

1 **Providence City Planning Commission Minutes**  
2 **Providence City Office Building**  
3 **164 North Gateway Drive, Providence UT 84332**  
4 **November 10, 2020 6:00 p.m.**

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6 Members of the Planning Commission may be attending this meeting electronically.  
7 This meeting will live stream on Providence City's YouTube Channel.

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9 **Call to Order:** Kathleen Alder, Chair

10 **Roll Call of Commission Members:** Kathleen Alder, Chair

11 **Attendance:** Kathleen Alder, Rowan Cecil, Joe Chambers (after 7:15 PM, voting alternate), Michael Fortune, Brian  
12 Marble (voting alternate until J Chambers arrival), Robert Perry

13 **Pledge of Allegiance:**

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15 **Approval of the Minutes:**

16 **Item No. 1.** The Planning Commission will consider approval of the minutes for October 28, 2020.

17 **Motion to approve the minutes of October 28, 2020:** — R Cecil, second — M Fortune

18 **Vote:**

19 *Yea: K Alder, R Cecil, M Fortune, B Marble, R Perry*

20 *Nay:*

21 *Abstained:*

22 *Excused: L Banda*

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24 **Public Comments:** Persons wishing to express their views on issues within the Commission's jurisdiction may email  
25 their comments to [providencacityutah@gmail.com](mailto:providencacityutah@gmail.com) or text comments to 435-752-9441. By law, email comments are  
26 considered public record and will be shared with all parties involved, including the Planning Commission and the  
27 applicant.

- 28 • No public comments in this section (see public hearing below).

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30 **Presentations:**

31 **Item No. 2. Parks, Trails, and Recreation Master Plan 2020:** Representatives from MHTN Architects will review a  
32 draft of the Providence City Parks, Trails, & Recreation Master Plan 2020.

- 33 • Vincent Olcott, Randy Boudrero, and Amanda Dillon of MHTN Architects presented the draft plan.

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35 **Item No. 1. Transportation Master Plan 2020:** Representatives from CRS Engineers will review a draft of the  
36 Providence City Transportation Master Plan.

- 37 • Scott Shea with CRS Engineers presented the draft transportation master plan.
- 38 • B Marble asked about bus ridership in Providence, prioritizing funds for maintaining poor quality roads, and  
39 whether bike lanes are necessary for residents living on the bench.
- 40 • V Olcott of MHTN Architects spoke about paths and trails.
- 41 • Joe Chambers joined the meeting. K Alder said that B Marble is now a non-voting alternate.

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43 **Public Hearing(s):**

44 **Item No. 1. 6:10 PM Zone Assignment:** The purpose of the public hearing is to provide an opportunity for anyone  
45 interested to comment on a proposal to assign a Multi-Family Medium (MFM) zone to Parcel No. 02-096-0035 before  
46 the planning commission makes a recommendation. The parcel is located in the general area of 580 W 300 S,  
47 contains approximately 5.51 acres, and is part of an annexation petition. **Persons wishing to comment on the**  
48 **proposed zone assignment may email their comments to [providencacityutah@gmail.com](mailto:providencacityutah@gmail.com) or text comments to**  
49 **435-752-9441.** By law, email comments are considered a public record and will be shared with all parties involved,  
50 including the Planning Commission and the applicant.

- 51 • S Bankhead read from an emailed comment from Lesley Jones. She was concerned about the signage that  
52 was posted to alert residents about this proposed rezone. It was too small and near to the ground. She felt  
53 that high density does not belong in every part of the city, and that there has already been a large increase  
54 in high density housing in the city. High density housing affects schools, makes the neighborhood more  
55 transient, and is detrimental to the small town feel that is the reason why many people move to Cache

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Valley. She would prefer to see something like a restaurant in this area.

- K Alder read from a letter from Karl Mortensen. He is against the rezone. He feels that we should not allow more townhomes to be built before we have had a chance to fully evaluate the traffic impact from Providence Gateway. We have recently seen a large increase in high density dwellings which are placed very close together. They don't leave room for parking or for children to play. They are a burden on city resources. They age quicker and are less well taken care of. Crime rises, and the feel of the area becomes less family-friendly. Property values decrease, and many cars park along the road. Residents are more transient, less interested in the community, and less prone to follow rules.
- Kathleen Alder read from a letter from Kent Dunkley. He is representing the Misener family who have contracted to purchase the parcel in question. The Miseners developed the Ridgeview townhomes on 100 South. They provide a more affordable product than the other townhome builder in Providence. Currently, in Providence, there are no single family homes available below \$450,000. The average price of a single family home in Providence within the last 120 days is about \$347,000. On the property in question, only about 3 acres will be used for townhomes. The other land is made up of wetland and the Ballard Springs. This will be left in its natural state, with the exception of Providence City's proposed walking trails, which will be incorporated into the community and will be available to the public. They are requesting a medium density zoning and are planning on 40 townhomes. The 10 required guest parking spots will be expanded to 18. They believe that the majority of the traffic will flow north and west to a lighted intersection. Traffic may also go to 485 West. There is little reason for traffic to access the Meadow Lane community. The Miseners will be required to widen 300 South and to install sidewalks. A school crosswalk has also been suggested. There will be some change for some Providence residents, but we all experience some change due to development. Many of these residents will be young and enthusiastic first-time home buyers who want to be a part of a community.
- Crystal Howe of Providence was concerned about the placement of the sign for this meeting. It was low to the ground and covered in weeds. She was concerned that residents were not able to see it. It was also difficult to find on the website. She agrees with Mr. Dunkley's comments about townhouses, and that they are important from an affordability standpoint. However, she is concerned about losing commercial land. She suggested that this be postponed until residents from that area can have their voice heard.
- Tyler Smith spoke about the rezone. He was also unable to see the sign that was posted on the property. He was concerned by the lack of transparency. He was also concerned about losing commercial space, and felt that we may have enough multi-family housing in the city already. He suggested that the land be used to build an aquatic center or something else useful to the community.
- Jason Holmes of Providence agreed with Tyler Smith. He felt that the Commission should consider the best use of the property and that our available land in Providence is shrinking quickly. He is in favor of building housing but feels that we may be allowing too many multi-family units. He is concerned about overcrowding of schools and asked if the city consults with the school district about future needs. He is opposed to assigning a zone other than the commercial zone suggested by the General Plan.
- S Bankhead spoke about the City's coordination with the school districts, referencing Utah Code 10-9a-509. We cannot require that the applicants bring us any type of approval from the school districts relative to a land use application.
- K Dunkley clarified that neither he nor his client posted the notice about this meeting. That was done by the City of Providence. K Dunkley spoke about commercial development. In the Commercial Highway District, the business has to be sales tax generating. Providence is not a sought-after location for commercial development. There is also a lot of expense to develop in the south and west areas of the city due to a lack of sewer infrastructure in some areas. K Dunkley spoke about affordability, and said that those who cannot afford a \$350,000 home still have the right to live in Providence. He asked what other type of residential housing people think could be developed on this property.
- R Snow read additional comments that were posted on YouTube.
- Crystal Howe asked what brings a good tax base. R Snow explained how sales tax dollars are distributed and how much property tax would be generated in a multi-family development compared to a single family development. R Snow spoke about impact fees and about the reduced per-unit infrastructure cost in a townhome development. R Snow spoke about non-retail business and how they can still generate tax.
- S Bankhead spoke about impact fees in multi-family vs single family developments. She spoke about private vs public infrastructure within developments. S Bankhead spoke about the general plan, which recommends that this parcel be brought in as Commercial Highway District.

- Jeanell Nixon of the developer said that she tried to get feedback from the community but didn't get much response. She is a Providence resident and thought about what they could put on this property that would be best for the city. She feels that it will be a great place for young families to live. There is a need for housing in the valley, and many younger families do not want yards to maintain. They want a bigger home with no yard. J Nixon said that they are not putting in as many units as they could have because they want to make larger units and more outdoor space. J Nixon spoke about connecting to the trail system and about the possibility of adding a pickle ball court that could be used by the public. She said that the units would be close to 1400-1500 square feet. They would have two car garages and more guest parking than required.
- K Alder read a comment from Jason Holmes. Most of his younger real estate clients prefer single family homes with yards rather than townhomes, but due to a lack of creativity, they don't have the option.
- R Snow read a question from the Jones family. They asked whether the city has a target for how many townhomes the city wants. They asked if there are any plans for townhomes on the bench.
- K Alder spoke about a previous proposal for high-end townhomes on the bench. The residents on the bench didn't want them there. K Alder has been told by realtors that townhomes sell very quickly.
- R Sow read some comments from the YouTube channel.
- R Cecil spoke about a neighbor of his who was able to use owning a townhome to enable him to purchase a single family residence when his family grew out of the townhome.
- K Alder spoke about the difficulty of filling commercial space in Providence.

**Legislative – Action Item(s):**

**Item No. 1. Proposed Zone Assignment:** The Planning Commission will consider for recommendation to city council a proposal to assign a Multi-Family Medium (MFM) zone to Parcel No. 02-096-0035 located in the general area of 580 W 300 S, containing approximately 5.51 acres.

- Whether the units would be allowed to be rentals was discussed.
- The notification and signage requirements for the public hearing were discussed. S Bankhead confirmed that we met the state code requirements for publishing and noticing a public hearing for a land use regulation.
- K Alder read from comments submitted on the Zoom chat.

**Motion to recommend to the city council the proposal to assign multi-family medium (MFM) zone to Parcel No. 02-096-0035, located in the general area of 580 W 300 S containing approximately 5.51 acres, recognizing the findings of fact, conclusions of law, and conditions as set forth by the staff of Providence City: — M Fortune, second — R Cecil**

- J Chambers agreed with the observation about the vacancy rate of commercial properties along the corridor in question. He recognizes the property rights of the owner of the property and that the city also has a role to play in zoning the property. He will vote in favor because he feels that the property owner has a right to use their property.

*Vote:*

*Yea: K Alder, R Cecil, J Chambers, M Fortune, R Perry*

*Nay:*

*Abstained:*

*Excused: L Banda*

**Administrative Action Item(s):**

**Item No. 1. Preliminary Plat:** The Planning Commission will consider for approval the preliminary plat for Homan Subdivision, a 2-lot residential subdivision located at 87 S 200 W, Providence UT.

- K Alder read a letter from Brian Cox dated November 10<sup>th</sup>, 2020. He feels that this subdivision is not being done right. He expressed concerns about the location of the property line.
- K Alder explained that the City does not decide disputes about property lines.
- S Bankhead discussed street access and water rights for the property. S Bankhead spoke about the disagreement regarding the property line. Providence City's approval [of the plat] does not allow for any laws to be violated. If there is a problem with the property line, that can still be worked out between the property owners and the surveyors.
- K Alder asked if it would still be a viable lot if the decision on the property line favors the Cox family. S Bankhead explained that lots need to have 95 ft of frontage on a recognized city street.

- 165 • K Dunkley, representing the applicant, said that Kay Homan did this the right way. She hired a licensed  
166 surveyor and had the property surveyed. He spoke about the access to the property.  
167 **Motion that the Planning Commission approve the preliminary plat for Homan Subdivision, a two lot residential**  
168 **subdivision, located at 87 S 200 W in Providence, recognizing the findings of fact, conclusions of law and**  
169 **conditions as set forth by the Providence City staff: — M Fortune, second — R Cecil**  
170 • J Chambers disclosed that K Dunkley asked him about this parcel [outside of a Commission meeting] and  
171 he declined to discuss it with him.

172 *Vote:*  
173 *Yea: K Alder, R Cecil, J Chambers, M Fortune, R Perry*  
174 *Nay:*  
175 *Abstained:*  
176 *Excused: L Banda*

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178 **Study Items(s):**

179 **Item No. 1. Subdivision Process:** The city staff will review the subdivision process.

- 180 • S Bankhead reviewed state code relating to public bodies that make land use decisions. S Bankhead  
181 reviewed Providence City Code relative to land use decisions.

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183 *Motion to close the meeting: — R Cecil, second — R Perry*

184 *Vote:*  
185 *Yea: K Alder, R Cecil, J Chambers, M Fortune, R Perry*  
186 *Nay:*  
187 *Abstained:*  
188 *Excused: L Banda*

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193 Kathleen Alder, Chair

\_\_\_\_\_ Skarlet Bankhead, City Recorder