

1 Providence City Planning Commission Agenda
2 Providence City Office Building, 164 North Gateway Drive, Providence UT 84332
3 November 28, 2018 6:00 p.m.
4

5 **Call to Order:** Gary Sonntag, Vice Chair
6 Voting: Gary Sonntag, J Parker, Rowan Cecil
7 Voting Alternate: L Banda, Bob Perry
8 Excused: R Holloway, Robert James
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10 **Approval of the Minutes:**

11 **Item No. 1.** The Planning Commission will consider approval of the minutes for November 14, 2018.

12 **Motion to table the minutes from November 14, 2018 until Dec 12, 2018 – R Cecil, second – J Parker**

13 **Vote:**

14 **Yea: R Cecil, L Banda, J Parker, B Perry, G Sonntag**

15 **Nay: None**

16 **Abstained:**

17 **Excused:**

18 **Excused Alternate:**

19 **Corrections:**

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

- 24 • Shari Hall, minutes page 2 line 86. Requested J Jensen's intent be added to the minutes. M Petersen will
25 add the intent to the minutes.
26

27 **Action Item(s):**

28 **Item No. 1. Recommendation – Rezone.** The Providence Planning Commission will consider a recommendation to
29 the City Council to grant a rezone request for Parcels 02-116-0004 (59.11 acres) and 03-036-0027 (19.85 acres)
30 located on the southeast area of the City, in the general area east of Grandview and 800 East, changing the zone
31 from SFL to LCR.

32 **Motion to continue until after the Town Hall Meeting – R Cecil, second – J Parker**

33 **Vote:**

34 **Yea: R Cecil, L Banda, J Parker, B Perry, G Sonntag**

35 **Nay:**

36 **Abstained:**

37 **Excused: R Holloway, R James**
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39 **Discussion**

- 40 • G Sonntag asked for discussion amongst the Commission members to review the rezone.
- 41 • R Cecil explained that he has talked with a number of people who are for the rezone, but are reluctant to
42 speak out because of pressure from neighbors. R Cecil feels that this is a perfect place for LCR.
- 43 • J Parker asked about the road that people cannot navigate in the winter. This is 1000 S. G Sonntag
44 explained that it becomes steep from Forgotten Lane to Grandview Drive.
- 45 • G Sonntag felt the comments that stood out regarding the zone and their perception of what the LCR zone
46 would be. There were also comments regarding water pressure and volume, and comments on the road
47 and traffic.
- 48 • G Sonntag explained that the road has been designed for a larger volume of traffic. He understands the
49 concerns about additional traffic; however, the road is designed for more. There are also other routes.
50 However, the furthest east end will require one, maybe two additional egresses. The steepness of the
51 road is important and does impact people, particularly in the winter, but is more a public works/design
52 issue than a zoning issue.
- 53 • G Sonntag spoke to the zone. He felt that the precedent has been set by single-family homes. To change
54 that in his mind seems to upset the balance that was planned by the City years ago.

- 55 • G Sonntag spoke to the comment that the area would not be good for seniors. He felt that seniors would
- 56 be okay.
- 57 • G Sonntag spoke to the water pressure. He felt that the developer had provided the infrastructure. He
- 58 explained that whoever is near the pressure reducing valve will have lower water pressure. He feels that
- 59 the only solution is to install additional pressure reducing valves.
- 60 • G Sonntag addressed the environment. Any development will impact the environment. Too many people
- 61 or homes will impact the environment. However, the environment is already impacted.
- 62 • G Sonntag expressed concern that the Life Cycle Residential zone would be incompatible with the area.
- 63 • L Banda suggested it might be of value to have a general meeting.
- 64 • Mayor Drew reported that on Saturday, December 8, 2018 at 8:00am a Town Hall will be held to discuss
- 65 zoning, land development, housing, and this area.
- 66 • Justin Ducaney of Providence thanked the Commission. He felt G Sonntag had a clear vision as to why
- 67 people were here. He felt that the bench area had significantly more snow than the lower area, which
- 68 would impact elderly people. He appreciated Jeremy Jensen speaking at the last meeting. He felt that you
- 69 must know your audience. He was not informed about the meeting until hours ago. He felt that the draft
- 70 copy of the Life Cycle Residential zone that he found online explains the intent. He felt that it was not
- 71 conducive to the area. He also explained that the current zoning map shows the Life Cycle Residential
- 72 zone. He felt that the legend had a hierarchy, which is important. He felt that it was in order of
- 73 importance. He asked why 30% of the most precious property in Providence would be zoned to LCR. He
- 74 felt that it should start where it is already zoned.
- 75 • G Sonntag reported that it was announced at the last meeting that this action item would be carried over
- 76 and discussed tonight. Mayor Drew explained that notices and materials are on PMN.utah.gov. Anyone
- 77 can sign up and receive the information.
- 78 • Shari Hall missed the last meeting because she did not know about it. She served on the Heber City
- 79 Council and Planning Commission. She understands the Commission's position. She spoke to a
- 80 controversial zone change that happened in Heber City. She explained everything the developer had to do
- 81 to make the development happen. However, it was a gated community and the surrounding area did not
- 82 like not being able to use it. She explained that this is one of the largest areas left open. She felt mixed use
- 83 was usually put near schools and commercial. She felt that LCR needs to have those components. She felt
- 84 that the City already had various housing types. She felt that the General Plan should be addressed before
- 85 this zoning change happens, unless there was an immediate need. She did not feel that there was an
- 86 immediate need. She felt that the LCR zone did not have enough zoning. She reported that she spoke with
- 87 Millville City and stated that they will fight the boundary change. Millville will not build the road. They will
- 88 fight it. She explained that 1000 South is very slippery. She felt that there needed to be another area. She
- 89 felt that a traffic study should be done. She felt that there needed to be more notification.
- 90 • G Sonntag explained that the applicant did not provide a concept on the application.
- 91 • Josh Paulsen felt that Jeremy Jensen was a good man. He would like to make money on the property. He
- 92 does not know at this point where he will put green space or his maximum density. He also felt that
- 93 notification could have been better. He attended the Cache Summit. He has not heard good reasons for
- 94 the Life Cycle Residential zone, except from Brent Fresz. He reported that a USU economist told him it
- 95 would devalue the area. He explained that he understood the General Plan process. He spoke to the
- 96 mandate for moderate income housing. He felt this is "cart before the horse." He admired the Mayor and
- 97 his enthusiasm. He felt that this process should be slowed down and that trust should be earned.
- 98 • G Sonntag encouraged the audience members to attend the Town Hall.
- 99

100 **Item No. 2. Recommendation – Code Amendment.** The Providence Planning Commission will consider a
 101 recommendation to the City Council to amend Providence City Code Title 10 Zoning Regulations, Chapter 1 General
 102 Provisions, Section 1 Definitions.

103 **Motion to accept the changes to recommend that the city council amend Providence City Code Title 10 Zoning**
 104 **Regulations, Chapter 1 General Provisions, Section 1 Definitions – J Parker, second – R Cecil**

105 **Vote:**

106 **Yea: R Cecil, L Banda, J Parker, B Perry, G Sonntag**

107 **Nay: None**

108 **Abstained:**

109 **Excused: R Holloway, R James**

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FINDINGS OF FACT:

1. Providence City Code (PCC) 10-1-5:A. states that changes and amendments to this Zoning Title shall be done in accordance with state law.
2. UCA § 10-9a-102 Purposes -- General land use authority.
(1) The purposes of this chapter are to provide for the health, safety, and welfare, and promote the prosperity, improve the morals, peace and good order, comfort, convenience, and aesthetics of each municipality and its present and future inhabitants and businesses, to protect the tax base, to secure economy in governmental expenditures, to foster the state’s agricultural and other industries, to protect both urban and nonurban development, to protect and ensure access to sunlight for solar energy devices, to provide fundamental fairness in land use regulation, and to protect property values.
(2) To accomplish the purposes of this chapter, municipalities may enact all ordinances, resolutions, and rules and may enter into other forms of land use controls and development agreements that they consider necessary or appropriate for the use and development of land within the municipality, including ordinances, resolutions, rules, restrictive covenants, easements, and development agreements governing uses, density, open spaces, structures, buildings, energy efficiency, light and air, air quality, transportation and public or alternative transportation, infrastructure, street and building orientation and width requirements, public facilities, fundamental fairness in land use regulation, considerations of surrounding land uses and the balance of the foregoing purposes with a landowner’s private property interests, height and location of vegetation, trees, and landscaping, unless expressly prohibited by law.
3. UCA § 10-9a-501 states that the legislative body may enact land use ordinances and a zoning map consistent with the purposes set forth in in this chapter.
4. UCA § 10-9a-502 Requires that the planning commission provide notice and hold a public hearing on a proposed land use ordinance or zoning map; and prepare and recommend to the legislative body a proposed land use ordinance and zoning map that represent the planning commission’s recommendation.
5. UCA 10-9a-503.(1) The legislative body may amend: (b) any regulation of or within the zoning district; or (c) any other provision of a land use ordinance.

CONCLUSIONS OF LAW:

1. The proposed code amendment will be processed consistent with the above findings of fact.
2. After providing notice as required by Utah Code, the Planning Commission held a public hearing on March 28, 2018 to receive public comment on proposed amendments to PCC Title 10 Zoning Regulations, Chapter 1 General Provisions, Section 4 Definitions, by adding a definition for “Duplex,” and amending the definition for “Dwelling, Single-Family Attached.”

CONDITIONS:

1. The Planning Commission will make a recommendation to the City Council for the attached code amendment.
2. The City Council will consider the attached code amendment pursuant to Utah Code.

RECOMMENDATION:

That the Providence City Planning Commission make a recommendation to the Providence City Council, and that they adopt the attached code amendment to Providence City Code Title 10 Zoning Regulations, Chapter 1 General Provisions, Section 4 Definitions, by adding a definition for “Duplex”, and amending the definition for “Dwelling, Single-Family Attached”.

157 **Item No. 3. Amended Plat Approval.** The Providence Planning Commission will consider for approval a final plat
158 amendment adjusting the lot line between lots 1 and 2 in the Willow Place subdivision located generally at 220
159 North Gateway Drive.

160 **Motion to approve a Final Plat Amendment adjusting the lot line between Lots 1 and 2 in the Willows Place**
161 **Subdivision – R Cecil, second – J Parker**

162 **Vote:**

163 **Yea: R Cecil, L Banda, J Parker, B Perry, G Sonntag**

164 **Nay: None**

165 **Abstained:**

166 **Excused: R Holloway, R James**

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168 **FINDINGS OF FACT:**

169 UCA 10-9a-103(33): "Lot line adjustment" means the relocation of the property boundary line in a subdivision
170 between two adjoining lots with the consent of the owners of record.

171 UCA 10-9a-103(39): "Parcel boundary adjustment" means a recorded agreement between owners of adjoining
172 properties adjusting their mutual boundary if:

(a) no additional parcel is created; and

(b) each property identified in the agreement is unsubdivided land, including a remainder of subdivided land.

174 UCA 10-9a-103(57)

(c) "Subdivision" does not include:

(i) a bona fide division or partition of agricultural land for the purpose of joining one of the resulting
separate parcels to a contiguous parcel of unsubdivided agricultural land, if neither the resulting
combined parcel nor the parcel remaining from the division or partition violates an applicable land use
ordinance;

(ii) a recorded agreement between owners of adjoining unsubdivided properties adjusting their mutual
boundary if:

(A) no new lot is created; and

(B) the adjustment does not violate applicable land use ordinances;

(iii) a recorded document, executed by the owner of record:

(A) revising the legal description of more than one contiguous unsubdivided parcel of property into
one legal description encompassing all such parcels of property; or

(B) joining a subdivided parcel of property to another parcel of property that has not been subdivided,
if the joinder does not violate applicable land use ordinances;

(iv) a recorded agreement between owners of adjoining subdivided properties adjusting their mutual
boundary if:

(A) no new dwelling lot or housing unit will result from the adjustment; and

(B) the adjustment will not violate any applicable land use ordinance;

(v) a bona fide division or partition of land by deed or other instrument where the land use authority
expressly approves in writing the division in anticipation of further land use approvals on the parcel or
parcels; or

(vi) a parcel boundary adjustment.

(d) The joining of a subdivided parcel of property to another parcel of property that has not been subdivided
does not constitute a subdivision under this Subsection [\(57\)](#) as to the unsubdivided parcel of property or
subject the unsubdivided parcel to the municipality's subdivision ordinance.

176 UCA 10-9a-523. Parcel Boundary Adjustment.

(1) A property owner:

(a) may execute a parcel boundary adjustment by quitclaim deed or by a boundary line agreement as
described in Section [57-1-45](#); and

(b) shall record the quitclaim deed or boundary line agreement in the office of the county recorder.

(2) A parcel boundary adjustment is not subject to the review of a land use authority.

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UCA 10-9a-608. Vacating, altering, or amending a subdivision plat.

- (1) (a) A fee owner of land, as shown on the last county assessment roll, in a subdivision that has been laid out and platted as provided in this part may file a written petition with the land use authority to have some or all of the plat vacated or amended.
- (b) If a petition is filed under Subsection (1)(a), the land use authority shall provide notice of the petition by mail, email, or other effective means to each affected entity that provides a service to an owner of record of the portion of the plat that is being vacated or amended at least 10 calendar days before the land use authority may approve the vacation or amendment of the plat.
- (c) If a petition is filed under Subsection (1)(a), the land use authority shall hold a public hearing within 45 days after the day on which the petition is filed if:
- (i) any owner within the plat notifies the municipality of the owner's objection in writing within 10 days of mailed notification; or
 - (ii) a public hearing is required because all of the owners in the subdivision have not signed the revised plat.
- (2) Unless a local ordinance provides otherwise, the public hearing requirement of Subsection (1)(c) does not apply and a land use authority may consider at a public meeting an owner's petition to vacate or amend a subdivision plat if:
- (a) the petition seeks to:
 - (i) join two or more of the petitioner fee owner's contiguous lots;
 - (ii) subdivide one or more of the petitioning fee owner's lots, if the subdivision will not result in a violation of a land use ordinance or a development condition;
 - (iii) adjust the lot lines of adjoining lots or parcels if the fee owners of each of the adjoining lots or parcels join in the petition, regardless of whether the lots or parcels are located in the same subdivision;
 - (iv) on a lot owned by the petitioning fee owner, adjust an internal lot restriction imposed by the local political subdivision; or
 - (v) alter the plat in a manner that does not change existing boundaries or other attributes of lots within the subdivision that are not:
 - (A) owned by the petitioner; or
 - (B) designated as a common area; and
 - (b) notice has been given to adjacent property owners in accordance with any applicable local ordinance.

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- PCC 11-3-8: **LOT CONSOLIDATION/LOT LINE ADJUSTMENT IN A RECORDED SUBDIVISION:** Lot consolidation/lot line adjustment in a recorded subdivision plat is considered a minor revision of the subdivision.
- A. A petition to have a plat amended shall be submitted to the city executive staff for review and compliance with the Providence City General Plan, and Title 10 and 11 of the Providence City Code.
 - 1. Petition Requirements: In addition to the petition requirements listed in Utah State Code, a petition for lot consolidation must contain a concept plan, drawn to a scale of not less than one inch equaling one hundred feet (1"=100'), showing all existing structures and their distance from the property lines on all lots involved in the consolidation.
 - B. The Planning Commission is the land use authority for altering or amending a subdivision plat.
 - C. The Planning Commission, if required by state code, shall hold a public hearing within 45 days after the day on which the petition is filed.
 - D. General Requirements:
 - 1. All conditions applicable to the original subdivision remain in full force and effect.

- 195 2. Any dedicated street, sidewalk, drainage feature, utility easement, or other characteristic found in the
196 original subdivision remains in full force.
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198 **CONCLUSIONS OF LAW:**

- 199 1. Executive Staff reviewed Utah Code and determined that the request is not a parcel boundary
200 adjustment.
201 2. The applicant's request meets the definition of a lot line adjustment.
202 3. The Planning Commission is the appropriate land use authority to consider and act on a lot line
203 adjustment.
204 4. A public hearing is not required for this amendment because the applicant owns both Lots.
205 5. Both lots currently conform to PCC zoning requirements. After the lot line adjustment, both lots will
206 remain conforming lots.
207 6. The address for each Lot should be corrected. Lot 1 fronts Spring Creek Parkway; Lot 2 fronts Gateway
208 Drive.

209 **CONDITIONS:**

- 210 1. Correct the addresses for both lots.
211 2. Prepare a final plat for recording.
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213 Discussion

- 214 • S Bankhead provided a background and reviewed the Findings of Fact, Conclusions of Law and Conditions.
215 • S Bankhead explained that this adjustment will not violate any land use ordinances and does not create a
216 new parcel of property.
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218 **Item No. 4. Preliminary Plat Approval.** The Providence Planning Commission will consider for approval a
219 preliminary plat for Providence Shire, a 14-lot residential subdivision located in the general area of 400 East 500
220 North, Providence.

221 **Motion to approve a preliminary plat for Providence Shire, a 14-lot residential subdivision located in the general**
222 **area of 400 East 500 North – B Perry, second – R Cecil**

223 **Vote:**

224 **Yea: R Cecil, L Banda, J Parker, B Perry, G Sonntag**

225 **Nay: None**

226 **Abstained:**

227 **Excused: R Holloway, R James**
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229 **FINDINGS OF FACT:**

230 **Legal Description from the Cache County Parcel & Zoning Viewer:**

231 **Residential Development – General Plan Principles**

- 232 1. New residential development should be developed based on density and include mixed residential uses.
233 2. Open space shall be included as part of the overall density of new residential development.
234 3. Sensitive areas (faults, slope, wetlands, flood plains, storm water and other areas) should be identified and
235 residential development should be limited within these areas.
236 4. New residential development should increase mobility and connectivity of the City's overall transportation
237 system.
238 5. New residential development should provide design for pedestrian-friendly development.
239 6. New residential development should include all necessary public and private utilities.
240 7. Residential development should not be encouraged within the major utilities easement on the east bench
241 of the City.

242 **Transportation Corridors – General Plan Principles:**

- 243 • As development plans are reviewed, those involved in the review and approval processes rely on the Utah
244 Code, the Public Works Standards and Specifications Manual, and any other applicable codes and/or
245 standards
246 • The City Code requires connectivity of new streets with existing streets and that the arrangement of streets
247 in new developments provide for the continuation of streets to adjoining undeveloped areas. Because
248 connectivity throughout the City is important, the use of cul-de-sacs should be limited.
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City Code:

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- 10-5-2: A. Sensitive areas are defined as follows:
Non-developable sensitive areas:
The following areas are non-developable. None of the acreage encumbered by any of the following sensitive areas may be considered for development density, and none of the areas may be built upon or within except for required public utility and facilities.

1. Jurisdictional Wetlands
As defined by the US Army Corps of Engineers. Where the rise or fall of the land is equal to or exceeds thirty percent (30%) over a horizontal distance of fifty feet (50') or greater (see Section 4 of this Chapter) measured perpendicular to the contour lines.
2. Steep Slopes
Including but not limited to: rivers, creeks, or streams. Identified as those areas where surface waters flow sufficiently to produce a defined channel or bed. A defined channel or bed is indicated by hydraulically sorted sediments or the removal of vegetation litter or loosely rooted vegetation by action of moving water. The channel or bed need not contain water year round. This definition is not meant to include storm water runoff devices or entirely artificial watercourse unless they are used to store or convey pass through stream flows naturally occurring prior to construction of such devices. Watercourses where the definition may apply are those that appear on the US geological survey quad maps excluding irrigation canals and ditches. For instance, an irrigation canal following a natural or jurisdictional watercourse would not be exempt but others would be exempt.
3. Natural Waterways or Open Water

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- Potentially developable sensitive areas.
The following areas are determined to be sensitive areas of Providence City and are subject to the requirements of this Chapter. These areas may be built upon based on the requirements of this section and other applicable city, state, and federal requirements.
- All acreage encumbered by any of the following sensitive areas may be considered for development density at the discretion of the Providence City Planning Commission, based on recommendations from professional(s) with expertise in the field being discussed.
1. Steep Slopes
Where the rise or fall of the land is between twenty percent (20%) and thirty percent (30%) over a horizontal distance of fifty feet (50') or greater (see Section 4 of this Chapter) measured perpendicular to the contour lines.
 2. Floodplains
See definitions in Chapter 16 Section 3 of this Title.
 3. Crucial wildlife habitat areas
As identified by the State Division of Wildlife Resources (DWR).
 4. Geological hazard areas
Earthquake fault lines or areas prone to debris flows, landslides, high or extreme liquefaction

potential, and rock falls as identified by the US Geological Survey (USGS).

5. Wildfire hazards areas:

Areas of the City designated as having moderate to extreme potential for wildfire hazards as identified by the City. 10-8-1: Area Regulations: SFT Min lot area sq. ft. 12,000; Min lot width (measured at setback line) 95; Setbacks: side yard-interior 10', side yard-street 20', front/rear combined 50' neither less than 20'; Max units/ac excluding ROW-infrastructure 3.7

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- 11-3-2: Preliminary Plat: The preliminary plat shall be prepared in accordance with all requirements of the City and shall include all proposed phases.

CONCLUSIONS OF LAW:

Residential Development – General Plan Principles

- The proposed preliminary plat density is in harmony with the zone and neighboring developments.
- The proposed preliminary plat identifies that there are no sensitive areas within the development.
- The proposed preliminary plat maintains transportation mobility or connectivity consistent with the area.
- The proposed preliminary plat includes sidewalks and provides for pedestrian connectivity throughout the subdivision.
- The proposed preliminary plat provides for public and private utilities.

Transportation Corridors – General Plan Principles

- This review relies on Utah Code, the Public Works Standards and Specifications Manual, and any other applicable codes and/or standards.
- The street and cul-de-sac meets the minimum right-of-way width. The asphalt portion of the cul-de-sac will be slightly reduced to accommodate the minimum 7-ft park strip (see attached drawing)

City Code 10-5-1 & 2: Sensitive Areas.

- The property does not include sensitive areas.

City Code 10-8-1 Area Regulations.

- The proposed preliminary plat indicates all lots meet or exceed the minimum lot size of 12,000 square feet. Lot frontages meet or exceed the 95' frontage requirement. The density is less than the maximum allowed.

City Code 11-3-2: Preliminary Plat. The proposed preliminary plat meets the requirements in 11-3-2 with the following conditions.

CONDITIONS:

1. Change 500 North to Spring Creek Parkway
2. Change 300 South to 300 East on Page 3
3. Correct page numbering to include Page 3
4. PCC 11-3-2:B.2.a states: *The legal description basis of bearing, and total acreage (total acreage includes all property within the parcel(s) and all phases whether current or future) of the proposed development, certified by a licensed land surveyor.* Page 3 is stamped, but not signed.
5. Change the cul-de-sac to reflect the cul-de-sac drawing submitted via email on 11/20/2018 (attached)
6. Verify the water calculations based on the formula in PCC 8-1-21:D.

Discussion

- S Bankhead provided a background and reviewed the Findings of Fact, Conclusions of Law and Conditions.
- S Bankhead explained that the offset intersection is in an optimal location.
- G Sonntag described where the property is located.
- J Robins provided a preliminary plat with the concerns addressed.

Study Items(s):

305 **Item No. 1. Proposed Code Amendment:** The Providence Planning Commission will discuss amendments to
306 Providence City Code Title 10 Zoning Regulations, Chapter 4 Establishment of Districts, Section 4 Mixed Use
307 District. The Mixed Use District is established to stimulate economic development by providing a unique planning
308 environment which combines light commercial, office, and residential development in a pedestrian friendly
309 manner. This district encourages creative development and site design for mixed use commercial, office, and
310 residential uses within the District. The MX District includes a mixture of uses with no one land use type being a
311 constant dominate or prevailing use.

312 (Discussion time approximately 10 minutes)

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314 Discussion

- 315 • S Bankhead explained that this does not apply to an area that is in the Life Cycle Residential Zone. This
316 particular zone deals with commercial and residential.
- 317 • G Sonntag felt that this type of development works best where there is a lot of pedestrian traffic. G
318 Sonntag explained that in a recent proposal the creativity to connect the residential component with the
319 commercial has not been there.
- 320 • This will be scheduled for public hearing

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

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325 Discussion

- 326 • G Sonntag explained that the draft map includes the annexation policy plan.
- 327 • G Sonntag felt that the way the map is labeled is somewhat confusing because the legend makes it look
328 like it is zoned LCR. S Bankhead explained that the map shows what it can be in the future. It does not
329 require them to change the existing zone, but allows them to request LCR. They could keep it what it is or
330 choose to rezone.
- 331 • G Sonntag recommended listing the alternative to existing zone to be shown on the legend for the
332 different areas. S Bankhead suggested printing future recommended zone on the legend would provide
333 better explanation.
- 334 • S Bankhead explained that the General Plan is for guidance. It is not code or ordinance. There are various
335 different uses within a zone.
- 336 • G Sonntag asked why the Chugg property was zoned LCR. B Fresz explained that the owner of the
337 property chooses what zone they want to come into when they annex in. They asked for the specific zone.
- 338 • G Sonntag suggested postponing action on the maps until after the Town Hall.

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340 **Item No. 3. Proposed Code Amendment:** The Providence Planning Commission will discuss amendments to
341 Providence City Code Title 10 Zoning Regulations, by adding Chapter 13 Accessory Dwelling Units. The purpose of
342 this chapter is to establish a city ordinance governing the construction and use of Accessory Dwelling Units (ADUs).
343 ADUs are separate units detached from the primary residence. Chapter 12 of this Title covers Accessory Apartment
344 Units (AAU), which are attached to the primary residence. (Discussion time approximately 15 minutes)

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346 Discussion

- 347 • Mayor Drew explained that this is his pet project. He stated how and what matrices he used to write the
348 ordinance.
- 349 • Mayor Drew reported that many communities have ADU code, but many are restrictive. Cache Valley is
350 expected to double in size by the year 2050. That is equivalent to about 10,000 dwelling units every 10
351 years.
- 352 • Mayor Drew explained that “tiny homes” and “manufactured homes” will be addressed in a different
353 ordinance. Attached apartments will also be addressed in a separate ordinance.
- 354 • Mayor Drew spoke about the Housing Gap Coalition meeting he recently attended. He explained that the
355 state legislature may consider holding Class C funds and/or sales tax revenue if cities do not take
356 affordable housing seriously.
- 357 • R Cecil suggested adding “not limited to” to the names for ADUs in 10-13-2
- G Sonntag suggested changing 10-13-12 to “no on street parking.”

- 358 • B Fresz felt that the parking is a balancing act and will self-regulate. R Cecil felt it was prudent to look to
359 the future. L Banda felt that the parking should follow city code.
360 • S Bankhead felt that it is a matter of procedure to get the commission's input to accept or reject the
361 ordinance.
362 • R Cecil asked if the city is receiving requests for ADUs. Mayor Drew explained that yes, there have been
363 requests, but because there are no options for residents ADUs are not being built.
364 • Mayor Drew explained that his goal is to see as many of these units built as possible.
365 • This will be scheduled for a public hearing
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367 **Item No. 4. Moderate Income Housing Plan:** The Providence Planning Commission will review the moderate
368 income housing plan. (Discussion time approximately 10 minutes)
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370 Discussion

- 371 • G Sonntag explained that this is the last section that needs to be completed before sending it to public
372 hearing.
373 • S Bankhead stated that the information provided includes the newest updated numbers from Bear River
374 Association of Governments.
375 • S Bankhead explained that according to the report, Providence City is projected to need an additional 387
376 housing units by the year 2020 based on population change and income levels. Eight of those will need to
377 be affordable to extremely low-income households, 5 will need to be affordable to low income and 44 will
378 need to be affordable to moderate income households. By 2030 Providence City will need an additional
379 1,117 housing units: 28 affordable to extremely low income, 48 affordable to low income and 171
380 affordable to moderate income households.
381 • S Hall stated the legislature can't enforce anything. She referred to the 2002 housing plan stating that it is
382 pretty much the same. S Bankhead explained about the \$12,00.00 in sales tax revenue that did not come
383 to Providence City and will be distributed to other cities with homeless populations.
384 • S Hall feels that Providence City should not have to plan for 2050 in 2018.
385 • S Bankhead explained that 70% of the population cannot afford the homes on the market.
386 • This will be scheduled for a public hearing
387

388 **Reports:**

389 Staff Reports: Any items presented by Providence City Staff will be presented as informational only.
390 •

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

- 393 • ADU Public Hearing postponed to January 2019
394 • Moderate Income and Mixed-Use public hearings scheduled for December 12, 2018
395

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

397 **Vote:**

398 **Yea: R Cecil, L Banda, J Parker, B Perry, G Sonntag**

399 **Nay: None**

400 **Abstained: None**

401 **Excused: R Holloway, R James**

402 **Excused Alternate:**

403
404 The next meeting is December 12, 2018.

405 Meeting adjourned approximately 8:58 PM

406 Minutes prepared by Mindi Petersen
407
408
409
410

411 _____
Robert James, Chair

Skarlet Bankhead, City Recorder