Providence City Planning Commission
Providence Historic Preservation Commission
Joint Meeting September 9, 2015 6:00 p.m.
Providence City Office Building
15 South Main, Providence UT 84332

Attendance:

Planning Commission:

Chair:	Larry Raymond
Commissioners:	Kirk Allen, Heather Hansen, Robert James
Excused:	William Baker, Barry Nielsen, Wendy Simmons

Historical Preservation Committee:

Chair:	Howard Christensen
Committee Members:	Wes Bitters, Lindsay Campbell, Gail Trowbridge

Approval of the Minutes:

Item No. 1. The Providence City Planning Commission will consider for approval the minutes of August 26, 2015.

Motion to approve minutes of August 26, 2015: R James, second – H Hansen

Vote:	**Yea:**	**K Allen, H Hansen, R James, L Raymond**
	Nay:	**None**
	Abstained:	**None**
	Excused:	**W Baker, B Nielsen, W Simmons**

Item No. 2. The Providence Historic Preservation Commission will consider for approval the minutes of June 15, 2015.

Motion to approve the minutes of June 15, 2015: L Campbell, second – W Bitters

Vote:	**Yea:**	**W Bitters, L Campbell, H Christensen, G Trowbridge**
	Nay:	**None**
	Abstained:	**None**
	Excused:	**None**

Guest Presentation: Danny Macfarlane will review a development guidebook, prepared by his company, entitled "Smart Growth for Cache Valley."

- D Macfarlane reviewed the concepts covered in the booklet.
- L Raymond asked if Danny had made this presentation to the City Council.
- D Macfarlane said he will coordinate that with Skarlet. He said if there were specific items the Planning Commission wanted him to cover with City Council he will do it.
- L Raymond said all the Planning Commission can do is recommend to the City Council, then it is up to them to make decisions.
- K Allen asked at what point trails and walking paths get incorporated into the city plan.
- D Macfarlane said it could be written into the ordinance and the master plan, then developers will have to accommodate the ordinance as development comes. Trails are the number one desired amenity.
- S Bankhead said a few years ago there was a master plan that was very nice. The City had applied for a grant and received it, but had to turn it back. Developers were on board with the plan, but as time went on people did not want walkers in their back yards so developers pulled back. Eminent domain could not be used to acquire the land so it went to private ownership.
- L Raymond brought up the fact that many times people come to the meetings and express their views of Providence being a bedroom community and they want it to stay that way; mostly the older generation and not younger families.
- K Allen said a lot of people contact him and ask when walking paths are going to be incorporated.
- D Macfarlane said a lot of times people think trails are going to be in their back yards, when in reality, nice trails can be built in the City right-of-way. He felt that Canyon Road was a good example of how that can be accomplished. He also discussed briefly power commercial centers and housing diversity.
- H Christensen said when he lived in California he noticed all apartments were in one location which created a lot of issues with the schools. The apartments were too transient and, therefore, schools failed. Diversified neighborhoods are a better way to go.

- D Macfarlane also commented on the principle of keeping farmlands and wetlands, etc., and transfer of development rights. Recreation networks are also important to be incorporated. As businesses look to locate in certain areas, those are things they look at in considering how the city invests in citizens and businesses.
- S Bankhead asked Danny to review how the historic district is worked into city planning so it doesn't just disappear over time.
- D Macfarlane said he feels infill is the most efficient way to develop and preserve historic neighborhoods. For smart growth there is a lot of opportunity for the interior of the city blocks.
- H Christensen felt caution needed to be used in allowing that type of development to move forward.
- K Allen said if you look down the road 30 to 40 years, there probably isn't any way to stop that type of development. The city needs to have a plan in place so it isn't chaotic development and it is well managed.
- D Macfarlane said form-based codes can apply to residential as well as commercial/industrial properties and that is a way to control the development of the historic district.
- H Hansen asked if Danny had any examples of form-based codes.
- D Macfarlane said Logan and North Logan. He felt guidelines and parameters need to be in place, then allow the market will dictate how that type of growth occurs.
- L Raymond asked about Providence Hollow.
- S Bankhead said the developers had some really nice looking features, but those features cost tax payer dollars and most people are not willing to have their taxes increased to support those types of projects so the developer decided to make it a private park area. Also, currently we do not have a City Council that is in favor of supporting more parks, trails and recreation.
- L Campbell asked if the CND was an effort to increase the property tax revenue.
- S Bankhead said this is a zone that has been on the books, but it needs to be defined and regulated or we need to get rid of it. That is what Planning Commission is trying to do right now.
- D Macfarlane said a good general plan and a good trail plan will be the road map of where you want Providence to be in the future.
- K Allen commented that now is the time to start addressing the future needs of Providence.

Study Items:

Item No. 1. Proposed General Plan Amendments: The Providence City Planning Commission and Historic Preservation Commission will discuss possible amendments for the zoning element of the Providence City general plan; including the zoning districts for future annexation and future rezone of existing districts.

- L Raymond asked the Historical Preservation Committee to offer their thoughts on the Historical District and in regards to the CND and future planning for Providence.
- H Christensen discussed the Historical District and the intensive level surveys that have been done and those that are going to be done in the near future. He discussed the bell tower monument at the elementary school they are working on currently. These projects are being done to help preserve the history of Providence.
- R James asked what the goal and vision of the HPC was in 10 or 20 years for Providence.
- H Christensen said he wants people to know and understand the hard work that went into building Providence City. They want people to know the history of Providence.
- L Campbell said the focus is on structures and we want to get as much history as we can on the buildings while the buildings are still standing. More awareness of the history is a main goal of the Commission.
- R James asked how these buildings are going to be preserved.
- W Bitters said the Historical Committee is concerned with preserving the history of some of these buildings that are unique to Providence. We hope the Planning Commission can help us in that effort to preserve and protect these buildings.
- R James said he isn't sure what ability the Commission has other than zoning to protect historic buildings.
- S Bankhead said again, a lot of these concerns come down to money. If the owner of the Old Rock Church wants to tear the building down, the City can't do anything to stop it other than purchase the building and preserve it themselves. Most people do not want government funds used to preserve buildings, but they also don't want those buildings to go away. At some point people need to realize that if these buildings, parks, roads, trails, etc. are going to materialize or remain intact, financial support from the citizens will be required. However, the code could be written to protect some of these buildings.

- R James said that is a perfect example of form-based code – the building remains and maintains its historical look, but the use of the building can vary.
- L Raymond asked if there are structures that are on the National Historic Register.
- H Christensen said all the homes in the brochure qualify, but it is up to the owners to purchase the plaque.
- S Bankhead said it is mostly an honorific type of thing. Even if it is on the National Historic Register, the city is still very limited in what they can do.
- W Bitters said all these homes are privately owned. The hope is owners and other people will realize the importance of the homes they live in and make an effort to preserve the homes.
- H Christensen said the rough definition of what is an historic home or if a home can be on the National Register is if it can be recognized by the original owner.
- L Raymond asked the HPC if they had any ideas of language that they wanted to put into the zoning ordinances regarding historic preservation.
- L Campbell asked if the Commission was going to go ahead with the CND zoning or if the CND was still up for debate.
- L Raymond said the Planning Commission can only make recommendations to the City Council.
- H Hansen said the CND zone already exists, it just needs to be clarified and better defined and that is what the Planning Commission is trying to do.
- L Campbell said she lives in the historical district and Providence is unique in that it has the new commercial area as well as the historical commercial district. She likes having a community like that, but is also concerned about using the language of "commercial" rather than "home business". Commercial based businesses where the owner does not live on site or may not even live in Providence is very different than home based businesses where the residents are very concerned about their neighborhood and how it looks.
- R James asked her how she felt about a lawyer or dental office coming in next door to her as long as the building was characteristic of a residential property.
- L Campbell said it is a big gamble. It would have to be restricted as far as traffic and hours of operation. It is a risk that as a homeowner she would not like.
- R James asked if her opinion would be different for a historic district rather than a residential district.
- H Christensen said it probably wouldn't make much of a difference. People live in the historic district and they would not like businesses moving in any more than anyone else would. The problem is the HPC can preserve the histories, but not the buildings.
- W Bitters said he would have no problem with a lawyer's office or a small retail operation in an historic type home in the historic district. As long as restrictions are in place and it looked historic, it would be a nice addition.
- H Hansen asked if there was some type of compromise that would make an owner of a commercial business in a CND live in the neighborhood, but not on the premises.
- S Bankhead said that could be a suggestion.
- R James said a lot can be limited and restricted by code as far as a CND goes.
- S Bankhead said she looked at the code for Park City and Midway, both of which have a CND zone and their codes are a little difficult to navigate. Maybe we could have one of the planners of those cities join us by phone in order to answer questions the Commissioners may have on writing code for a CND.
- H Hansen explained to the HPC that with the use chart, the city has a lot of control on what types of businesses could be included in CND, what hours of operation, types of signs, etc.
- L Campbell asked if an entire area would be allowed to have commercial businesses or if only certain homes would be allowed to have businesses. She also had a concern about how the commercial businesses would affect the price of surrounding residential homes.
- H Hansen said there has been discussion of limiting commercial businesses in the CND to only so many businesses per block or having a certain distance between commercial businesses.
- S Bankhead said that is really difficult to say. A commercial business could be regulated much more than a residential property. If a residential property is not taken care of that can devalue homes too and the city is limited on what it can make a residential property owner do.
- K Allen said while we restrict businesses, it is also important to make allowances for the business to make profits. Certain restrictions may hamper foot traffic.

- R James said there is a risk with everything. A business can grow, but it can also outgrow its CUP. He asked the HPC what their opinion was on infill around the historic structures.
- H Christensen said if you are going to allow commercial in the inner blocks, you are going to have to have access and it will affect houses. Flag lots should be restricted. He feels there is a potential for them to become an eyesore. If flag lots are going to be allowed, they need to be developed in the entire block.
- W Bitters said from an historical point of view, inner blocks should not be developed. The whole point of those inner areas was to provide a nice area behind those historical homes.
- S Bankhead said currently, flag lots are not allowed in the downtown area, but in the future it will be addressed again. People are getting to the point where they do not want to take care of all that property and younger residents are requesting those inner lots be accessible.
- H Christensen said flag lots are also a concern for fire access. If flag lots are allowed, the entire block needs to allow it and roads need to be built in with cul-de-sac for fire trucks and garbage collection.
- S Bankhead said a thru street could be built. It would not need to be a 56' right-of-way, but it would have to be at least 24'. That would be one way to do inner block development.
- H Hansen asked why areas in the downtown area don't allow flag lots, but some of the other areas in Providence allow them.
- S Bankhead said at one time there was a group of residents that wanted to preserve those big downtown lots and did not want flag lots, so the downtown ordinance was written.
- S Bankhead said the HPC can come to any Planning Commission meeting they want. As residents of Providence, they are welcome to come and offer their opinions.

Item No. 2. Proposed Code Amendment: The Providence City Planning Commission and Historic Preservation Commission will discuss a proposed code amendment to Providence City Code Title 10 Zoning Regulations, Chapter 4 Establishment of Districts, establishing regulations for Commercial Neighborhood District (CND) by adding Section 6 Commercial Neighborhood District.

- Not discussed.

Item No. 3. Proposed Code Amendment: The Providence City Planning Commission and Historic Preservation Commission will discuss a proposed code amendment to Providence City Code Title 10 Zoning Regulations, Chapter 6 Use Regulations including uses in the CND.

- Not discussed.

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

- No staff reports.

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

- No Commission reports.

Historic Preservation Commission Discussion: The Historic Preservation Commission will discuss the proposal for the bell tower monument.

- H Christensen reviewed the progress of the bell tower monument. He put together a proposal and sent it to Kathleen Alder and she well take it to the Providence Pioneer Heritage to see if they can donate funds for the monument. He welcomed Gail Trowbridge to the HPC.

L Campbell left the meeting at 7:45 pm.

Motion to adjourn: R James, second – H Hansen

Vote:	**Yea:**	**K Allen, H Hansen, R James, L Raymond**
	Nay:	**None**
	Abstained:	**None**
	Excused:	**W Baker, B Nielsen, W Simmons**

Meeting adjourned at 7:50 pm.

Howard Christenson

Howard Christensen, Chairman

Caroline Craven

Caroline Craven, Secretary

Planning Commission / Historic Preservation Commission Meeting

September 9, 2015

Please Sign In

Name	City of Residence
Roy V. Sneddon	Providence, UT