

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**

2 Wednesday, July 28th 6:00 pm
3 Providence City Office Building,
4 164 North Gateway Dr., Providence Ut
5

6 This was an in-person meeting; however, some members of the Planning Commission may be attending this meeting
7 electronically. This meeting was live streamed on Providence City's YouTube Channel.
8

9 **Call to Order:** Kathleen Alder

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

11 **Attendance:** Kathleen Alder, Michael Fortune, Brian Marble, Robert Perry

12 **Excused:** Rowan Cecil, Joe Chambers (alternate)

13 **Pledge of Allegiance:** Kathleen Alder
14

15 **Approval of Minutes:** The Planning Commission will consider approval of the minutes for July 14th, 2021. **(EXHIBIT)**

16 **Motion to approve the minutes of July 14, 2021: — R Perry, second — M Fortune**

17 **Vote:**

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

19 **Nay:**

20 **Abstained:**

21 **Excused:** R Cecil
22

23 **Public Comments:** Citizens may express their views on issues within the Planning Commission's jurisdiction. The
24 Commission accepts comments: in-person, by email providencecityutah@gmail.com, and by text 435-752-9441. By law, email
25 comments are considered public record and will be shared with all parties involved, including the Planning Commission and the
26 applicant.

- 27 • No public comments.
- 28

29 **Public Hearing(s):**

- 30
- 31 ➤ **Item No. 1 Parcel 02-101-0001 Rezone:** The Planning Commission will take comments and questions regarding
32 the application to rezone parcel 02-101-0001 located in the general area of Sarah Street and 300 N, currently zoned as
33 Single-Family Large (SFL) with the request that it be rezoned too Single-Family Traditional (SFT).
 - 34 ○ S Bankhead reviewed the request. She read from a statement by the applicant.
 - 35 ○ Clay Schaffner of the applicant explained that this zoning will allow them to build more homes on the property
36 which will allow more people to buy homes. It fits with the surrounding area.
 - 37
 - 38 ➤ **Item No. 2 Parcel 02-113-0049 Rezone:** The Planning Commission will take comments and questions regarding
39 the application to rezone parcel 02-113-0049 located in the general area of 750 S 500 E, currently zoned as Agricultural
40 (AGR) with the request that it be rezoned too Single-Family Residential (SFR)
 - 41 ○ S Bankhead reviewed the request. She read from a statement by the applicant. The applicant would like this zone
42 because it allows lot widths that make it possible for them to preserve a weeping willow tree and allows them to
43 provide enough lots to make the property attractive to buyers. Sensitive and conservation areas were discussed.
44 Twin homes and lot widths were discussed.
 - 45 ○ Andrew Lillywhite of the developer said that they chose the SFR zone because of the lot width. He showed a
46 proposed plan for the development. They are trying to preserve a tree, a playhouse, and the area surrounding a
47 hot tub. They do not plan to build twin homes and they don't believe that the code permits them. There is SFR
48 nearby on the future rezone map.
 - 49 ○ Ernie Diaz of Providence lives near the proposed rezone. He felt that there is no need for more homes in this area
50 and that open space is important for the sense of place in the area.
 - 51 ○ Brandt Nazer of Providence is a resident of the Hillcrest neighborhood. He felt that there has not been enough
52 transparency about the zoning from the developer. He felt that the proposed zoning does not fit with the area. It
53 should be Single Family Traditional as is specified in the [General Plan] or even larger.

- 54 ○ Shelly Nazer of Providence lives adjacent to the property in question. With the proposed zoning, she was
55 concerned that there could be up to 22 homes built on the property. The SFR zone does not fit in the area. She
56 was concerned about adding the extra traffic to the neighborhood to the north and about returning construction
57 noise and mess to the neighborhood to the south. S Nazer spoke about the vision statement from the General Plan
58 and goals relating to preservation of open space, agrarian character, scenic views, etc. She brought up the
59 potential conservation areas in the General Plan and said that if this is developed, there will only be one of those
60 four areas remaining.
- 61 ○ Jason Smart of Providence lives directly west of the property in question. Rezoning this property against what is
62 suggested in the General Plan would affect his future plans for his property. He is concerned that the developer
63 will not stick to the plan once it is rezoned.
- 64 ○ Andrea Diamond of Providence lives near the proposed rezone. The area around this property is SFT and SFE.
65 SFR is only found near the commercial district. She said that another option is for the owners of the property to
66 allow the surrounding property owners to buy the land to extend their lots. There is no guarantee that the
67 developer will create lots that are at least 12,000 square feet. If the lots are narrow they could result in taller
68 houses that obstruct views. SFR would be an anomaly in the area. Also, putting a road through there would be
69 difficult for Elinor Hanson, a nearby property owner.
- 70 ○ B Marble noted that the lot that A Diamond lives on is about 10,000 sq ft, which is the same as the lots that are
71 being proposed. A Diamond explained that when this development went in, there were some mistakes made and
72 the developer was able to do an SFR development even though the zone is SFE. If the neighbors could purchase
73 land behind their houses, they could realign their lot sizes with the original zoning.
- 74 ○ Diana Hatfield of Providence was concerned with the possibility of having the road go through. She lives on
75 Aspen Ridge Lane. She was also concerned about increased traffic on Canyon Road. It is already very busy. She
76 would like to keep her neighborhood quiet.
- 77 ○ Mark Hatfield of Providence was concerned that the development would create difficult-shaped lots that would
78 end up as misfits. He was concerned about emergency vehicle and snowplow access to the development. He felt
79 that the development would create many different sizes and shapes of lots that wouldn't fit together well. He
80 would like the land to be zoned SFT.
- 81 ○ S Bankhead explained that the applicant is asking for Single Family Residential. The General Plan says that this
82 property should be considered as Single Family Traditional. The current zone is Agricultural. There are lot size
83 minimums but not lot size maximums. S Bankhead explained the history of why the lots in Hillcrest subdivision
84 are the size that they are. The Council tried to change the zone to SFE after a plat had been approved, but the
85 developer was already vested, so they could not. Many people were sad that the horse pasture was turning into a
86 development. After a rezone, the developer can build what is allowed by the zone, but they still must meet city
87 codes relating to emergency vehicle access, snow plowing, etc.
- 88 ○ Chris Studinger of Providence moved here recently from Farmington. He moved here because in Farmington
89 there were duplexes and apartments being built and he wanted to get away from that. He is concerned about the
90 road going through and the traffic. He is concerned about the possibility of up to 22 homes going in there.
- 91 ○ A Lillywhite said that there is only room for about 12 lots on the property once you factor in the road, etc. His
92 opinion is that duplexes are not allowed by the code.
- 93 ○ S Bankhead explained that our code defines a Single Family Attached home, and this use is allowed in the SFR
94 zone [and could include duplexes].
- 95 ○ A Lillywhite said that homeowners can buy lots to expand their back yards once the development is complete.
96 He felt that it is unfair to make the owners of this property responsible for the lack of open space that other
97 developers failed to provide.
- 98 ○ Von Farnsworth of Providence lives near the proposed rezone. He felt that it was presumptuous to assume that
99 the neighbors would not be willing to pay enough to expand their back yards. He felt that this could be
100 accomplished with the right agreement.
- 101 ○ Andrea Diamond of Providence agreed with V Farnsworth. She felt that saving the tree, preserving the hot tub,
102 etc., are attempts to decoy us from the real issue. There is another historic tree threatened by this development.
103 She felt that quality of life and willingness to discuss this with the neighbors are the real issues. We also can't be
104 certain that the developer will follow the plan that we have seen today.
- 105 ○ Jason Smart of Providence said that they would be happy to talk to the Kents about saving the tree. If this is
106 rezoned to SFR, the Kents could sell the whole thing and a developer could chop it up into small lots.

107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158

Legislative – Action Item(s):

- **Item No. 3 Parcel 02-115-0027 Rezone Recommendation:** Providence City Planning Commission will consider and may recommend to the Providence City Council the rezoning of property in the general area of 1070 S 400 E Providence City Utah. Application is requesting current zone, which is zoned as Agricultural (AGR) be rezoned to Single-Family High (SFH) ([PETITION](#)) & ([REZONE ANALYSIS](#)). *This agenda item was tabled per request of residents and motion of Planning Commission last meeting to allow residents and developer to discuss zoning and planning of the parcel.
 - S Bankhead explained the background of this request.
 - Andy Bentley of the developer reported that he met with the neighbors from the area. They did not come to a complete agreement. Because of the discussion, A Bentley decided to put some lots with frontage onto 470 East to complete the neighborhood. Some liked it, some did not. A Bentley felt that Providence has diverse zoning, and that it usually works well. He is not proposing anything extreme. A Bentley spoke about Shadow Mountain, a Logan 55+ community. It is surrounded by homes that have retained very high values. The lots are about half the size of those in Single Family High. A Bentley discussed affordability in Providence and how we are pricing people out. Many have said that a 55+ community with smaller lots does not fit here, but A Bentley asked why it does not fit. Why can we not have a 55+ community next to lots that are 1/4 or 1/3 acre? A Bentley spoke about some positive aspects of the proposed development. It will have an HOA which will keep things looking nice. The homes will be single level and there will be fewer residents and less noise [than in a standard development]. The smaller lots will also conserve water. There will be no driveways on 400 East. A Bentley spoke about emergency services. There are many people in their 70s and 80s that already live in this area. The development matches the surrounding demographics. A Bentley asked what an acceptable response time for emergency services is for a 55+ community. A Bentley asked why the city would not allow this to be built.
 - Mayor Drew said that he asked Logan City about the response times to that area. The fire chief looked at about 18 instances. They varied from 7-12 minutes response time.
 - B Marble does not feel like Single Family High is appropriate for the area. He felt like Single Family Residential or Single Family Traditional is better. M Fortune agreed.
 - R Perry was in favor of SFT.

Motion that the Planning Commission, regarding Item No 3 Parcel 02-115-0027 request for rezoning, that this request be declined: — M Fortune, second — B Marble

Vote:

Yea: K Alder, M Fortune, B Marble, R Perry

Nay:

Abstained:

Excused: R Cecil

- K Alder noted that we are only recommending the above action to the City Council.

- **Item No. 4 Parcel 02-101-001 Rezone Recommendation:** Providence City Planning Commission will consider and may recommend to the Providence City Council the rezoning of property in the general area of Sarah Street and 300 N, Parcel 02-101-0001, currently zoned as Single-Family Large (SFL) with the request that it be rezoned too Single-Family Traditional (SFT).. ([PETITION](#)) & ([REZONE ANALYSIS](#))
 - K Alder said that there is an issue with water pressure in this area. She would like to recommend that we table this item so that the city has a chance to work on the pressure issue.
 - R Snow explained that we are working on a water master plan. We would ask that the Commission wait until we can get enough information from the master plan to determine whether flow or pressure will be a problem.

Motion that we table the rezone recommendation on parcel 02-101-0001 until we can get further information: — R Perry, second — M Fortune:

Vote:

Yea: K Alder, M Fortune, B Marble, R Perry

Nay:

159 *Abstained:*

160 *Excused: R Cecil*

161

162 ➤ **Item No. 5 Parcel 02-113-0049 Rezone Recommendation:** Providence City Planning Commission will
163 consider and may recommend to the Providence City Council the rezoning of property in the general area of 750 S 500 E,
164 Parcel 02-113-0049, currently zoned as Agricultural (AGR) with the request that it be rezoned too Single-Family
165 Residential (SFR). ([PETITION](#)) & ([REZONE ANALYSIS](#))

166

167 ○ M Fortune was concerned about the design of the subdivision. He felt like it is designed around saving a house.
168 He is also not in favor of rezoning to SFR because the developer could do something else other than what is
169 planned. He would like it to be SFT to keep with the feel of the neighborhood.

170 ○ B Marble noted that the adjacent properties are the same size as SFR. He would like to see this go forward.

171 *Motion to recommend that we look at parcel 02-113-0049 [as] Single Family Residential (to accept the proposal): — R Perry,*
172 *second — B Marble*

173 *Vote:*

174 *Yea: K Alder, B Marble, R Perry*

175 *Nay: M Fortune*

176 *Abstained:*

177 *Excused: R Cecil*

178

179 **Administrative Action Item(s):**

180

181

182 ➤ **Item No. 6 Spring Creek Townhomes Concept Plans:** The Planning Commission will review and may vote on a
183 concept plan for Spring Creek Townhomes, a mixed-use development located in the general area of 265 N Gateway Dr.
184 ([EXHIBIT](#)) & ([MXD ANALYSIS](#))

185 ○ S Bankhead explained that the Planning Commission has some input in the Mixed Use zone. That is why we are
186 looking at the concept plan. S Bankhead reviewed the background of the request.

187 ○ Adam Paul of the developer explained that they are proposing 10-12 units per acre even though the zone allows
188 up to 30.

189 ○ B Marble asked about a pedestrian connection to the commercial area to the south. A Paul said that there is no
190 plan to put in a walking connection. They wanted to leave the wetland area untouched.

191 ○ Mayor Drew asked about the size of the dog park. A Paul said that it hasn't been fully designed, but what they
192 are currently showing is about 5,000 sq ft. Mayor Drew suggested that it be larger.

193 ○ Mayor Drew suggested moving the playground area to the middle of the development. This idea of placing
194 children's play areas in the center of a development was brought up in city council.

195 ○ Mayor Drew thought that the residents might like to have access to the theater area to the south. A Paul said that
196 there is a tradeoff between access and keeping people out. The Commission discussed this issue.

197 ○ A Paul said that they will address issues such as snow removal, trash, etc., in the next phases of the development
198 review process.

199 ○ K Alder suggested electric vehicle charging stations and bike stations. A Paul said that what they sometimes do
200 is wire a certain number of the units for charging.

201 *Motion that we approve the concept plan for Spring Creek Townhouses, a mixed-use development located at 265 N Gateway*
202 *Dr.: — R Perry, second — B Marble*

203 *Vote:*

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

205 *Nay:*

206 *Abstained:*

207 *Excused: R Cecil*

208

209 **Study Items(s):**

210

211 ➤ **Item No. 7 Land Use Code Amendment Application:** Application for code amendment to change the setback
212 for accessory dwelling units ([EXHIBIT](#)) *This agenda item was tabled last meeting as the petitioner was unable to attend
213 last meeting.

214 *Motion to table the land use code amendment application for at least one more meeting so that the individual who would like*
215 *this amendment can be with us and discuss this: — B Marble, second — R Perry*

216 *Vote:*

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

218 *Nay:*

219 *Abstained:*

220 *Excused: R Cecil*

221

222 ➤ **Item No. 8 Ombudsman Training (Follow Up):** September 8th @ 6:00 (about an hour)

223 ○ The commission discussed trainings.

224 ➤ **Other discussion:**

225 ○ Mayor Drew reported that he has talked to some candidates for joining the Planning Commission.

226 ○ Mayor Drew and others discussed Mountain View Retirement and 55+ communities.

227 ○ Mayor Drew said that we have not seen a developer ask for a rezone for a specific plan and then sell the property
228 to someone else. What residents really want is no development at all.

229

230 *Motion to close the meeting: — M Fortune, second —R Perry*

231 *Vote:*

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

233 *Nay:*

234 *Abstained:*

235 *Excused: R Cecil*

236 Meeting adjourned at approximately 9:00 PM

237 Minutes prepared by Jesse Bardsley

238

239

240

241

242

243 _____
Kathleen Alder, Chair

Tyler Cameron, City Recorder