

1 **PLANNING COMMISSION MINUTES**

2 Wednesday, May 26, 2021 6:00 pm

3 Providence City Office Building, 164 North Gateway Dr., Providence Ut

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

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8 **Call to Order:** Kathleen Alder

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

10 **Attendance:** Kathleen Alder, Joe Chambers, Rowan Cecil, Michael Fortune, Brian Marble, Robert Perry

11 **Pledge of Allegiance:** Michael Fortune

12  
13 **Approval of Minutes:** The Planning Commission will consider approval of the minutes for May 12th, 2021 ([Exhibit](#))  
14 **Motion to approve the minutes of May 12, 2021:** — *R Cecil, second — B Marble*

15 **Vote:**

16 **Yea:** *K Alder, R Cecil, B Marble,*

17 **Nay:**

18 **Abstained:** *M Fortune, R Perry*

19 **Excused:**

20  
21 **Public Comments:** Citizens may express their views on issues within the Planning Commission's jurisdiction. The  
22 Commission accepts comments: in-person, by email [providencacityutah@gmail.com](mailto:providencacityutah@gmail.com), and by text 435-752-9441. By law,  
23 email comments are considered public record and will be shared with all parties involved, including the Planning  
24 Commission and the applicant.

- No public comments.

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

- 28  
29 ➤ **Item No. 1 :** Public hearing to consider application for rezoning of property in the general area of 1070 S 400 E.  
30 ([Exhibit](#))
- S Bankhead explained the request. The applicant is requesting Multi Family Medium density with the idea of developing a senior living PUD very similar to Cache Valley Assisted Living and Mountain View Retirement. It is currently zoned Agricultural, but it is too small to put a house on in the Agricultural zone. S Bankhead explained the uses and densities that are allowed in the Multi Family Medium zone.
  - Andrew Bentley of the developer explained the proposed senior living project. He showed the commission a proposed plat map. A resident asked about the light green and dark green areas on the map. A Bentley said that the light green is private space and the dark green is [public] open space.
  - Rob Cruz of Providence asked if there will be a fence around the property. A Bentley said that there will be.
  - Steve Jensen asked about 400 E on the north side of the proposed property. It is very narrow. Will it be widened? S Bankhead explained that we would not ask property owners other than the developer to dedicate property for road widening.
  - Ramona Rukavina of Providence spoke about her property, which is adjacent to the proposed rezone. She purchased the property because it was a semi-rural area. She has tried to maintain the vegetation and a winter range for deer. She does not want a high density subdivision next to the property. The intersection is already noisy, and with the addition of these units, it will be unbearable. She felt that this property should match the surrounding single family uses if it is rezoned. It should be zoned Single Family Traditional, Single Family Estate, or Single Family Large. R Rukavina referenced the General Plan under Land Use, Neighborhood Design. The plan calls for transitions and compatible integrations between residential and commercial development. The plan calls for protecting natural, environmental and scenic resources that contribute to the character of Providence. She felt that the character of Providence includes orchards, open space, and wildlife on the benches. R Rukavina brought up the key initiative in the General Plan regarding creating identity for the city through parks and open space. The Plan also calls for preserving open space and natural visual corridors. R Rukavina pointed out that her property is in an area labeled as a potential

54 conservation zone. R Rukavina spoke about the parks master plan. It also calls for protecting Providence's  
55 natural, environmental, and scenic resources and retaining open space and scenic views. R Rukavina brought  
56 up the survey that showed that Providence residents want the city to acquire more park land. There are also  
57 gaps in park land identified in the plan. One of the gaps is on the south end of Providence where this rezone  
58 is proposed. The City could put a park there. R Rukavina reviewed the section of the plan about  
59 environmental stewardship relative to deer. One of the goals of the plan is to retain existing wildlife habitat.  
60 One of the strategies is to protect the mountainside area as a winter feeding range for the deer. R Rukavina  
61 spoke about bird species that she no longer sees due to loss of habitat. R Rukavina was concerned that the  
62 City would want to use her front yard [to expand the road] if this is rezoned. Narrower roads can calm  
63 traffic.

- 64 ○ Curt Webb of Providence spoke about the Multi Family Medium zone. If the property were to change hands,  
65 a developer could put up to 12 units per acre there and would not be restricted to a development for senior  
66 citizens. C Webb spoke about the general plan. We have so far had very common sense growth. Putting this  
67 development in the middle of a residential area is against the philosophies we have been using. We have a  
68 gradual transition that gets less and less dense as we move [eastward].
- 69 ○ Dave Beckett of Providence felt that more study needs to occur before a decision is made, including a traffic  
70 study for 1000 S. He asked about sewer and water infrastructure. He feels that this development is out of  
71 character for the area. He felt that the proposed community will bring extra traffic and extra noise due to  
72 emergency vehicles.
- 73 ○ Robert Cruz of Providence lives across from the proposed rezone. He requests that a decision on this be  
74 delayed because there was not enough notice given to residents. They were notified last Wednesday. He also  
75 felt that residents should consider the maximum buildout of the property under the requested zone. If the  
76 proposed development is put in at 8 units per acre, it will look similar to Cobblestone. If it goes in at 12 units  
77 per acre, it will be similar to Creekside Townhomes. He felt that being next to townhomes would make his  
78 home less desirable to purchase. He was concerned about the parking situation at Cobblestone. Traffic has  
79 gotten worse on 1000 S, and there hasn't been a traffic study on that road for a long time. Senior living  
80 would do better in the city center where it is close to shopping, transit and medical. The response time of  
81 emergency services is greater in the highlands area of Providence. He is not opposed to development, and  
82 thinks that a previous development of Mr. Bentley's was a positive thing for the neighborhood.
- 83 ○ Scott Findley of Providence is a professor of economics at Utah State University. He has studied the impact  
84 of open space and density in small cities and rural areas. The lesson that he learned is that when higher  
85 density developments are located at the core of small cities, they can be very beneficial. When they are  
86 located on the peripheries, they can be very damaging to the surrounding property values. The zone change  
87 could mean that we may have a development at up to 12 units per acre. Homeowners bought homes in this  
88 area under the expectation of current zoning regulations, and this rezone will result in lower property values.  
89 Buying a home is often how people finance their retirement. He felt that zoning this for single family homes  
90 would be very palatable to many of the residents in the area.
- 91 ○ Andrew Bentley of the developer spoke about the Chugg property. The development there was not as scary  
92 as people thought it would be. He asked if there is a way to rezone the property so that it is only usable for a  
93 55 and older community.
- 94 ○ S Bankhead said she would have to look into it. State code frowns on zoning by development agreement.  
95 We don't currently have a zone that has that kind of restriction.
- 96 ○ Tom Singleton of Providence lives across the street from the proposed rezone. He is also a real estate  
97 appraiser. In real estate appraisal, you get greatest value when there is conformity of use. He cannot see any  
98 way that this development would increase property values. It is most likely to decrease values. The best you  
99 could hope for is that you would come out even.
- 100 ○ A Bentley said that he would like to move the buildings back that are along the street on the site plan so that  
101 it is not just a row of buildings as mentioned by T Singleton.
- 102 ○ William Mason of Providence has a property bordering the proposed rezone. He estimated that his property  
103 value might lose about \$70,000 based on Scott Findley's numbers. The only zoning option he would be in  
104 favor of would be Single Family Traditional.
- 105 ○ Ryan Short of Providence lives to the south of the proposed property. He is a real estate broker and a general  
106 contractor. He is pro-development, but not in favor of this rezone. He believes that over the long-term, there

would be a major decrease in value. The Commission's duty is to carry out the general plan, and this goes against many provisions of the plan.

- E. Candace Berthrong of Providence spoke about the proposed rezone. The houses to the southeast are large and expensive. They will have a decrease in value. This location is also far from the hospital. She expressed concern about the ground water supply.
- Caleb Fortune of Providence is the son of Planning Commission member Michael Fortune. He was opposed to the rezone until he heard that it would be single-family houses. He feels that this would work in that area. He has worked in the mobile home business, and has seen that seniors typically have pride in their property. He suggested making the units separated with side yards so they feel like each one is its own home.
- Tiffany Putnam of Providence has been an ER nurse for 15 years. One of the doctors she worked with says that the area of Providence where the rezone is located has the highest EMS response time of all of Cache Valley. She doesn't feel that it is smart or responsible to put a senior living facility there.
- Alex Parkinson of Providence lives near the proposed rezone on 470 East. He expressed concerns about the lack of public transportation in the area. He expressed concerns about traffic and about the distance from medical care. He expressed concerns about snow removal in the area. He expressed concerns about Millville receiving the extra traffic from the development.
- Andrew Bentley of the developer explained that one reason they attach the units is to save on costs for the seniors. Many of them don't want the extra space to take care of. Also, attaching the units allows more open space. Caleb Fortune said that what he meant was adding a very small side yard maintained by the HOA.
- Kathleen Alder read a letter from Jennifer Bettencourt. She is not opposed to a 55+ living community, but was concerned that once the zoning is changed, the owner has free reign to change the plans. She wished that the applicant would be required to submit more detailed plans and that Providence City would guarantee that it would be used for the purpose for which it was rezoned. She is opposed to the rezone without additional information.
- Tamara Sorensen of Providence owns property in the area that she plans to build on. She is a landscape architect. She is not opposed to higher density housing projects that are done smartly. She would like to see cluster development rather than single family housing in general, but with this parcel, she feels that single family traditional would work best. She felt that Cobblestone is a good model for this parcel. There could be clusters of patio homes surrounded by open space. Parking should be kept off of the surrounding streets. The Commission should consider whether residents are receiving any benefits in exchange for higher density housing. A 55+ community would typically have amenities to attract buyers, and this parcel is a bit small for that. She brought up the issue of distance to services. She asked what would exclude other groups (other than 55+) from purchasing homes in the community. She would be interested in seeing a conceptual site plan of around 12-15 patio home units with clear community benefits such as open space in exchange for approving higher density levels. T Sorensen made some comments on the site plan.
- A Bentley said that the water retention for this property would be underground.

#### **Legislative – Action Item(s):**

- **Item No. 2 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. **(Exhibit)**
  - R Cecil said that the type of development that is being proposed is what he and his wife are looking for. His property value is increasing even though he is near another development of this type that is being built.
  - Travis Leonhardt said that the place where R Cecil lives is the right area for this type of development, and that all home values are rising. We should consider the long-term impacts of the development.
  - M Fortune likes the idea of a plan for Providence where people can spend their entire life within the city. He also knows that progress and change will occur. However, he doesn't believe that this property is in the right place for this type of rezone.
  - B Marble spoke about [Mountain View Retirement] and Cobblestone. He noted that there is not much traffic in Providence Senior Living. However, he felt that this is not an appropriate place in the city for multi family.

160 **Motion to not recommend to the city council that this rezone be approved: — R Cecil, second — B Marble**

161 **Vote:**

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

163 **Nay:**

164 **Abstained:**

165 **Excused:**

166

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

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169 **Study Items(s):**

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171 ➤ **Item No. 3 Mixed-Use District:** The Planning Commission will discuss amendments to Providence City Code  
172 Title 10 Chapter 4 Section 4 Mixed Use District. ([Exhibit](#))

- 173 ○ K Alder brought up the bike repair stations. Is it a convenience or something that is required? She felt that it  
174 would become a mess and is an extra expense.
- 175 ○ S Bankhead said that it is not required by the state. The stations have something to fill tires with air and they  
176 have some tools. She and R Snow felt that having a station in the community would make it convenient for  
177 biking. She felt that developers would probably not do this on their own.
- 178 ○ Solar panels were discussed.
- 179 ○ The Commission decided to take this item to a public hearing at a future meeting.

180

181 ➤ **Item No. 4 Design Standards for Attached and Multi-Family Residential Development:** The Planning  
182 Commission will discuss amendments to Providence City Code Title 10 Chapter 8 Section 9 Design Standards for  
183 Attached and Multi-Family Residential Development. ([Exhibit](#))

- 184 ○ S Bankhead reviewed the proposed changes.
- 185 ○ E Candace Berthrong of Providence suggested that [potential ordinance changes] be announced in the  
186 newsletter so that people can find them on the website.
- 187 ○ Ramona Rukavina of Providence said that she was unaware about the new master plans that the city has  
188 worked on in the past year. S Bankhead suggested signing up for notifications at the Utah Public Notice  
189 website.
- 190 ○ The Commission decided to take this item to a public hearing at a future meeting.

191

192 **Motion to close the meeting: — R Cecil, second — M Fortune**

193 **Vote:**

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

195 **Nay:**

196 **Abstained:**

197 **Excused:**

198 Meeting adjourned at approximately 6:20 PM

199 Minutes prepared by Jesse Bardsley

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Kathleen Alder, Chair

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Tyler Cameron, City Recorder