push affordable
138 housing, cities will sue the state.
 - 139 • Justin Decaney explained that he has an SUV and his wife had a Toyota Camry. They had to invest in
140 another SUV.
 - 141 • Tony Roberts grew up in Providence. His first home was in Logan. He purchased a home site in Grandview
142 but is yet to build. He felt that this is a high-density subdivision, and it should have ease of access to public
143 transportation; be within walking distance of food, commerce and entertainment; and be close to a main
144 transportation corridor. He also expressed concern about home values. He discussed the values of homes
145 near townhomes. He felt 300 East in Providence may be a good line for density.
 - 146 • Zach Brown explained that he was one of the original people putting money on a lot in the development.
147 They moved to Hawaii. He felt that the developer had done a good job, but did not feel a good job could
148 be done with high density. He felt it was ridiculous to think seniors would like the area. He did not think
149 that it was a development issue. He felt that more access was needed. He felt that this seemed to be bait
150 and switch. He does not agree with the proposal.
 - 151 • J Jensen explained that they are not planning on 900 homes.
 - 152 • Z Brown felt that Highlands could have had bigger lots. Providence does not have a lot of spots of prime
153 real estate. He felt that it was a money grab. The Highlands Phase 1 would not be allowed in the current
154 SFL zone. Even to keep the status quo a rezone is necessary. He felt that there was nothing wrong with a
155 status quo upgrade. Having townhomes or a senior community should be somewhere else.
 - 156 • Matt Bently explained that he lives on 800 East. It took them about 4 weeks to decide whether to buy the
157 lot. They do not want the traffic from the church, but felt it could work. They do not want the change.
158 They have great neighbors. He felt people were told one thing and now something is different. They like
159 the comradery. His in-laws live next to the Millville roundabout. They do not want the extra traffic. They
160 have a hard time now. People often get stuck in the snow.
 - 161 • Cindy Dunkley agreed with everything that has been said. She expressed concern about having only two
162 accesses. Millville already voted not to put a road in as an outlet. She asked that the people that live here
163 get more consideration than future residents.

164 R James explained that the Commission will consider the request, make a recommendation to the City Council, and
165 then the City Council will approve or deny the request. He will talk about noticing with the City.

166

167 **Action Item(s):**

168 **Item No. 1. Recommendation – Rezone.** The Providence Planning Commission will consider a recommendation to
169 the City Council to grant a rezone request for Parcel 02-162-0013, Lot 1 of the Willow Place Subdivision containing
170 0.93 acres, generally known as 254 North Gateway Drive, changing the zone from CGD to MFH.
171

172 **Motion to recommend the city council deny the request for a proposed rezone from CGD to MFH – G Sonntag,**
173 **second – R Holloway**

174 **Vote:**

175 **Yea: R Holloway, R James, G Sonntag**

176 **Nay: R Cecil**

177 **Abstained: S Bankhead, J Parker**
178

179

Discussion

- 180 • D Macfarlane reported that none of the parking in the miniature golf would be used by the multi-family
181 units.
182 City code requires 2 stalls per unit. There are 4 guest parking stalls required.
- 183 • Ruth Ann Holloway asked about transportation to school for the children. She expressed concern about
184 the bussing route. She liked the layout but understood the concerns the doctors spoke to. She looked at
185 the area and spoke with the individuals in the area and felt that they had a right to the existing zone in the
186 area. She was concerned about the overall area. She expressed concern about getting to the park. She
187 expressed concern with visitor parking.
- 188 • D Macfarlane explained that he will hold the lease agreements for the units, and the agreement will only
189 allow the residents to have two cars.
- 190 • S Roberts explained that the type of concerns expressed today are always expressed anytime a multi-
191 family development is considered. He spoke to the percentage of multi-family units compared to single-
192 family units in Providence; it is a little less than 1 in 100. The area is already a mixed use, with some
193 commercial and some multi-family.
- 194 • D Macfarlane spoke about the Housing Gap Coalition. Since 2010 Utah has added 4 households to 3
195 housing units.
- 196 • G Sonntag explained that the area is currently zoned to create a commercial district with offices and retail
197 stores. He spoke to the shared access with the doctors; he felt it is a problem.
- 198 • R James felt that the parking concerns were valid. He struggles to think that this makes good sense. He
199 does not think multi-family works in this area. He felt that the commercial area needed to be developed.
- 200 • R Holloway just does not feel that it is a good fit.
- 201 • S Roberts explained that the property has been on the market on and off for about 14 years. The market
202 is not there for commercial development. There is a market for multi-family. He thought that the last
203 listing was for about two years. This was originally part of the property with the miniature golf course.
- 204 • R Holloway felt that the smaller offices would work well. S Roberts explained that of the three pieces of
205 property in the development the city office is in, one just sold. But there has been very little interest.
- 206 • R Cecil felt that it was off the beaten path for commercial. Retail is very unlikely on a secondary street.
- 207 • S Bankhead reviewed the summary of the mixed land use and the general plan. She included staff reports
208 with illustrations.
- 209 • G Sonntag felt that the developers gave good reasons for the rezone. He felt that ideally, residential use
210 should be separated from commercial use, perhaps with a block wall to separate the two.
- 211 • J Parker liked both ideas but did not know how it would fit.
- 212 • R Holloway felt that the City needed to look to the future. As population grows, the need for commercial
213 grows.
214

215 **Item No. 2. Recommendation – Rezone.** The Providence Planning Commission will consider a recommendation to
216 the City Council to grant a rezone request for Parcels 02-116-004 (59.11 acres) and 03-036-0027 (19.85 acres)
217 located on the southeast area of the City, in the general area east of Grandview and 800 East, changing the zone
218 from SFL to LCR.

219 **Motion to continue – R Cecil, second – J Parker**

220 **Yea: R James, R Cecil, J Parker, R Holloway**

221 **Nay: G Sonntag**

222 **Abstained: None**

223 **Excused: None**

224 **Excused Alternate: None**

225

226 **Item No. 3. Recommendation – Code Amendment.** The Providence Planning Commission will consider a
227 recommendation to the City Council to amend Providence City Code Title 10 Zoning Regulations Chapter 1 General
228 Provisions, Section 1 Definitions.

229

230 **Motion to continue – R Cecil, second – G Sonntag**

231 **Yea: R James, R Cecil, J Parker, R Holloway**

232 **Nay:**

233 **Abstained:**

234 **Excused:**

235 **Excused Alternate:**

236

237 **Item No. 4. Amended Plat Approval.** The Providence Planning Commission will consider for approval a Final Plat
238 Amendment adjusting the lot line between Lots 1 and 2 in the Willow Place Subdivision located generally at 220
239 North Gateway Drive.

240

241 **Motion to continue – R Holloway, second – R Cecil**

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

243 **Nay:**

244 **Abstained:**

245 **Excused:**

246 **Excused Alternate:**

247

248 **Study Items(s):**

249 **Item No. 1. Proposed Code Amendment:** The Providence Planning Commission will discuss amendments to
250 Providence City Code Title 10 Zoning Regulations, by adding Chapter 13 Accessory Dwelling Units. The purpose of
251 this chapter is to establish a city ordinance governing the construction and use of Accessory Dwelling Units (ADUs).
252 ADUs are separate units detached from the primary residence. Chapter 12 of this Title covers Accessory Apartment
253 Units (AAU) which are attached to the primary residence. (Discussion time approximately 15 minutes)

- 254 • Continued

255

256 **Item No. 2. Proposed Code Amendment:** The Providence Planning Commission will discuss amendments to
257 Providence City Code Title 10 Zoning Regulations, Chapter 4 Establishment of Districts, Section 4 Mixed Use
258 District. The Mixed-Use District is established to stimulate economic development by providing a unique planning
259 environment which combines light commercial, office, and residential development in a pedestrian friendly
260 manner. This district encourages creative development and site design for mixed use commercial, office, and
261 residential uses within the District. The MX District includes a mixture of uses with no one land use type being a
262 constant, dominant or prevailing use. (Discussion time approximately 10 minutes)

- 263 • Continued

264

265 **Item No. 3. General Plan Map:** The Providence Planning Commission will discuss changes to the draft General Plan
266 Map – Future Re-zoning of Existing Districts & Annexed Areas. (Discussion time approximately 10 minutes)

- 267 • Continued

268

269 **Reports:**

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

- 271 • S Bankhead reported that Pat Perry was appointed by the council as a member of the Historic
272 Preservation Commission.
- 273 • The Annexation Policy Plan was approved at the City Council Meeting.
- 274 • S Bankhead explained that the Council discussed the accessory dwelling units. Mayor Drew prepared the
275 ordinance that was included in the handouts. She recommended that the committee review the
276 ordinance.
- 277 • R James explained that he felt that it was of high importance to complete the General Plan.

- 278 • B Fresz reported that after speaking with the Sheriff, he believes that there are very few accidents in
279 Providence.

280

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

- 283 • None

284

285 **Motion to adjourn – R Cecil , second – J Parker**

286 **Vote:**

287 **Yea: R James, B Perry, G Sonntag, R Holloway, R Cecil**

288 **Nay: None**

289 **Abstained: None**

290 **Excused:**

291 **Excused Alternate:**

292

293 The next meeting will be held November 28.

294 Meeting adjourned approximately 8:58 PM

295 Minutes prepared by Mindi Petersen

296

297

298

299

300 _____
Robert James, Chair

Skarlet Bankhead, City Recorder