

1 **Providence City Planning Commission**
2 **Providence City Office Building, 164 North Gateway Drive, Providence UT 84332**
3 **March 28, 2018 6:00 p.m.**

4
5 **Call to Order:** Brent Fresz, Chair

6 **Attendance:** Rowan Cecil, Brent Fresz, Ruth Ann Holloway, John Parker, Robert Perry, Gary Sonntag

7 **Excused:** Robert James

8
9 **Approval of the Minutes:**

10 **Item No. 1.** The Planning Commission will consider approval of the minutes for March 13, 2018.

11 No corrections.

12 **Motion to approve the minutes for March 13, 2018 – R Cecil, second – J Parker**

13 **Vote:**

14 **Yea:** R Cecil, B Fresz, R Holloway, J Parker, G Sonntag

15 **Nay:** None

16 **Abstained:** None

17 **Excused:** R James

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

- 22 • Alese Crockett expressed concern with the minimum size of two acres. She felt 2-acre areas may look
23 hodge-podge. She asked the commission to consider increasing the minimum size. She understood the
24 Commission is anticipating infill, but she is concerned about the look.

25
26 **Public Hearing(s):**

27 **Item No. 1. 6:15PM** Prior to making a recommendation on the proposed code amendments to Providence City
28 Code Title 11 Subdivision Regulations, Chapter 4 Design Standards Section 3 Streets and Street Improvements by
29 adding Item R. Seal Coat on Asphalt Surfaces, the Planning Commission is holding a public hearing. The purpose of
30 the public hearing is to provide an opportunity for anyone interested to comment on the proposal before the
31 Planning Commission takes action. The Planning Commission invites you to attend the hearing in order to offer
32 your comments. You may also email comments to the City Recorder, sbankhead@providence.utah.gov by 2:00 PM
33 the day of the meeting.

- 34 • Ron Goodrich asked if the treatment the County used on 100 West was a seal coat. B Fresz clarified that
35 this code amendment will be for newly constructed roads. S Bankhead also added that what Ron was
36 referring to is a type of seal coat.

37 **Motion to close the public hearing – R Cecil, second – J Parker**

38 **Vote**

39 **Yea:** R Cecil, B Fresz, R Holloway, J Parker, G Sonntag

40 **Nay:** None

41
42 **Excused:** R James

43
44 **Action Item(s):**

45 **Item No. 1. Code Amendment:** The Providence Planning Commission will discuss proposed amendments to
46 Providence City Code Title 11 Subdivision Regulations Chapter 4 Design Standards Section 3 Streets and Street
47 Improvements by adding a seal coat on all asphalt surfaces within a subdivision. (Discussion time approximately 5
48 minutes)

49 **Motion to recommend the City Council approve the proposed amendments to Providence City Code Title 11**
50 **Subdivision Regulations Chapter 4 Design Standards Section 3 Streets and Street Improvements by adding a seal**
51 **coat on all asphalt surfaces within a subdivision – R Cecil, second – J Parker**

- 52 • G Sonntag questioned why there would be a variation in the type of seal coat. He felt one seal type could
53 be used, this would simplify the code.
- 54 • Rob Stapley explained the City would like to keep options open to explore new products. Most of the time
55 HA5 will be used. However, in high traffic volume areas chip seal would be a better treatment.

- 1 • G Sonntag expressed concern developers may complain if they feel they are being treated differently.
- 2 • R Stapley reported he has talked with other cities over the past two years. He has also talked with
- 3 developers. The developers have indicated their preference is to pay the fee.
- 4 • R Stapley explained this year is the cycle year for chip seal.

5 **Vote:**

6 **Yea: R Cecil, B Fresz, R Holloway, J Parker, G Sonntag**

7 **Nay: None**

8 **Excused: R James**

9
10 **Public Hearing:**

11 **Item No. 2. 6:30PM** Prior to making a recommendation on the proposed code amendments to Providence City
12 Code Title 10 Zoning Regulations, Chapter 4 Establishment of Districts by adding Section 6: Life Cycle Residential
13 zone, the Planning Commission is holding a public hearing. The intent of this zone is to provide attractively
14 landscaped neighborhoods with a mix of single-family, two-family and multi-family residential lots, structures, and
15 associated uses, The purpose of the public hearing is to provide an opportunity for anyone interested to comment
16 on the proposal before the Planning Commission takes action. The Planning Commission invites you to attend the
17 hearing in order to offer your comments. You may also email comments to the City Recorder,
18 sbankhead@providence.utah.gov by 2:00 PM the day of the meeting.

- 19 • Laura Fisher asked the Commission to not approve the life cycle zone. She has lived in Providence for 27
20 years. It is a single-family zone and the neighbors like it that way. She felt the following could mean
21 anything at all: the intent of this zone is to provide attractively landscaped neighborhoods with a mix of
22 single-family, two-family and multi-family residential lots, structures, and associated uses. She felt the
23 general plan should be finished before adding new ordinances. She also felt affordable housing was
24 somewhat of a con game. She also asked that the Chugg property not be annexed.
 - 25 ○ R Holloway explained this also includes apartments with a minimum of 750 square feet. L Fisher
26 explained she did not want to live next door to apartments. R Holloway explained the Planning
27 Commission has worked hard to create an ordinance that will blend with other areas of the City.
28 L Fisher felt this was all negative except to the developer. She just did not want to see zoning
29 change.
- 30 • Cindy Montoya lives at the east end of Spring Creek Parkway. She felt the life cycle would work very well in
31 a place like Alexandria Virginia; or in an area where we need to cut down on commuting. People moved to
32 Providence because they did not want to live with this type of zone. She felt putting townhomes near
33 Maceys makes sense. Putting them by her would increase the traffic on neighborhood roads.
- 34 • Ron Goodrich explained he has a farming background. In today's world small farms are not profitable. The
35 owner should be allowed to sell his property. His concern with the life cycle zones are the cultural
36 impacts, and the many people in a small area have increased health concerns. He also stated crime does
37 increase in areas where many people are crammed into an area.
- 38 • Vicki Holmgren explained she has lived here about 18 months. She lived in Sandy for about 50 years. Fifty
39 years ago, Sandy looked much the same way. Then zoning changes happened and they were not good.
40 She felt as population grows people are less friendly and crime goes up. She felt the peaceful feeling of the
41 City would be gone and would never come back. She did not want to ever go back to Sandy – she felt it
42 was horrible. She felt it was a goldmine for a few men that were planning to develop. She was afraid for
43 the City.
- 44 • Deon Anderson explained she lives on Spring Creek Parkway. She does not have a problem with the road
45 extending. When she moved to Providence, about 15 years ago, she was told there would not be
46 apartments in Providence. She felt the community focus should be on parks and schools. She did not
47 know if the City could provide the services it needed now.
- 48 • Katie Clark explained she moved to Providence about 15 years ago into the Spring Creek Townhomes. She
49 also lives near two-family homes and did not think they were attractive. She stated they loved the
50 townhomes; but they moved to their current location because they wanted the open feeling. She also had
51 concerns with education and traffic.
- 52 • Dana Kunz feels that the Planning Commission and City Council have already made up their minds. She
53 asked if the Commission members lived on Spring Creek Parkway would vote they vote for this. She felt
54 with high density housing you would end up with basically rentals owned by investors. She felt it would
55 change people that occupy those homes.

- R Godridge explained that the Council and Providence City have no control over the schools. But the City can control the population. To provide more buildings for schools, the tax payers pay for it. Mayor Drew explained about 2/3 of the property tax goes to schools.
- Jeff Jackson explained this is not about his property. The arguments are valid. People are concerned about their neighborhoods. However, the population in Cache County will grow. J Jackson agreed education needs will happen.

Motion to close the public hearing made by J Parker, second by G Sonntag.

Vote:

Yea: R Cecil, B Fresz, R Holloway, J Parker, G Sonntag

Nay: None

Excused: R James

- Brent Fresz asked how many people had read the code? Only about 10% of people that attended the public hearing had read the proposed code. B Fresz reviewed the proposed code.
- S Bankhead reported that when the Spring Creek neighborhoods were proposed 15-18 years ago there was a lot of concern and very similar concerns to what were expressed tonight, but those neighborhoods are wonderful to live in now and they aren't even close to what people said they would turn into.
- Mayor Drew explained that he was on an HOA board 32 years ago. HOA's are run by people that live in the community not by the developer. His experience has been that where he sees run down properties and neighborhoods are where there are single family homes because people aren't hiring professionals to keep up the landscaping and buildings like an HOA does. He also discussed how the markets have changed and the days of cheap land are over.
- Rowan Cecil explained Cobblestone also has young people. Garden Drive people in the area are looking for Garden Drive to extend so their children can get to Ridgeline High.
- Ruth Ann Holloway explained years ago there were no HOA laws governed by the State, now there are. She explained there is always change.
- R Cecil reported he has talked with many people. The main concern seems to be that it fits in the area – that it is not ugly. R Cecil reported of his 26 grandchildren, only one bought a single-family home; the others chose to buy townhomes.
- Katie Clark explained the concern is not against townhomes rather the location of townhomes to the east.

Item No. 3. 6:30PM Prior to making a recommendation on the proposed code amendments to Providence City Code Title 10 Zoning Regulations, Chapter 1 General Provisions, Section Definitions, by adding a definition for Duplex, and amending the definition for Dwelling, Shingle-Family Attached, the Planning Commission is holding a public hearing. The purpose of the public hearing is to provide an opportunity for anyone interested to comment on the proposal before the Planning Commission takes action. The Planning Commission invites you to attend the hearing in order to offer your comments. You may also email comments to the City Recorder, sbankhead@providence.utah.gov by 2:00 PM the day of the meeting.

S Phippen clarified that the code amendment will not drastically change the code, they will be adding a few definitions and clarifying some ambiguous statements.

Motion to close the public hearing made by R Perry seconded by R Cecil.

Vote:

Yea: R Cecil, B Fresz, R Holloway, J Parker, G Sonntag

Nay: None

Excused: R James

Study Items(s):

Item No. 1. Code Amendment: The Providence Planning Commission will discuss proposed amendments to Providence City Code Title 10 Zoning Regulations, Chapter 4 Establishment of Districts by adding Section 6: Life Cycle Residential zone.

- S Phippen reviewed comparable densities. She also reviewed phasing concerns. To off-set the concerns as part of the application to a rezone to an LCR the developer will be required to submit a concept and phasing plan, including traffic patterns. Next to annexation, rezone is where the City has control, particularly regarding traffic. A master development agreement will be recorded at the time of preliminary plat that will bind the property. Phasing will follow the current requirements for a traditional

1 subdivision with the exception that each phase should be a stand alone phase. It was added that no more
2 than two phases of an LCR project can be constructed with at least 25% single family detached housing in
3 the plans to receive approval. She also added a statement to require each project to include single family
4 housing, which prevents a project from being all apartments or townhomes, which also reduces the
5 overall density.

- 6 • Everyone agreed that the code looks good and they are ready to move forward.
- 7 • S Bankhead noted that the maximum amount of dwelling units per acre is 12 units. The maximum amount
8 of dwelling units in Cobblestone is 12 units per acre. This LCR zone will look a lot like Cobblestone does
9 while also requiring more open space than Cobblestone has.

10
11 **Item No. 2. Code Amendment:** The Providence Planning Commission will discuss proposed amendments to
12 Providence City Code Title 10 Zoning Regulations, Chapter 8 Area Regulations and Parking Requirements by adding
13 Section 9 Design Standards for Residential Development.

- 14 • S Phippen reported after review the City Attorney did not have any comments. S Phippen explained
15 references to garages have been moved from Page 8 to Page 4. A traffic control plan was added to the
16 site plan. She also wondered if the Commission wanted to list a specific percentage of open space.
- 17 • G Sonntag replied that because of setbacks and required space between buildings there is built in open
18 space already there, anything more than that won't make sense unless there is an overall master plan for
19 open space in that area. He proposed adding a sentence concerning "that they conform to the
20 requirement for open space providing there is a master plan for the area".
- 21 • R Holloway asked if they needed to define what open space is. S Phippen felt that it wasn't necessary to
22 add an open space definition. S Bankhead reported that there is a definition of open space.
- 23 • G Sonntag felt it was important to add something about backflow prevention for irrigation.

24
25 **Item No. 3. General Plan:** The Providence Planning Commission will discuss a draft of the general plan, prepared
26 by CRSA.

27
28 Chapter 5: Land Use and Neighborhood design

- 29 • Add "Promote the life cycle zone."
- 30 • G Sonntag wondered if they want to single out the LCR zone. Rather prepare for future development that
31 addresses more open space, affordable housing and commercial space. He also felt that addressing
32 existing and future infrastructure wasn't necessary.
- 33 • G Sonntag also discussed a master plan for open space.
- 34 • S Bankhead discussed the need to look at maps of the city to help identify where they want to have future
35 parks/open space and where the LCR zone would be allowed. G Sonntag discussed the need for a current
36 road map that identifies collector, local and arterial roads. S Bankhead asked if a parcel map from the
37 County or a google map earth map would be helpful.
- 38 • B Fresz discussed the need to identify areas of the city where they would like to see future parks and open
39 space.
- 40 • S Bankhead discussed the possibility of purchasing property from developers when they want to develop
41 an area that has already been identified as a future park. They could use impact fees to save for future
42 parks.
- 43 • Change the second strategy to "Publish and maintain zoning maps" or "Identify zone capability and map
44 update". The point was made that the maps need to be updated in a more timely fashion.
- 45 • Number the objectives.
- 46 • Impact Fee Analysis should be done every 10 years. One strategy need to address updates to the impact
47 fee analysis for roads and parks within the next 1-2 years. Work on an economic development plan. B
48 Fresz felt that the economic development plan could be added in another chapter.
- 49 • Implement a strategy concerning scenic view parks or benches for people to enjoy the scenic views.
- 50 • Population Density Map, B Fresz felt it would be better to have a population density map with information
51 from the census. S Bankhead proposed a zoning density map.
- 52 • B Fresz recommended a strategy to evaluate and update the transportation network versus the capability
53 of supporting the densities where they put it.
- 54 • Evaluate setbacks between zones.

- 1 • Strike residential design standards, there may be commercial design standards.
- 2 • Identify and define historic assets via the historic preservation commission.
- 3 • B Fresz proposed only having one chapter to revise strategies on each meeting. Once each chapter has
- 4 been gone over have a workshop with city staff and city council before giving it back to CRSA.

5
6 **Reports:**

7 Staff Reports: Any items presented by Providence City Staff will be presented as informational only.
8 S Bankhead – Annexation request by 500 North 400 East, approximately 7 acres with one home on it.
9 Utah League of Cities and Towns in St George is in April, they also have one in September in Salt Lake where one
10 day is designated to Land Use.

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

13
14 **Motion to adjourn – R Cecil, second – J Parker**

15 **Vote:**

16 **Yea: R Cecil, B Fresz, R Holloway, J Parker, G Sonntag**

17 **Nay: None**

18 **Excused: R James**

19
20 Meeting adjourned at 9:25 PM

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