

1 **Providence City Planning Commission Workshop**
2 **Providence City Office Building**
3 **15 South Main, Providence UT 84332**
4 **June 29, 2016 5:00 p.m.**

5
6 **Attendance:**

7 Chairman: Robert James
8 Commissioners: Rowan Cecil, Andrea Diamond, Michael Harbin, Wendy Simmons
9 Excused: John Parker
10 Mayor Don Calderwood, Council Member John Drew
11 Skarlet Bankhead, Administrative Services Director

12
13 **Workshop:**

14 **The Providence City Planning Commission will discuss the Providence City General Plan with the intent of**
15 **amending the plan to reflect the current and future needs of the city.**

16 **The City's plan includes the following elements: introduction, principles, transportation corridors, water system,**
17 **storm drainage, sewer system, annexation policy plan, zoning, design review, residential development moderate**
18 **income housing plan, open space, urban trails, parks and recreation, wildlife, and conclusions.**

19 **The current plan also contains the following maps: transportation, water system, storm drainage, sewer system,**
20 **zoning (current and future), overlay (hazard areas), urban trails, and parks, recreation and wildlife.**

21
22 During the workshop, the Planning Commission used the current zoning map as a guide. They discussed the
23 following:

- 24 • Comparisons made between current zoning and proposed zoning map and discussions on the following
25 areas ensued. The proposed changes are projects over a four to seven year period.
 - 26 • Rezoning of Parcels 02-090-0003, 0004, 0005, 0006 located west of Highway 165 to CHD –
27 Commercial Highway District.
 - 28 • Rezoning of AGR – Agricultural District, Parcels 002-092-0002, 0049, 0051 and SFT –Single Family
29 Traditional, Parcels 002-092-0019, 0020 and 0022 to PUB – Public Land Use Districts.
 - 30 • Location on 100 South Street, Parcels 02-096-0049 and 02-096-0001, to be rezoned from SFT -Single
31 Family Traditional to MFH --Multi-Family High Density.
 - 32 • Gateway Drive extension was discussed. The staff has worked with developers since February 2016.
33 The bidding is targeted for review in August.
 - 34 • Committee reviewed most recent moderate income housing needs statistics report. These are
35 released every two years. In accordance, updates needed to the Providence City Master Plan to
36 reflect current needs for moderate income housing.
 - 37 • As part of the general plan amendment there is the need to catch up the future zoning districts that
38 are done.
 - 39 • Need for review of related ordinances identified.
 - 40 • Park locations, trail development and road extensions needed were discussed extensively and the
41 need to extend roadways to accommodate accessibility.
 - 42 • The Charter School was approved and will open in August 2017. The school has offered to fund part
43 of the road and the city is considering participating in the extension. The two and ½ acres the school
44 owns is a possible location for a park if the road is extended. Location is above Deer Creek
45 Apartments and would tie in well with the SFH in the area.

46
47 Discussion also included development of proposed plan for parks, trails, SFL and MXD -Mixed Use,

48
49 The Planning Commission suggested the following changes:

- 50 • The planning staff would recommend mixed used and multi-family zoning as well as conditional planning.
- 51 • Suggestion made that the Executive Staff recommend mixed use in limited areas.
- 52 • Updates to the proposed plan that were the highest priority were identified. These were the catch up
53 areas as discussed in the meeting. These areas of the plan must be updated before the July 13, 2016
54 public hearing. Skarlet will work with the engineer to complete those updates.

- Other proposals discussed are still open to discussion and recommendations will be presented after the public hearing.
- The section that fronts 100 South, currently owned by Kendrick Campbell is a large AGR area. Recommend to council to make it MXD.
- Additional recommendations include updating both the Baker (SFL) and Hillcrest (SFT) parcels. To avoid the issue of non-conforming use, it is suggested to rezone Hillcrest SFT and recommend Baker SFL.
- Recommended road extensions include Gateway Drive, 5th East and at the Charter School area.

The public hearing will be scheduled for July 13, 2016.

Motion to adjourn: R Cecil, second – W Simmons

Vote: Yea: R Cecil, A Diamond, M Harbin, R James, W Simmons

Nay: None

Abstained: None

Excused: J Parker



Robert James, Chairman



Kris Merrill, Secretary