

1 Providence City Planning Commission Minutes
2 Providence City Office Building, 164 North Gateway Drive, Providence UT 84332
3 January 9, 2019 6:00 p.m.
4

5 **Call to Order:** Robert James, Chair
6

7 **Approval of the Minutes:**

8 **Item No. 1.** The Planning Commission will consider approval of the minutes for December 12, 2018.

9 **Motion to approve the minutes from December 12, 2018 – R Cecil, second – J Parker**

10 **Vote:**

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

12 **Nay:** None

13 **Abstained:**

14 **Excused:**

15 **Excused Alternate:**

16 Corrections: None
17

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

- 21 • None

22
23 **Public Hearing(s):** None
24

25 **Action Item(s):**

26 **Item No. 1. Moderate Income Housing Plan:** The Providence Planning Commission will consider a
27 recommendation to approve the updated Moderate Income Housing Plan.

28 **Motion to approve the Moderate Income Housing Plan as written –, second –**

29 **Motion to table – R Cecil, second – G Sonntag**

30 **Vote:**

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

32 **Nay:** None

33 **Abstained:**

34 **Excused:**

35 **Excused Alternate:**

- 36 • R James provided a brief introduction of the Moderate Income Housing Plan.
- 37 • R James felt that the goals and objectives do not line up. He felt that the number of units being built
38 should be tracked.
- 39 • R James introduced Brian Carver, Community Director of Bear Rivers Association of Governments. B
40 Carver presented his data for the 2018 analysis on moderate income housing.
- 41 • R James asked if the State has a fixed number that must be achieved or planned for moderate income
42 housing. B Carver explained that there is no target number of units that are required. However, it was
43 discussed in the Legislature last year. Senate Bill 34 is proposed for the upcoming legislative session from
44 Senator Anderegg, Orem and Representative Val Potter, North Logan. This bill will not set a number that
45 each community would have to achieve. It would require that communities list in their moderate income
46 element in their general plan what steps they are taking, and then report to the state what progress is
47 being made in assuring from a regulatory stand point that the market has the opportunity to meet
48 demand for housing and affordability types.
- 49 • B Carver explained that the city is not required to provide 200 units or a percentage of units. It is required
50 to make sure that the ordinances do not restrict affordable housing provided by the market.
- 51
- 52 • B Carver explained that the State requires that each community with a population over 5,000 perform an
53 analysis of needs for housing that is affordable for households that earn what is considered moderate
54 income, or households that earn 80% less than the county's median income.

- Cache County’s median income is \$50,500. Providence City’s median income is \$62,000. Nibley City’s median income is \$80,000.
- B Carver explained that the State’s intent is for communities to look at the need for housing from people with different income brackets and for the community to make regulations such that it is feasible for the market to meet housing demands for households within those brackets.
- J Parker asked if rental properties would count as affordable housing. B Carver explained that that there is a difference between housing affordability and affordable housing. Housing affordability is based more on income levels, and affordable housing is what the market is providing. A combination of rental units and purchased units would meet the state’s intent.
- R Holloway asked if there is a census that discloses the income brackets. B Carver explained that the Department of Urban Housing Development tracks the numbers and they are reported to the State Tax Commission.
- J Parker asked if there were building contractors that would like to get into medium to low income housing. B Carver explained that from what he has seen it is difficult due to lack of incentives.
- B Carver said that we should look at development cycles that can accommodate high school graduates, college graduates, someone in the middle of their career with large families or empty nesters. We should be flexible in options to allow those people to stay in our communities.
- S Bankhead explained that there are currently 2040 residential water connections in Providence. She explained from the water impact fee report from January 2011 – December 2018 that there have been an average of 33 new units each year.
- R James asked where the 3.25 average household size by the year 2030 number came from. B Carver explained it is a census bureau generated number for Providence City. The 2010 census numbers reported that there were 2282 units in Providence City and in 2017 there were 2267. B Carver stated that he would be happy to adjust the model to represent the current numbers.
- S Bankhead reported an extension was granted until January 25, 2019 from the Utah Housing and Community Development Division.
- R James will develop an objective with suggestions to discuss at the next meeting.

Item No. 2. Discussion – Rezone Request: The Providence Planning Commission will discuss a proposed rezone requested by Angie Housley for Arbor Fields LLC for Parcel No. 02-209-0006. The property is currently zone Commercial Highway District (CHD); the applicant is requesting Multi-Family High (MFH).

Motion to approve the proposed rezone request and schedule for public hearing – R Cecil, second – G Sonntag

Vote:

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

Nay: None

Abstained:

Excused:

Excused Alternate:

- Mark Reeder, Angie Housley and Isabelle Jones spoke to the proposed rezone. They purchased the building and property over a year ago. M Reeder explained that about 60% of the building is leased short term to a furniture store. They have been diligently looking for a drug store to fill the remaining part of the building. He would like to find long term tenants. They have received a lot of interest from doctors’ offices.
- A Housley explained that it has been challenging to find tenants. She felt that it is due to the building being “out of the way” from where people live. She stated that when she has mentioned potential development in the area the interest has been greater.
- M Reeder explained that he would like to build 40-50 ADA attached single family homes. He felt that the price point, quality, park space and walking paths would greatly benefit Providence. He explained that he felt this development could possibly be a trigger for homes in the area and be a great fit.
- S Bankhead explained that this district is not on the future rezone map in the general plan. It was not anticipated for this district to change.
- M Reeder asked if mixed-use is different than High Density. S Bankhead explained that mixed-use is a different zone. In order to incorporate the mixed use zone there would need to be retail on this piece of property.

- 109 • Isabelle Jones explained that RcWilley and Walgreens have shown interest if the house counts were
110 where they needed to be. M Reeder felt that if they were able to show the major retailers the base of
111 homes in the area they would be more likely to rent the building.
- 112 • R Cecil feels that it would be difficult to put commercial back there because of the location. He felt that
113 the additional housing would help support local business in the area.
- 114 • G Sonntag asked if the property will have access off 3rd south. M Reeder explained that there will be
115 access from Main Street and 3rd south.
- 116 • G Sonntag felt that this could be a good transition zone for mixed use.
- 117 • R Holloway explained that she feels that the commercial land sustains the community. If this area is
118 zoned mixed use it could be the best of both worlds. The lower priced homes helps meet a criteria for our
119 city.
- 120 • L Banda felt that it should be a priority to keep the flexibility in the zones.
- 121 • B Perry felt that if commercial is put in the building it would be difficult to recognize what is located inside
122 unless there is good advertising.
- 123 • The Planning Commission asked that this be scheduled for a public hearing.

124
125 **Study Items(s):**

126 **Item No. 1. Ordinance and Design Standards for LCR:** The Providence Planning Commission will review changes to
127 the draft Ordinance and Design Standards for LCR.

128 Discussion:

- 129 • S Bankhead explained that there were portions of the LCR ordinance that she felt that the commission
130 should start looking at. She stated that the difficulty comes with definition concerns and lack of
131 clarification when applied to a real piece of property.
 - 132 ○ A1 - Remove 20% slope language
 - 133 ○ Define usable open space or usable area
 - 134 ○ Multifamily design standards should only apply to the multi-family portion of the LCR and not the
135 entire LCR development.
- 136 • Phasing was discussed.
 - 137 ○ S Bankhead explained that this portion is not defined. It is unclear what plan would be shown if a
138 developer is not phasing and comes in with a 10 lot subdivision.
 - 139 ○ S Bankhead felt that having an understanding of what the developer intends to do is important.
- 140 • Density was discussed.
 - 141 ○ S Bankhead explained that LCR can be up to 12 units per acre overall, but in multi-family areas of
142 the development it could be 18-20 units per acre. By the time you average in the single family
143 areas you would be back down to 12 or lower. S Bankhead explained that some of the
144 developers have been reporting 6.8 - 8.2 units per acre.
 - 145 ○ S Bankhead suggested to the commission that they focus on the original thought process as to
146 why 12 units per acre was selected in the beginning.
- 147 • S Bankhead will verify if the detail is in the minutes when this was originally discussed.
- 148 • S Bankhead explained that she received a suggestion to add a definition of affordable housing in the LCR
149 zoning ordinance. She felt that this definition would be a better fit in the general plan with the moderate
150 income housing definition.
- 151 • S Bankhead explained that apartments have been a big concern among residents. The LCR does not
152 require apartments but it does allow them. She suggested creating separate LCR zones for allowing or
153 disallowing apartments. These have been suggestions people in meetings have expressed.
- 154 • G Sonntag suggested creating a picture of how the LCR zone would look or how it may work. He felt this
155 may help people with an overall vision. He felt that the developer needs to specify the grouping of
156 density so the whole picture can be seen.
- 157 • R Holloway suggested that more detailed definitions of apartments, condos or townhomes may
158 encourage developers.
- 159 • L Banda explained that modifying the ordinance based on just one proposal that may not fit that area may
160 not be best.
- 161 • S Bankhead explained that there is language in the LCR ordinance (A3) that describes compatible design
162 requirements.

- 163 • S Bankhead explained that there needs to be some thought on how many housing types we have and how
164 many will be allowed in the LCR zone.
165 • A3 needs to be written with more clarification.
166 • Purpose and Intent #3- R Holloway asked if there is a definition for “traditional” single family
167 neighborhoods. She felt that this needs to be defined. S Bankhead suggested not using the word
168 traditional. G Sonntag explained that the language should encompass all existing developments and land
169 uses and neighborhoods.
170 • R Holloway felt that using very specific language for buffers would be helpful to developers so that they
171 would know exactly what they have to do. S Bankhead explained that she felt that it should be written in
172 a way so that there is a comfort level for the City while not taking away from the developer’s creativity.
173 She felt that it could successfully regulate what will actually be placed on the property. This will ensure
174 that if the developer sells the property, the next person who comes in will still have to meet the same
175 obligations.
176 • S Bankhead suggested copying from the buffer language out of the commercial and multi-family zoning
177 code in order to provide separation between uses. We can use the existing code.
178

179 **Item No. 2. General Plan Map:** The Providence Planning Commission will discuss changes to the draft General Plan
180 Map – Future Re-zoning of Existing Districts & Annexed Areas. (Discussion time approximately 10 minutes)

- 181 • G Sonntag suggested reviewing the zoning maps and placement of districts. He explained that he would
182 like to have this done in the next month and discuss it at the next meeting.
183

184 **Reports:**

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

- 186 • City Council approved the recommended changes to the mixed use zone.
187 • City Council continued the rezone of the Highlands property to LCR for 60 days. They will hold discussions
188 during council meetings.
189 • Public notice for annexation of J Jackson’s property will be published within the next week.
190 • S Bankhead discussed items from the January newsletter that Mayor Drew would like to implement.

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

- 193 • G Sonntag asked if it is possible to receive a report back from the council as to why they vote for or
194 against something the commission recommends. He feels that this would be a great learning tool for the
195 commission. B Fresz invited each member to attend the council meetings to hear what is discussed. He
196 explained that if they are not able to attend, the discussions are recorded in the minutes and posted.
197

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

199 **Vote:**

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

201 **Nay: None**

202 **Abstained: None**

203 **Excused:**

204 **Excused Alternate:**
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206 The next meeting is Wednesday, January 23, 2019

207 Meeting adjourned approximately 8:45 PM

208 Minutes prepared by Mindi Petersen
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211 _____
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213 Robert James, Chair

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213 Skarlet Bankhead, City Recorder
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