

1 **Providence City Planning Commission Minutes**

2 **Providence City Office Building**

3 **15 South Main, Providence UT 84332**

4 **February 10, 2016 6:00 pm**

5
6 Chairman: Larry Raymond

7 Attendance: Heather Hansen, Wendy Simmons

8 Excused: Bill Baker, Robert James, Barry Nielsen

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10 **Approval of the Minutes:**

11 **Item No. 1.** The Providence City Planning Commission will consider for approval the minutes of January 13, 2016.

12 **Motion to approve the minutes of January 13, 2016: H Hansen, second – W Simmons**

13 **Vote: Yea: H Hansen, L Raymond, W Simmons**

14 **Nay: None**

15 **Abstained: None**

16 **Excused: B Baker, R James, B Nielsen**

17 **Study Items:**

18 **Item No. 1. Rezone Request.** The Providence City Planning Commission will discuss a request, by Ironwood
19 Development Group, LC, to rezone Parcels No. 02-0096-0001 and 02-096-0049, generally located at 485 West 100
20 South and 450 West 100 South, from Agricultural (AGR) to Multi Family High Density (MFH).

- 21 • Craig Winder and Jeff Jackson, with Ironwood Development, addressed the Commission regarding the
22 request for rezone. They addressed the City Council on January 12, 2016 with their plans for a multi-family
23 development and received a positive response from the Council. They presented a rough idea of what
24 they are proposing to build. They will provide one covered parking space per unit. Actual garage space will
25 be a separate rental fee.
- 26 • W Simmons asked how many units they are planning on building in Providence.
- 27 • J Jackson said they aren't sure at this point, the absolute most they can put on this property is 180 units.
- 28 • H Hansen asked if they had any interest in mixed use zoning. The master plan shows this area as zoned for
29 mixed use as a buffer between residential and commercial. She also has concerns about setting a trend
30 for high density housing and how that may negatively affect Providence.
- 31 • C Winder said this area is already surrounded by commercial uses and feels this development would best
32 serve multi-family. These housing units will feed the commercial businesses.
- 33 • J Jackson said there is mixed use just across the street. This is far enough removed from Main Street,
34 Gateway Drive and 100 North that it will be difficult to get foot traffic in this area. Most businesses in a
35 mixed use zone already exist within just a block or two. These will be 1, 2 and 3 bedroom units.
- 36 • S Bankhead said the developer has already agreed to work with the City on the development of Gateway
37 Drive. They will transfer the right of way to the City.
- 38 • J Jackson said demographically, there is a big push for rentals/apartments. These units will be upscale,
39 very nice units. The millennial generation is not looking for homeownership. There is potential for pent-
40 house type units in this development.
- 41 • H Hansen said she prefers to see nicer high density housing rather than cheap apartment types of
42 buildings.
- 43 • J Jackson said rooftops next to commercial is vital to keep commercial stable. This type of housing units
44 will provide the population to support the commercial businesses. That will also help attract new
45 businesses.
- 46 • H Hansen asked what amenities will be provided.
- 47 • J Jackson said a nice club house will be provided, weight room, hot tub, swimming pool, some catering to
48 children with playground equipment, walking trails. They are very open to providing amenities. There may
49 be an area for a dog park.
- 50 • H Hansen asked if they would consider any 4-bedroom units.
- 51 • J Jackson said they haven't really considered it, but they can look at options.
- 52 • L Raymond commented that the map provided is not correct.
- 53 • C Winder said this is the map provided by the county.

- 1 • S Bankhead said this will go to public hearing next meeting. There is a proposed round about at 100 South
- 2 and Gateway to help move traffic, but it will be a one lane round about.
- 3 • H Hansen asked about the road on the south side of the property.
- 4 • J Jackson said they will do what the City requires, which is 24' of asphalt, side walk and curb.
- 5 • H Hansen asked if they are going to help with Gateway Drive.
- 6 • S Bankhead said they are going to dedicate the ground to the City.
- 7 • S Bankhead said the City is in the design phase of Gateway Drive right now. She asked if Ironwood was far
- 8 enough along so that they know where they want the curb cut.
- 9 • J Jackson said they will work with the City to get utilities and driveway cuts in according to what the City is
- 10 planning.
- 11 • S Bankhead said ESR would like to see mixed use because Gateway will carry enough traffic to support
- 12 businesses. Mixed use is more fluid in working with Planning Commission on design and layout of the
- 13 development. Multi-family is a little more restricted. The mixed use does not have to be vertical;
- 14 businesses could be along the street front with residential in the back. However, the City also wants a
- 15 product that is viable. If the mixed use doesn't work, then the City needs to be sensitive to that too. If this
- 16 is zoned mixed use, then there will have to be some retail, not a required percentage, but some retail.
- 17 • J Jackson said their goal is to provide a nice project for Providence. They want to provide housing that the
- 18 City and the residents will be proud of.
- 19 • S Bankhead said the next step is a public hearing. It can be an action item on the same night as the public
- 20 hearing, then the Commission could move this forward to the City Council, or if there is a lot of negative
- 21 response from residents, then it can be continued.
- 22 • L Raymond said when this goes to public hearing a decision has to be made on which zone will be
- 23 recommended.
- 24 • S Bankhead felt that in order to be competitive, the City is going to have to look at upscale multi-family
- 25 housing. She does not think it makes sense to recommend a zone to the City Council that the developer is
- 26 not interested in. Just because this may be zoned MHD, does not mean everyone in that area will want to
- 27 build a high density product.

28 **Item No. 2. Proposed General Plan Amendments and Use Chart Uses:** The Providence City Planning Commission

29 will discuss possible amendments for the zoning element of the Providence City general plan; including the

30 definitions for zoning districts.

31 SFT:

- 32 • S Bankhead said she gets asked a lot about accessory dwelling units. Accessory dwellings are homes that
- 33 are converted to having a completely separate living units under one roof. Only one residential building is
- 34 allowed on a property in SFT.
- 35 • H Hansen asked if accessory dwellings with limits on how many could be allowed per city block could be
- 36 allowed.
- 37 • S Bankhead said that could be done.
- 38 • L Raymond and W Simmons were both of the opinion that homeowners should be allowed to do what
- 39 they want with their property, within limits.
- 40 • S Bankhead said she has never lived by an accessory dwelling unit, but does not feel there have been
- 41 issues with some homes in her neighborhood that are accessory dwelling.
- 42 • H Hansen said she is good with allowing accessory dwelling units, as long as they are controlled by how
- 43 many are allowed per block.
- 44 • S Bankhead said one of the biggest issues is home businesses. Businesses that have the potential to grow
- 45 and expand area wise need to be carefully considered.
- 46 • H Hansen felt Bakery/Confectionery sales be allowed as a home based business in all zones. No stores
- 47 (store fronts) should be allowed in SFT; they should be moved to commercial only. Laundry Services (pick-
- 48 up and delivery) should be allowed as a conditional home-based business, but not laundry/dry cleaning
- 49 store. Counter top and cabinet shop should not be allowed as a home based business. Bldg. Maintenance
- 50 & Repair Service should be allowed as a home based business.
- 51 • S Bankhead said since we have Discount Tire and Master Mechanic, should Auto Repair be allowed as a
- 52 conditional use in the CGD?

- 1 • H Hansen said they could be conditional use in either CHD or CGD. Auto repair could be allowed as a
- 2 conditional use. H.1, 2, 3, 5 and 6 could be allowed as conditional use home based business in SFT, AGR,
- 3 SFE, SFL, and SFT.
- 4 • S Bankhead said some of these home based businesses will have to be listed as conditional use so that
- 5 hazard waste can be discussed.
- 6 • H Hansen asked for a definition of light manufacturing.
- 7 • S Bankhead read the light manufacturing definition. She suggested being very careful in allowing light
- 8 manufacturing as a home based business. That is an area where business growth represents area growth
- 9 and expansion.
- 10 • H Hansen felt commercial crop production could be permitted in SFT and SFR.

11 **Item No. 3. Pending ordinance – Code Amendments to Providence City Code 10-6-1:** The Providence City Planning
 12 Commission will consider code amendments to the Use Chart including but not limited to adding the words
 13 “counter top or” before the words “cabinet shop” in Item H. Industry and Manufacturing, Use 3.

- 14 • This item was not discussed.

15 **Item No. 4. Proposed Code Amendment:** The Providence City Planning Commission will consider a code
 16 amendment adding Chapter 6 Condominium Approval to Providence City Code Title 11 Subdivision Regulations.

- 17 • This item was not discussed.

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

- 19 • No staff reports.

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

- 22 • No Commission reports.

23 **Motion to adjourn: W Simmons, second – H Hansen**

24 **Vote: Yea: H Hansen, L Raymond, W Simmons**

25 **Nay: None**

26 **Abstained: None**

27 **Excused: B Baker, R James, B Nielsen**

28 Meeting adjourned at 7:30 pm.

29 Minutes recorded and prepared by C Craven.

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Larry Raymond, Chairman

Caroline Craven, Secretary