

Providence City Planning Commission Agenda
Providence City Office Building, 164 North Gateway Drive, Providence UT 84332
January 9, 2019 6:00 p.m.
Anyone interested is invited to attend.

Call to Order: Robert James, Chair

Approval of the Minutes:

Item No. 1. The Planning Commission will consider approval of the minutes for December 12, 2018.

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

Public Hearing(s): None

Action Item(s):

Item No. 1. Discussion – Rezone Request: The Providence Planning Commission will discuss a proposed rezone requested by Angie Housley for Arbor Fields LLC for Parcel No. 02-209-0006. The property is currently zone Commercial Highway District (CHD); the applicant is requesting Multi-Family High (MFH).

Item No. 2. Moderate Income Housing Plan: The Providence Planning Commission will consider a recommendation to approve the updated Moderate Income Housing Plan.

Study Items(s):

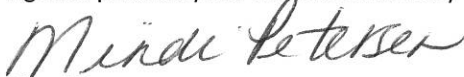
Item No. 1. General Plan Map: The Providence Planning Commission will discuss changes to the draft General Plan Map – Future Re-zoning of Existing Districts & Annexed Areas. (Discussion time approximately 10 minutes)

Reports:

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

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

Agenda posted by M Petersen on January 7, 2019


Mindi Petersen

If you have a disability and/or need special assistance while attending the Providence City Planning Commission meeting, please call 435-752-9441 before 5:00 p.m. on the day of the meeting.

Pursuant to Utah Code 52-4-207 Electronic Meetings – Authorization – Requirements the following notice is hereby given:

- Providence City Ordinance Modification 016-2006, adopted 11/14/2006, allows Planning Commission Member(s) to attend by teleconference.
- The anchor location for this meeting is: Providence City Office Building, 164 North Gateway Drive, Providence, UT.
- Member(s) may be connected to the electronic meeting by teleconference.

Providence City Council Members may be in attendance at this meeting; however, no Council action will be taken even if a Quorum exists.

1 Providence City Planning Commission Minutes
2 Providence City Office Building, 164 North Gateway Drive, Providence UT 84332
3 December 12, 2018 6:00 p.m.
4

5 **Call to Order:** Robert James, Chair
6 Gary Sonntag, Vice Chair
7 Voting: R James, G Sonntag, B Perry, Rowan Cecil
8 Voting Alternate: L Banda, J Parker
9 Excused:
10

11 **Approval of the Minutes:**

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

13 **Motion to approve the minutes from November 14, 2018– R Cecil, second – G Sonntag**

14 **Vote:**

15 **Yea:** R Cecil, G Sonntag, B Perry, R James, R Holloway

16 **Nay:** None

17 **Abstained:**

18 **Excused:**

19 **Excused Alternate:**

20 **Corrections:**

21 Page 2 line 91 no plan

22 Page 3 line 155 seary
23

24 **Item No. 1.** The Planning Commission will consider approval of the minutes for November 28, 2018.

25 **Motion to approve the minutes from November 28, 2018– B Perry, second – R Cecil**

26 **Vote:**

27 **Yea:** R Cecil, B Perry, G Sonntag

28 **Nay:** None

29 **Abstained:** R Holloway, R James

30 **Excused:**

31 **Excused Alternate:**

32 **Corrections:**

33 Page 9 line 327 the legend makes
34

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

- 38 • Josh Paulsen of Providence pointed out that in section H it reads "as part of the application to the LCR the
39 developer **shall** be required to submit a proposed concept phasing plan for the project." He explained that
40 the information posted and given to the public did not contain the required plan. He felt that the
41 application was not complete. He explained that zoning changes for this have been turned down twice. If
42 this is approved he feels that the City could not enforce the current ordinance. J Paulsen does not feel
43 that what is in the plan is compatible with the area. He stated that there has been widespread public
44 outcry in Providence and Millville which in turn gives LCR a black eye. He stated that he spoke to three
45 council members in November and December and was told that a traffic study had been done. He stated
46 the traffic study that was referenced was completed in 2006 and published in 2008. He felt it was out of
47 date.
- 48 • Barbara Warrens of Providence grew up in Cache Valley, lived in California and returned 9 years ago. She
49 served on the Highlands HOA. She expressed concern that the HOA had not been addressed. She
50 explained that the current HOA in the Highlands is a bit messy. Phases 2 and 3 were not included in the
51 HOA. She felt that the different LCR types would require different HOAs.
- 52 • Scott Findley of Providence explained that he is a resident of Highlands and an economist by profession.
53 The concept of LCR is a special case of cluster development planning. He spoke to a study in Larimar
54 County Colorado that assessed the impacts of cluster developments. Cluster developments in urban areas

55 can have a positive impact on real estate values. However in suburban periphery developments they had
56 a negative impact of 17% - 26%. It may take years for houses to accrue the value lost. If this is similar to
57 the south bench of Providence, it will move value from the homeowners to the developers and investors.
58 Cluster developments can be beneficial in the urban area or commercial core of a city but not on the
59 suburban periphery.

- 60 • Dave Whitbeck of Providence stated that at the Town Hall meeting on December 8th Mayor Drew laid out
61 the goals for affordable housing and accommodating growth. Trying to accommodate lower income
62 housing should put density closer to services. In the grand scheme of things this type of housing where
63 people do not drive as much makes more sense. Leaving the zoning the way it is will mitigate some of the
64 pollution issues.
- 65 • Shari Hall lives in Providence and has a lot in the Highlands. She is a former council member and planning
66 commission member from Heber. She spoke to the Town Hall and comments from Rep Potter and Brian
67 Carver. Both told her that LCR in this area does not meet the moderate income housing standard. Why
68 have 30% of the highest property tax area zoned to LCR? She also reported that Rep Potter stated that
69 after the developer leaves the burden is put on the City. This brings a loss to the City. She sent the
70 ordinance to the Heber City Engineer and another professional; they felt that the developer had all the
71 control and the City had none. She felt that the overlay gave too much to the developer. She felt there
72 were many things a city could require a developer to do, including widening roads and holding open
73 houses.
- 74 • R James thanked the audience for their comments.

75 76 **Public Hearing(s):**

77 **Item No. 1. 6:10 PM Moderate Income Housing Plan:** Prior to making a recommendation on the updated
78 Moderate Income Housing Plan, the Planning Commission is holding a public hearing. The purpose of the public
79 hearing is to provide an opportunity for anyone interested to comment on the proposal before action is taken. The
80 Planning Commission invites you to attend the hearing in order to offer your comments. You may also email
81 comments to the City Recorder, sbankhead@providence.utah.gov by 2:00 PM the day of the meeting. By law,
82 email comments are considered public record and will be shared with all parties involved, including the Planning
83 Commission and the applicant.

- 84 • Josh Paulsen stated he was in favor of moderate income housing. He questioned if the tables were the
85 most current data.
- 86 • Shari Hall referred to the numbers on the proposed plan. Kane County is the closest in size to Providence
87 City. She reported that Brian Carver explained to her that the City has more homes than needed.

88
89 **Item No. 2. 6:20 PM Proposed Code Amendment** Providence City Code Title 10 Zoning Regulations, Chapter 4
90 Establishment of Districts, Section 4 Mixed Use District. The Mixed Use District is established to stimulate
91 economic development by providing a unique planning environment which combines light commercial, office, and
92 residential development in a pedestrian friendly manner. This district encourages creative development and site
93 design for mixed use commercial, office, and residential uses within the District. The MX District includes a mixture
94 of uses with no one land use type being a constant dominate or prevailing use. Prior to making a recommendation
95 on the proposed code amendment, the Planning Commission is holding a public hearing. The purpose of the public
96 hearing is to provide an opportunity for anyone interested to comment on the proposal before action is taken. The
97 Planning Commission invites you to attend the hearing in order to offer your comments. You may also email
98 comments to the City Recorder, sbankhead@providence.utah.gov by 2:00 PM the day of the meeting. By law,
99 email comments are considered public record and will be shared with all parties involved, including the Planning
100 Commission and the applicant.

- 101 • Shari Hall of Providence pointed out that the district chart needed to be updated to include LCR. She felt
102 that mixed use needed traffic planning, schools, etc. She felt that the mixed use was a great function to
103 have.

104 105 **Action Item(s):**

106 **Item No. 1. Moderate Income Housing Plan:** The Providence Planning Commission will consider a
107 recommendation to approve the updated Moderate Income Housing Plan.

Motion to table the discussion on updated Moderate Income Housing Plan, ask the staff to write a letter to the state asking for a 60 day extension and recommend the city council endorse if necessary – R James, second – R Cecil

Vote:

Yea: R Cecil, R Holloway, R James, B Perry, G Sonntag

Nay:

Abstained:

Excused: R Holloway

- G Sonntag had no questions or comments.
- R James spoke to the population change and affordable housing. He felt there was a perceived need for additional housing units. The proposed plan indicates an excess of housing by roughly 50 - 100 units by 2020.
- R James felt that the Commission should spend some serious time looking at the plan if there is an excess of housing that needs to be dealt with. R James felt that making a recommendation on this plan should be tabled.
- L Banda suggested tabling the plan to review and to give time to estimate what developments are coming on each year.
- G Sonntag asked what the ramifications would be if this were to be turned in late. S Bankhead stated that she was unsure what the ramifications were.
- R James felt that the plan was missing a component addressing the housing units in the objectives. He stated that none of the objectives list what we are trying to achieve. He feels that this is where things are going wrong.
- G Sonntag suggested tabling the decision, but recommend that the City send a letter to the state and ask for an extension of time. S Bankhead will follow up to see what this process is.

Item No. 2. Recommendation – Rezone. The Providence Planning Commission will consider a recommendation to the City Council to grant a rezone request for Parcels 02-116-0004 (59.11 acres) and 03-036-0027 (19.85 acres) located on the southeast area of the City, in the general area east of Grandview and 800 East, changing the zone from SFL to LCR.

Motion to recommend to the City Council to deny a rezone request for Parcels 02-116-0004 and 03-036-0027 – G Sonntag, second – R Holloway

Vote:

Yea: R Holloway, R James, G Sonntag

Nay: R Cecil, B Perry

Abstained:

Excused:

- G Sonntag explained that he felt that after multiple discussions there is enough information for the commission to make a decision towards this.
- R James felt that the common perception is that LCR will decrease property value. He has looked and found nothing. He explained that J Paulsen's study states otherwise, and feels he needs time to review reports that were provided before making a decision.
- R Cecil reported that his value increased when multi-family homes were built.
- L Banda questioned if costs were rising because of development or the times.
- R Holloway felt that the balance between the property owners and the developer needed to be considered. She felt that there had been many comments that were well thought out. Almost all new developments were contested by someone. She felt that looking into the future and determining what will be best for the overall area and the City is the job of the commission.
- L Banda felt that LCR had the possibility to change the look of the City. She felt that this affected more than the homeowner.
- R Holloway wondered if people could afford to live there if the buildings were built.
- R James did not feel that LCR on the bench would be affordable.
- G Sonntag felt that the information presented suggested that more studies should have been done before creating the LCR zone.
- R James suggested bringing the LCR zone back to reconsider and perhaps create a community steering committee.

- R James asked if there was a limit on the number of times a developer can submit a rezone application. S Bankhead stated that there is no limit on the number of times a developer can submit an application for a specific parcel.

Item No. 2. Proposed Code Amendment: The Providence Planning Commission will consider a recommendation to adopt the proposed code amendment to Providence City Code Title 10 Zoning Regulations, Chapter 4 Establishment of Districts, Section 4 Mixed Use District.

Motion to recommend the City Council approve the proposed code amendment with the recommended changes as discussed here – R Cecil , second – R Holloway

Vote:

Yea: R Cecil, R Holloway, R James, B Perry, G Sonntag

Nay:

Abstained:

Excused:

Corrections

- Page 5 of 11 where mixed use starts – ~~Light~~ Commercial - This was discussed and removed because there is not a definition for light
- Page 6 10-4-4a—Residential Development is required at a maximum of 40 dwelling units per acre
- Page 6 10-4 D.4. 24 39
- Page 6 10-4 D. 5. Maximum building height within the mixed use district shall be 45' as defined in 10-1-4.

Discussion

- S Bankhead reported that she had a discussion with one of the prominent development companies for the intermountain area. She explained that they felt that mixed use will work well in this area but that the housing density is too low. In order to gain walking traffic within the zone they felt that density needed to be 30 units per acre in the areas that are mixed use.
- R James felt that the LCR ordinance should be considered in more detail. He felt that the APA recommendations on cluster development should be considered.
- R James would like to put LCR on as a study item in January.
- G Sonntag explained that he felt that the professional planning aspect was lacking within the city staff. He explained that having a professional planner at the city staff level to comb through and report their findings/recommendations would be beneficial. R James asked if the city engineer has reviewed the LCR.
- S Bankhead explained that both the city engineer and CRS have reviewed it.
- R James explained that he felt that there is nothing lacking with the LCR concept but that he wants to make sure that everything is covered.
- B Fresz reminded the Commission that developers are vested at the preliminary plat stage. He also suggested that the planning commission have a workshop with staff.
- R James felt that the goal is to create a better community. He felt that the LCR zone needed to be reconsidered.
- B Fresz felt there needed to be awareness of confirmation bias.
- R Holloway suggested incorporating traffic/road studies into the review. She felt that she needed a better understanding of the study.
- L Banda felt that a steering committee was a good idea. R James suggested that L Banda look for people from many areas to serve on the steering committee.
- LCR will be a study item for the next meeting.
- Development process will be a future training meeting.

Study Items(s):

Item No. 1. General Plan Map: The Providence Planning Commission will discuss changes to the draft General Plan Map – Future Re-zoning of Existing Districts & Annexed Areas. (Discussion time approximately 10 minutes)

Discussion

- G Sonntag explained that the discussion from the last meeting was that the LCR overlay on the Future Zoning map is misleading and confusing. He feels that it should be taken off or put on its own map.
- G Sonntag expressed concern over the commercial general zones in the southwest corner and potential mixed use on the far west side and also the layout of the LCR overlay.

- R Cecil explained that Garden Drive will eventually go through to the high school.
- R Holloway felt that the mixed use on the west side was close enough to the main highway to be viable. She did not think that we wanted to lose that.
- B Fresz explained that the townhomes on the southwest section of the City compliment Millville's commercial area.
- G Sonntag felt that the City should look at an aerial map to be able to visualize and look at what is missing as far as infrastructure.
- R James felt that specificity in some of the areas on the map is what is missing in the general plan.
- R Holloway felt that the mixed use section east of Garden Drive could be reconsidered, but felt that mixed use to the west worked.
- R James felt that people would want to annex if their property was zoned for development, and that the city should look at what its intended use is. He did not think that leaving it as agricultural was a good idea.
- S Bankhead explained how to access Cache County's GIS Parcel Summary.
- It was decided to take the LCR overlay off of the map until further discussion can be had. S Bankhead suggested pin pointing areas where LCR wouldn't work. R James asked S Bankhead to bring the existing zoning map that does not have LCR on it to review at the next meeting.
- R James asked when the commission approved the annexation of the Chugg Property. S Bankhead explained that annexations do not go through the Planning Commission, because the Planning Commission is involved in the creation of the Annexation Policy Plan which has already designated lots for annexation. She explained that the Council assigns a zone when it is annexed. If there is not a recommended zone, they can assign the zone that is closest to the parcel of land.

Reports:

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

- S Bankhead reported that the City Council approved a resolution for further consideration of the annexation for the bulk of the Chugg Property.
- S Bankhead reported that there is a development that wants to come into the south end of Baur Avenue. Baur Avenue exceeds the length of road without an intersection. The Council approved the exception and took into consideration the future extension of the road.
- S Bankhead reported that the fire contract with Logan City was approved by the City Council. It is a five-year term with an option to provide our own prevention.
- S Bankhead reported that D McFarlane's rezone request from Commercial General District to Multi-family High was approved.

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

- Next meeting is scheduled for January 9, 2019

Motion to adjourn – R Cecil, second – B Perry

Vote:

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

Nay: None

Abstained: None

Excused:

Excused Alternate:

Meeting adjourned approximately 8:43 PM

Minutes prepared by Mindi Petersen

Robert James, Chair

Skarlet Bankhead, City Recorder



PROVIDENCE CITY APPLICATION FOR A REZONE OF PROPERTY

Please Note: Incomplete applications will NOT be processed or scheduled for review by the City. City Staff may accept the application and fee payment if they are incomplete. Applicants will be contacted to provide missing information. Application fees do not include professional firm fees, which will be billed separately to the applicant.

Date 09/07/2018

SUBMITTAL REQUIREMENTS

- \$100 application fee
- Cache County Recorder's parcel map(s) of areas proposed for rezone
- Names/addresses for affected entities, as defined by UCA 10-9a-103
- Names/addresses for adjacent property owner(s)
- Property owner's consent for the rezone to be pursued¹
- An 11"x17" map showing the area(s) proposed for rezone
- Combined legal description of the area(s) proposed for rezone
- A written statement of the purpose for the rezone request
- An electronic copy of all submittals (flash drive or emailed is acceptable)

Staff Check

Applicant Information (all information MUST be provided)

Name Arbor Fields LLC
Address 729 S Main St Logan Ut 84321
Phone 435-764-6888 Email angiehousley@aol.com

Property Information (Information must be provided for ALL parcels subject to the rezone request. Attach additional sheets if necessary)

Parcel 1

Owner of Record Arbor Fields LLC
Owner Address 729 S Main St Logan Ut 84321
Owner Phone 435-764-6888 Owner Email angiehousley@aol.com
Parcel Address 1670 South Highway 165 Providence Utah
Parcel Tax I.D. 02-209-0006
Current Zoning Not Sure Requested Zoning Mixed use

¹ Not required if owner of record is the same as the applicant. If more than one parcel is proposed for rezone, the application must include written consent from the owners of ALL parcels proposed for rezone.

Parcel 2

Owner of Record Arbor Fields LLC
Owner Address 729 S Main St Logan Ut 84321
Owner Phone 435-764-6888 Owner Email angiehousley@aol.com
Parcel Address 1670 South Highway 165 Providence Utah
Parcel Tax I.D. 02-209-0004
Current Zoning Not sure Requested Zoning Mixed Use

Written Statement of Request (attach additional sheets if necessary)

We would like to work with Providence city in continuing the upbeat growth in the city. In doing so, we have rented our building to a home furnishing store that seems to be having a succesful opening. The building is about 50,000 square feet, and is well suited for retail space. We are hoping to build multi user dwellings on the back parcel of the 2 properties.

We are open to suggestions from providence city on what they would like to see there. I have attached pictures of a couple of project designs that we have been involved with. They have nice curb appeal and add a positive vibe to the area.

We are very excited and motivated to get involved with Providence city and put something together that would work well.

I declare under penalty of perjury that I am making this application of my own free will and choice and that the statements, answers, and documents submitted in connection with this application are true and correct to the best of my knowledge.

angie housley
Signature of Applicant

Angie Housley
Printed Name

09/07/2018
Date

FOR OFFICE USE ONLY			
Application Fee	Date Paid	Receipt #	Clerk Signature
\$100			

November 18, 2018

To: Whom it may concern

We would ask that 0006 be changed to the multi-family zone: MFH 18 Units/ net acre.

I have also included a 11 x 17 map showing the areas proposed for the rezone.

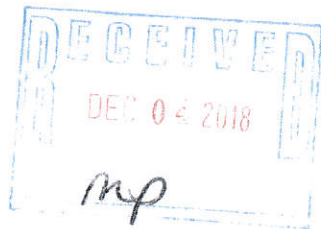
We would like to create a mix of retail, commercial, possibly entertainment, office, personal services and residential dwelling uses for this property, that can be developed in a compact design that encourages compatibility of uses.

Thank you for your consideration

Arbor Fields

c/o Angie Housley 435-764-6888

angiehousley@aol.com



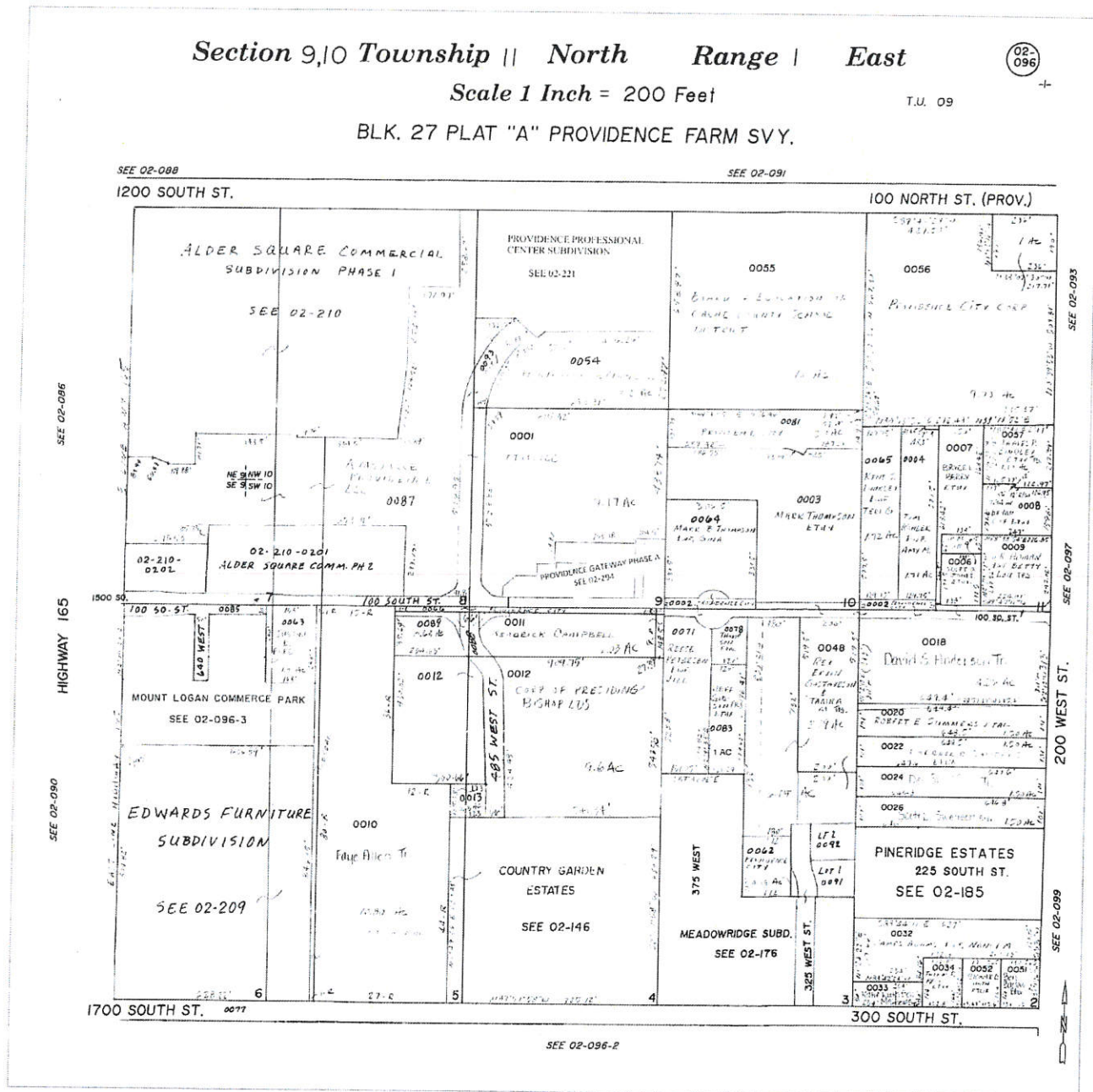
Plat Maps for Parcel 02-096-0010. - Cache County CORE

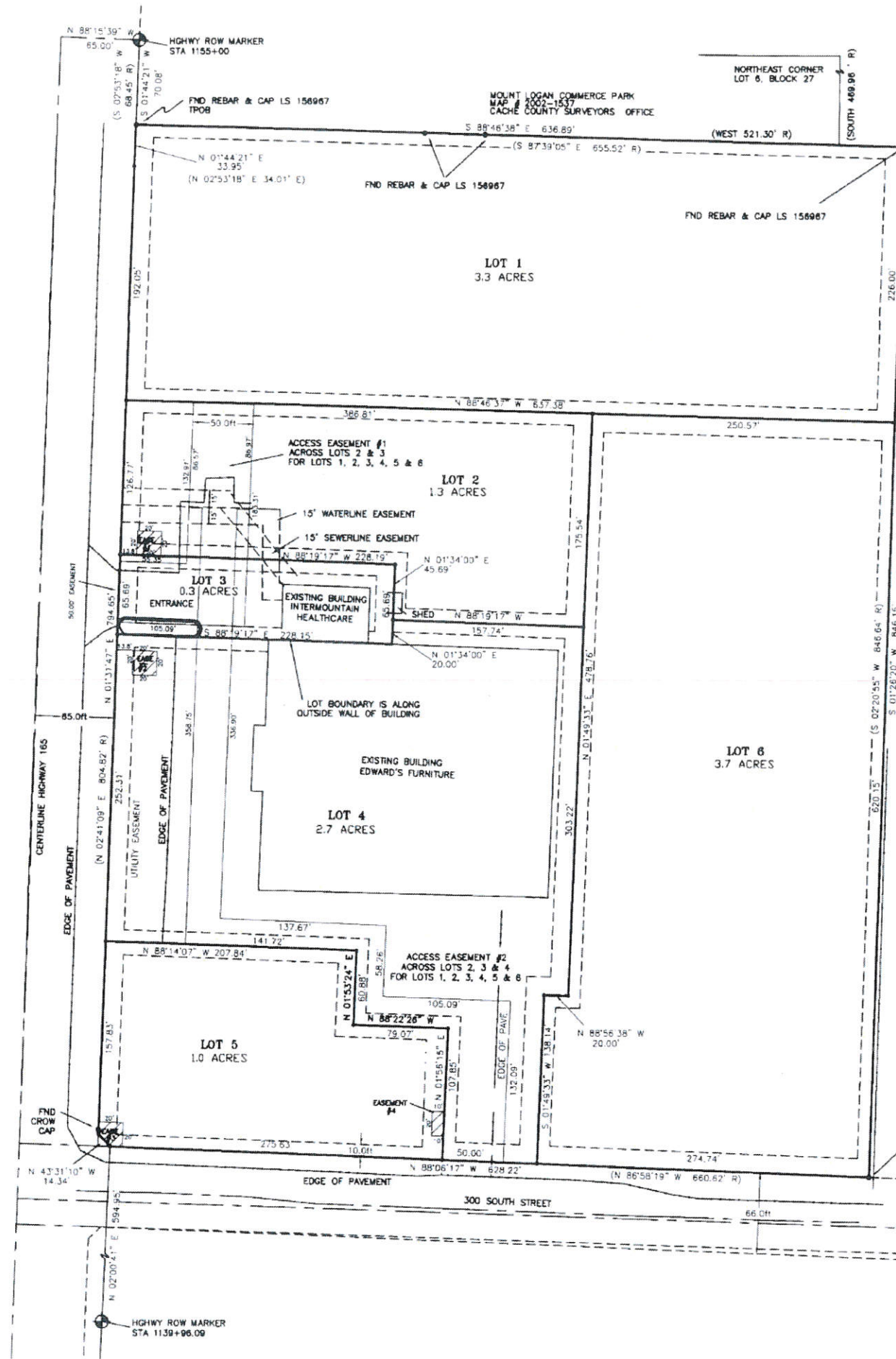
Section 9,10 Township 11 North Range 1 East

Scale 1 Inch = 200 Feet

T.U. 09

BLK. 27 PLAT "A" PROVIDENCE FARM SVY.





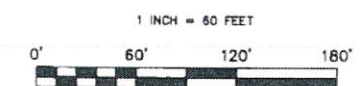
02-209

Electronic Only

TAX UNIT 09

EDWARDS FURNITURE SUBDIVISION

A COMMERCIAL SUBDIVISION
BLOCK 27, PLAT "A" PROVIDENCE FARM SURVEY
SECTION 10, T.11N. R.1E. S.L.B.&M.
PROVIDENCE CITY, CACHE COUNTY, UTAH



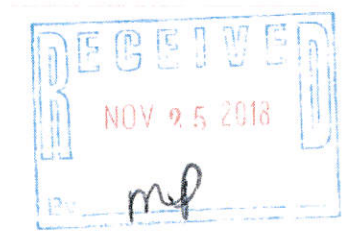
FAYE ALLEN
PARCEL 02-096-0010

BASIS OF BEARING = LOGAN CITY NETWORK

PARCEL NO. = 02-209-LOT NO.

LOT ADDRESSES:

- LOT 1: 190 SOUTH HWY 165
- LOT 2: 218 SOUTH HWY 165
- LOT 3: 230 SOUTH HWY 165
- LOT 4: 250 SOUTH HWY 165
- LOT 5: 284 SOUTH HWY 165 & 845 WEST 300 SOUTH
- LOT 6: 593 WEST 300 SOUTH



FILED 17 MARCH 2006

ENTRY NO. 912240

SITE PAGE 02-096-1

MAP NO. 2006-2042

7.1 – WHAT WE KNOW

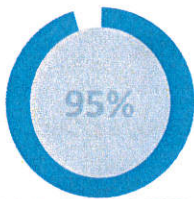
A. PROVIDENCE CITY AFFORDABLE HOUSING NEEDS ASSESSMENT

Housing Stock

As of the 2010 U.S. Census, there were 2282 housing units in Providence. Of those units, 2174 (95.3 percent) are occupied and 108 (4.7 percent) are vacant. Owner-occupied units make up the majority (85.3 percent) of the city's housing stock, while renter-occupied units account for 14.7 percent of the city's housing stock.

Housing Occupancy

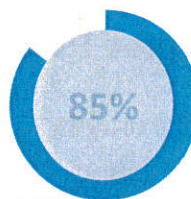
Occupied Housing Units



Vacant Housing Units



Owner-Occupied Housing Units

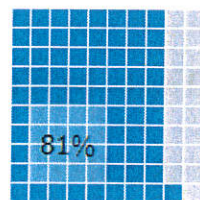


Renter-Occupied Housing Units

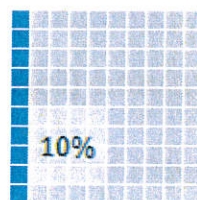


Housing Units by Structure Type

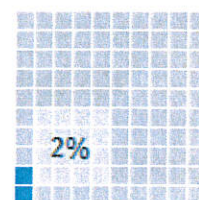
1-Unit Detached



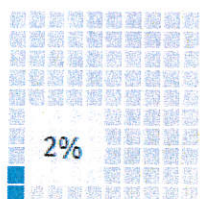
1-Unit Attached



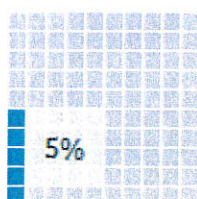
2 to 4 Units



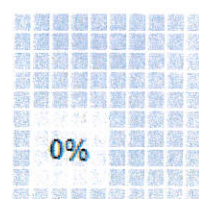
5 to 19 Units



20 or More Units



Other (mobile home, RV, etc.)

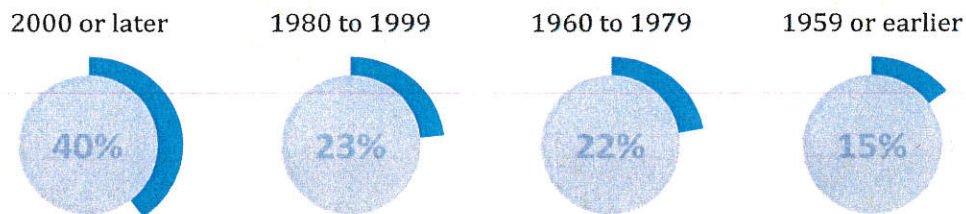


Providence's housing stock consists of 1774 (81.4 percent) single-unit detached homes, 211 (9.7 percent) single-unit attached homes, 42 (1.9 percent) two- to four-unit structures, 35 (1.6 percent) five- to nineteen-unit structures, 113 (5.2 percent) structures with twenty or more units, and 4 (0.2 percent) other structure types, such as RVs and mobile homes. Given that 81.4 percent of the city's housing stock is made up of single-unit detached homes, Providence may want to consider whether a more diversified housing stock would benefit current and future residents.

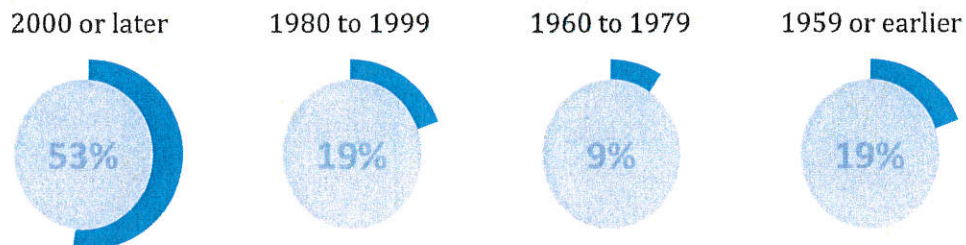
In terms of unit size, Providence's housing stock consists of 0 units with no bedrooms, 50 units with one bedroom, 754 units with two or three bedrooms, and 1375 units with four or more bedrooms.

An assessment of structure age can, in some cases, reveal whether there is a need for housing rehabilitation. In Providence, 15.4 percent of residential structures were built in 1959 or earlier, 19.8 percent were built between 1960 and 1979, 22.5 percent were built between 1980 and 1999, and 42.4 percent were built in the year 2000 or later. With 35.1 percent of the city's housing stock constructed before 1979, the city may want to determine its role in rehabilitation efforts and consider performing a windshield survey to evaluate housing conditions.

Owner-Occupied Housing Units by Year Built



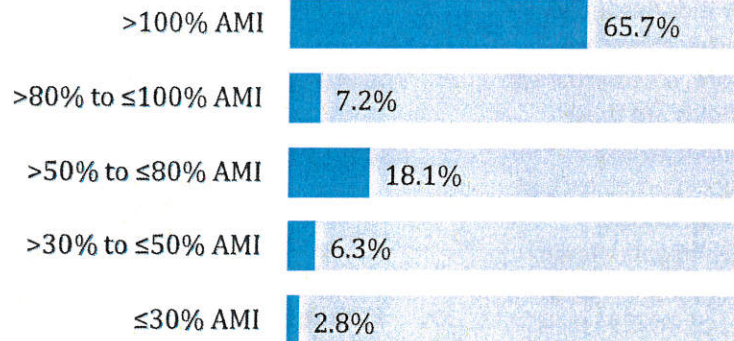
Renter-Occupied Housing Units by Year Built



Household Income & Needs

The median household income in Providence is \$62,335, which is \$11,838 above the area median income (AMI) for Cache County (\$50,497). Given these figures, 2.8 percent of the households in Providence earn less than or equal to 30 percent of AMI, 6.3 percent earn between

Households by Income Level (Present)



30 and 50 percent of AMI, 18.1 percent earn between 51 and 80 percent of AMI, 7.2 percent earn between 81 and 100 percent of AMI, and 65.7 percent earn more than 100 percent of AMI.

Households that earn a moderate income (80 percent of AMI) or less make up 27.1 percent of Providence's population.

Summary of Affordability

Household Income	Maximum Monthly Income for Housing Expenses	Maximum Mortgage Loan Amount
≤30% AMI	\$379	-\$427
>30% to ≤50% AMI	\$631	\$66,876
>50% to ≤80% AMI	\$1,010	\$167,830
>80% to ≤100% AMI	\$1,262	\$235,133

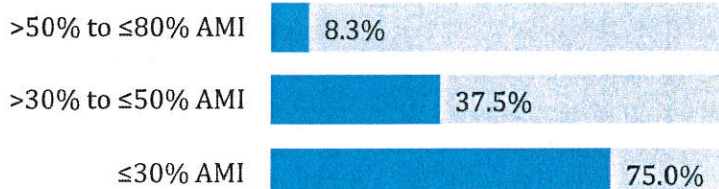
Housing is considered affordable when households—regardless of their income—spend no more than 30 percent of their monthly income on housing expenses. Therefore, cost-burdened households are those households whose housing expenses exceed 30 percent of their monthly income. Based on this definition, 82.2 percent of Providence's renter households that earn a moderate income or less and 55.6 percent of the city's owner households that earn a moderate income or less are cost burdened, which indicates that Providence's residents would benefit from additional affordable rental and ownership options.

Cost Burdened Owner Households

Households Spending 30% or More of Monthly Income on Housing (by Income Level)



Households Spending 50% or More of Monthly Income on Housing (by Income Level)

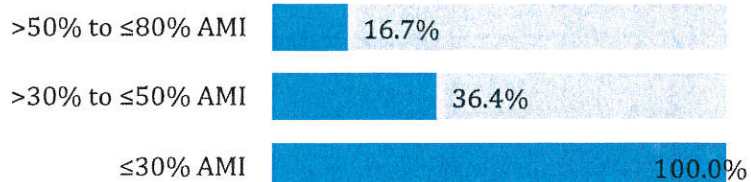


Cost Burdened Renter Households

Households Spending 30% or More of Monthly Income on Housing (by Income Level)



Households Spending 50% or More of Monthly Income on Housing (by Income Level)



7.2 – HOW DOES THIS HELP US PLAN FOR THE FUTURE

Population Change and Affordable Housing Demand

The population of Providence is expected to increase from 7,075 in 2010 to 8,684 by 2020 and 11,117 by 2030. These additional residents amount to an additional 495.1 households by 2020 and an additional 1243.7 households by 2030, based on the city's current average household size (3.25).

Based on population change, observed income levels, and existing vacancies, it is projected that Providence will need an additional 387 housing units by 2020. Of those 387 units, 8 will need to be affordable to extremely low-income ($\leq 30\%$ AMI) households, 5 will need to be affordable to low-income ($>30\%$ to $\leq 50\%$ AMI) households, and 44 will need to be affordable to moderate-income ($>50\%$ to $\leq 80\%$ AMI) households.

By 2030, Providence will need an additional 1117.7 housing units. Of those 1117.7 units, 28 will need to be affordable to extremely low-income ($\leq 30\%$ AMI) households, 48 will need to be affordable to low-income ($>30\%$ to $\leq 50\%$ AMI) households, and 171 will need to be affordable to moderate-income ($>50\%$ to $\leq 80\%$ AMI) households.

New Housing Unit Demand by Household Income Level



Special Needs Groups

Data from the 2012 American Community Survey indicates that 8.3 percent of all Americans under the age of 65 and 36.8 percent of all Americans 65 and older have some form of disability. Assuming that the percentage of Providence residents with disabilities is comparable to national figures, approximately 521 Providence residents under the age of 65 and 295 Providence residents 65 and older suffer from a disability. Individuals with disabilities may require special housing accommodations.

About 11.3 percent of Providence's population was 65 and older as of the 2010 U.S. Census. The share of the city's population that is 65 and older is expected to decrease to 9.8 percent by the year 2020 and 9.5 percent by the year 2030. Some elderly individuals may not be able to remain in their homes or may choose to relocate to a unit that better suits their preferences and needs. The legislative body of Providence may wish to evaluate the housing options available to seniors wishing to remain in or move to the community.

According to the 2013 annualized point-in-time count, roughly 0.55 percent of Utah's population is homeless. Although regional differences may impact the rate of homelessness, this percentage can be used to estimate the number of homeless individuals in Providence, which is approximately 39. Given this estimate, Providence should consider developing or promoting programs designed to help these individuals become stably housed.

7.3 – OVERALL GOALS & OBJECTIVES

The following goal, objectives, and action strategies provide a framework for addressing the concerns and opportunities for Moderate Income Housing. The overall goal provides the vision, and the objectives represent what Providence City would like to achieve. The strategies are action items that direct how the overall goal and objectives will be achieved.

OVERALL GOAL FOR THE CHAPTER – THE GUIDING VISION & INTENT

Planning housing opportunities for all people, regardless of income level, while maintain the aesthetic qualities and public service levels Providence residents currently enjoy. Improve access to housing opportunities for low and moderate income residents. Improve fair housing practices. Encourage and support the provision of affordable housing units.

OBJECTIVES – WHAT DO WE WANT TO ACHIEVE?	STRATEGIES – HOW DO WE MAKE IT HAPPEN?	1-5 Years	5-15 Years
The following objectives represent what Providence would like to achieve over the next 15 to 20 years for Moderate Income Housing. The means for how Providence will work toward these objectives is captured in the Action Plan Strategies.	The following action-based strategies will help Providence achieve the overall goal and objectives for Moderate Income Housing. Strategies are categorized as short-term (1-5 years) or long-term (5 – 15 years).		
1. Support and utilize existing affordable housing resources.	a. Continued support of Bear River Regional Housing Authority, which is administered by Bear River Association of Governments (BRAG) and offers the HUD Section 8 Rental Assistance Programs to eligible renters who reside in Providence.		
	b. Support and promote First-Time Homebuyer Program administered by BRAG.		
	c. Support and promote housing repair and rehabilitation program administered by BRAG and USDAs Rural Development Agency		
	d. Investigate the merits of creating a Local Development Corporation either individually or in partnership with other communities and development agencies, to undertake affordable housing		

	development on land acquired for such purposes.		
	e. Work with Logan City and other neighboring communities to regularly assess affordable housing needs and the impact of new development on existing demand for such housing.		
2. Support fair housing practices through education and awareness.	a. Promote a variety of affordable housing options in the City that are compatible with neighborhood character, including rental and ownership opportunities, and a variety of housing types such as multi-family, duplex, and single-family detached units.		
	b. Sponsor and support presentations and information dissemination by non-profit and government agencies.		
	c. Commit to combat any negative perception of affordable housing (NIMBY: Not in My Back Yard) by helping residents become educated about and understand the economic value of having diversified housing choices in our community.		
	d. Permit affordable housing in each neighborhood so long as the specific unit type and design is consistent with the character of the neighborhood.		
	e. Acknowledge the economic and social consequences that large-scale or concentrated low-income housing developments place on neighboring households.		
3. Modify existing regulatory measures to encourage the development of affordable housing and reduce production cost.	a. Support non-profit and private affordable housing with affordable project with in the City limits.		
	b. Encourage flexibility and innovation in the interpretation of local building codes to allow for the use of different building materials and new technologies.		
	c. Increase flexibility in development standards allowing for reduction of site development costs, including allowances for zero lot line and clustering.		
	d. Streamline the local administrative development review and permitting process to allow for cost reductions.		
	e. Encourage and incentivize the development of affordable housing in small complexes and low concentrations of buildings, appropriately distributed and integrated into the whole community.		

4. Provide financial incentives for affordable housing	a. Provide for fee waivers and impact fee exemptions for projects, or portions of projects that provide new affordable housing units.		
	b. Take advantage of Urban Development Area (UDA) tax incentive increment financing specifically for affordable housing.		
	c. Support Local Community Housing Trusts that support new or existing financial assistance programs.		
	d. Provide new density bonuses or other benefits to developer willing to incorporate a portion of affordable housing in a project.		
5. Encourage the provision of adaptive re-use and mixed-use	a. Encourage adaptive re-use and missed-use project to stimulate affordable housing and economic development.		
6. Adopt new regulatory measures to encourage the development of affordable housing.	a. Allow for the development of accessory dwelling units in single-family zones – not just caretaker accommodations.		
	b. Have no more restrictions for manufactured housing than for regular housing.		
	c. Consider adopting local rehabilitation codes to maintain existing housing stock to encourage neighborhood revitalization.		
	d. Adopt quality standards to help erase negative attitudes and increase acceptance of affordable housing.		
	e. Utilize selective re-zoning of residential land to allow greater density for both single-family and multi-family housing.		
	f. Consider adopting an inclusionary zoning ordinance requiring that a certain portion of new housing units be affordable.		
	g. Promote continued use of the City's subdivision and zoning ordinances that could include density bonuses for certain types of affordable housing units.		
	h. Consider amending residential zoning ordinance to include single-family lots under ¼ acre, second and third floor housing options, and other similar techniques.		
	i. Consider procedures that require certain affordable housing projects be held in perpetuity and monitoring all such deed restrictions.		

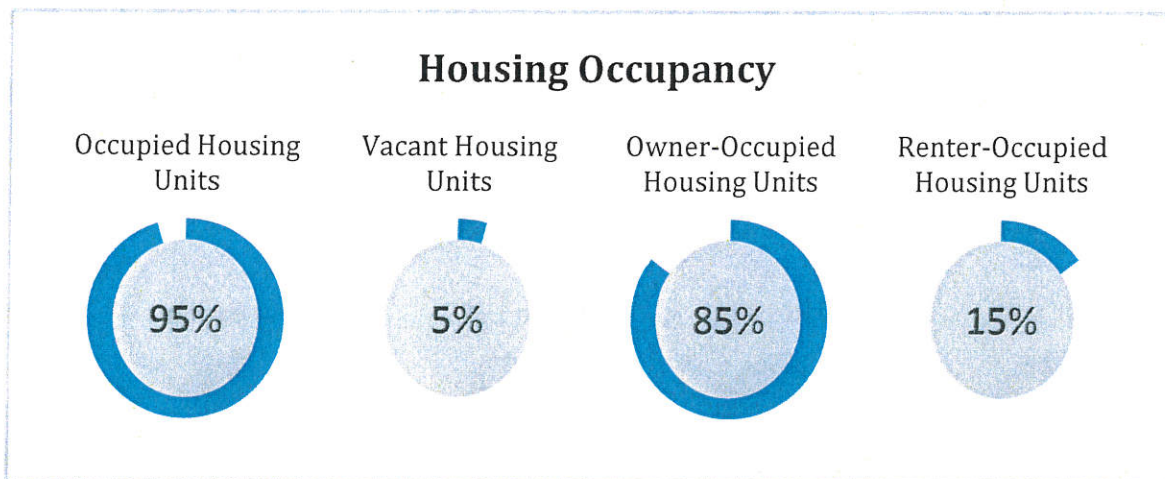
	j. Consider adopting ordinances that discourage and disincentives large-scale or concentrated low-income housing.		
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DRAFT

A. PROVIDENCE CITY AFFORDABLE HOUSING NEEDS ASSESSMENT

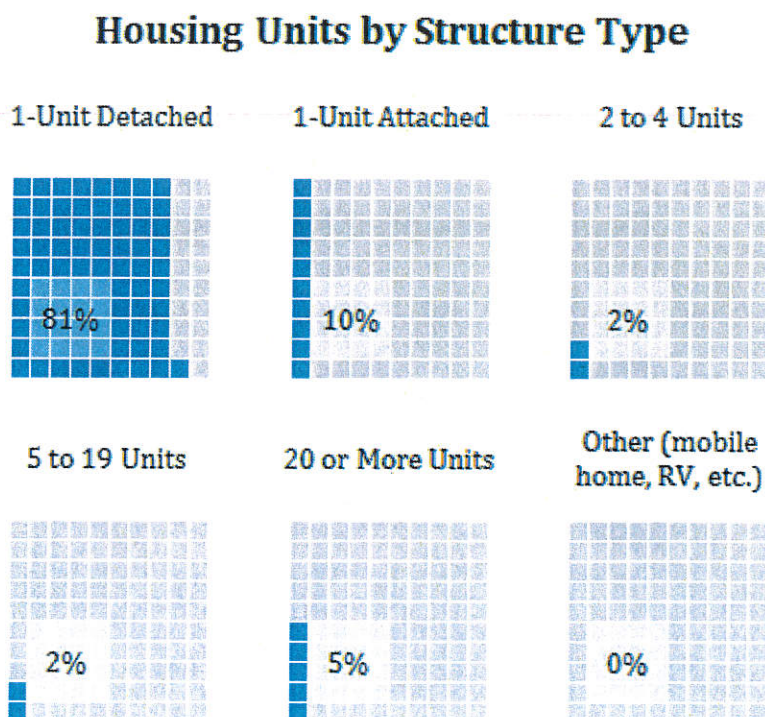
Housing Stock

As of the 2010 U.S. Census, there were 2282 housing units in Providence. Of those units, 2174 (95.3 percent) are occupied and 108 (4.7 percent) are vacant. Owner-occupied units make up the majority (85.3 percent) of the city's housing stock, while renter-occupied units account for 14.7 percent of the city's housing stock.



Providence's housing stock consists of 1774 (81.4 percent) single-unit detached homes, 211 (9.7 percent) single-unit attached homes, 42 (1.9 percent) two- to four-unit structures, 35 (1.6 percent) five- to nineteen-unit structures, 113 (5.2 percent) structures with twenty or more units, and 4 (0.2 percent) other structure types, such as RVs and mobile homes. Given that 81.4 percent of the city's housing stock is made up of single-unit detached homes,

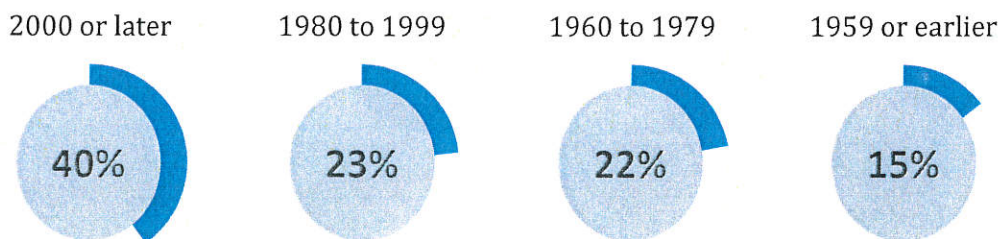
Providence may want to consider whether a more diversified housing stock would benefit current and future residents.



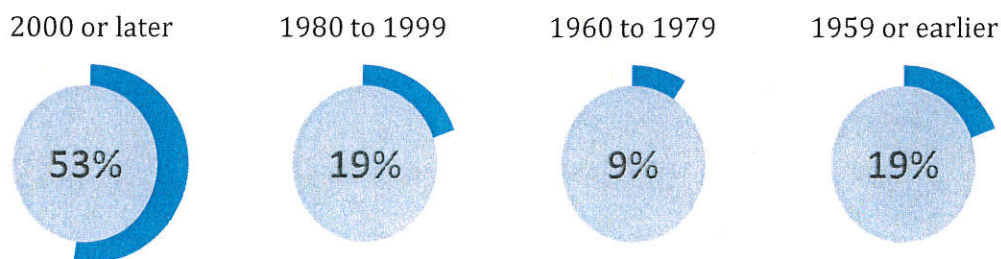
In terms of unit size, Providence's housing stock consists of 0 units with no bedrooms, 50 units with one bedroom, 754 units with two or three bedrooms, and 1375 units with four or more bedrooms.

An assessment of structure age can, in some cases, reveal whether there is a need for housing rehabilitation. In Providence, 15.4 percent of residential structures were built in 1959 or earlier, 19.8 percent were built between 1960 and 1979, 22.5 percent were built between 1980 and 1999, and 42.4 percent were built in the year 2000 or later. With 35.1 percent of the city's housing stock constructed before 1979, the city may want to determine its role in rehabilitation efforts and consider performing a windshield survey to evaluate housing conditions.

Owner-Occupied Housing Units by Year Built



Renter-Occupied Housing Units by Year Built

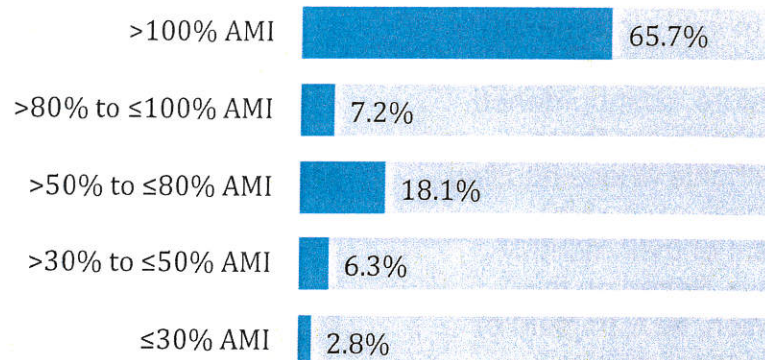


Household Income & Needs

The median household income in Providence is \$62,335, which is \$11,838 above the area median income (AMI) for Cache County County (\$50,497). Given these figures, 2.8 percent of the households in Providence earn less than or equal to 30 percent of AMI, 6.3 percent earn between

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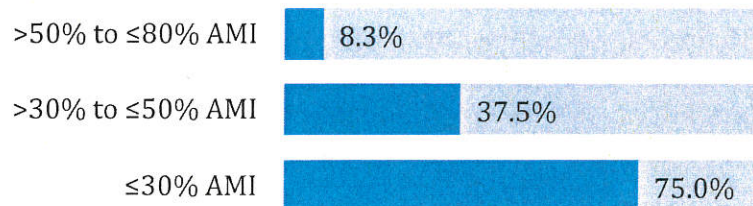
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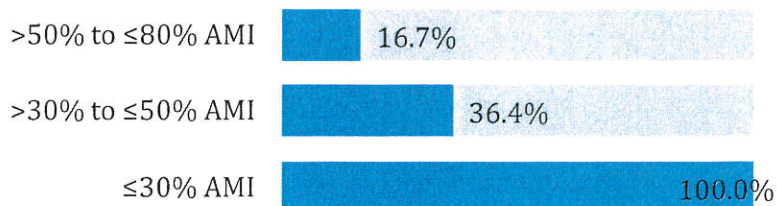


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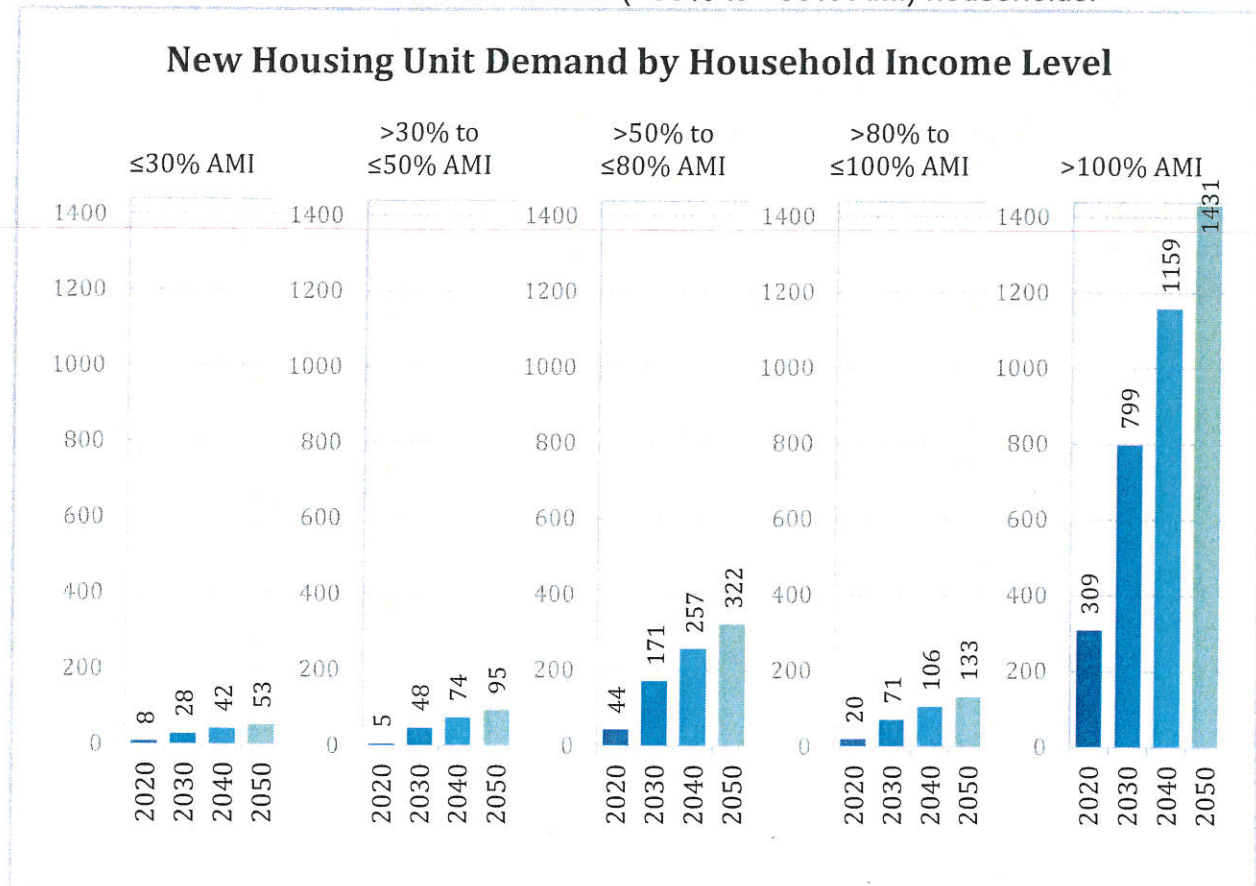
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B. AFFORDABLE HOUSING POLICY STATEMENT

The following statement is primarily based on the changes recommended by the implementation policies of the Land Use Element of the City's General Plan. It has been and will continue to be the intent of the City to not limit the development of residential housing within the incorporated areas of the City. The physical environment (geography, zoning, etc.) will place some restrictions on the type and density of any residential development in the City. To meet the current and future affordable housing needs, zoning codes need to be continually evaluated and, if necessary, changed to allow for more affordable housing choices.

Goals, Policies and Implementation Measures

Goal 1: Improve Access to Housing Opportunities for Low and Moderate Income Residents.

Policy: Support and Utilize Existing Affordable Housing Resources

- Continued support of Bear River Regional Housing Authority, which is administered by Bear River Association of Governments (BRAG) and offers the HUD Section 8 Rental Assistance Programs to eligible renters who reside in Providence.
- Support and promote First-time Homebuyer Program administered by BRAG.
- Support and promote housing repair and rehabilitation program administered by BRAG and USDAs Rural Development Agency.
- Investigate the merits of creating a Local Development Corporation either individually or in partnership with other communities and development agencies, to undertake affordable housing development on land acquired for such purposes.
- Work with Logan City and other neighboring communities to regularly assess affordable housing needs and the impact of new development on existing demand for such housing.

Goal 2: Improve Fair Housing Practices

Policy: Support Fair Housing Practices through Education and Awareness

- Promote a variety of affordable housing options in the City that are compatible with neighborhood character, including rental and ownership opportunities, and a variety of housing types such as multi-family, duplex, and single-family detached units.

- Sponsor and support presentations and information dissemination by non-profit and government agencies.
- Commit to combat any negative perception of affordable housing (NIMBY: Not in My Back Yard) by helping residents become educated about and understand the economic value of having diversified housing choices in our community.
- Permit affordable housing in each neighborhood so long as the specific unit type and design is consistent with the character of the neighborhood.
- Acknowledge the economic and social consequences that large-scale or concentrated low-income housing developments place on neighboring households.

Goal 3: Encourage and Support the Provision of Affordable Housing Units

Policy: Modify Existing Regulatory Measures to Encourage the Development of Affordable Housing and Reduce Production Cost.

- Support non-profit and private affordable housing with affordable projects within the City limits.
- Encourage flexibility and innovation in the interpretation of local building codes to allow for the use of different building materials and new technologies.
- Increase flexibility in development standards allowing for reduction of site development costs, including allowances for zero lot line and clustering.
- Streamline the local administrative development review and permitting process to allow for cost reductions.
- Encourage and incentivize the development of affordable housing in small complexes and low concentrations of buildings, appropriately distributed and integrated into the whole community.

Policy: Provide Financial Incentives for Affordable Housing

- Provide for fee waivers and impact fee exemptions for projects, or portions of projects that provide new affordable housing units.
- Take advantage of Urban Development Area (UDA) tax incentive increment financing specifically for affordable housing.
- Support Local Community Housing Trusts that support new or existing financial assistance programs.

- Provide new density bonuses or other benefits to developers willing to incorporate a portion of affordable housing in a project.

Policy: Encourage the Provision of Adaptive Re-use and Mixed-Use

- Encourage adaptive re-use and mixed-use projects to stimulate affordable housing and economic development.

Policy: Adopt New Regulatory Measures to Encourage the Development of Affordable Housing

- Allow for the development of accessory dwelling units in single-family zones – not just caretaker accommodations.
- Have no more restrictions for manufactured housing than for regular housing.
- Consider adopting local rehabilitation codes to maintain existing housing stock to encourage neighborhood revitalization.
- Adopt quality design standards to help erase negative attitudes and increase acceptance of affordable housing.
- Utilize selective re-zoning of residential land to allow greater density for both single-family and multi-family housing.
- Consider adopting an inclusionary zoning ordinance requiring that a certain portion of new housing units be affordable.
- Promote continued use of the City's subdivision and zoning ordinances that could include density bonuses for certain types of affordable housing units.
- Consider amending residential zoning ordinance to include single-family lots under ¼ acre, second and third floor housing options, and other similar techniques.
- Consider procedures that require certain affordable housing projects be held in perpetuity and monitoring all such deed restrictions.
- Consider adopting ordinances that discourage and disincentives large-scale or concentrated low-income housing.

Sample Housing Types to Consider that may Contribute to Community Livability and Affordability

Mixed-Use Housing Above Retail

Housing on the upper floors of retail shops or mixed apartments and shops on the same street.

Accessory Dwelling Units

Converting a basement or guesthouse into separate living quarters.

Garden Courts

A garden or park surrounded by higher density housing. Minimal lot sizes required by modern zoning codes make this type of housing difficult to develop.

Live Work Units

Zoned so occupants are able to work from home, with a separate entrance and discreet signage. This type of housing must be zoned to allow for office use by non-resident employees and customers.

"Big House" Apartments

Apartments that fit into neighborhoods, designed to look like a large home, but built to accommodate two, four, or even eight units.

OFFICIAL ZONING MAP OF THE CITY OF PROVIDENCE UTAH

SHEET 5-A OF THE
PROVIDENCE CITY MASTER PLAN
REVISED: JUNE 18, 2018
PROJECT NUMBER: 18004L1



LEGEND

	PROVIDENCE CORPORATE LIMITS
	NEIGHBORING CITY LIMITS
	ZONING DISTRICT BOUNDARY *
	PROPERTY LINE
	SECTION CORNER
	PROPERTY TAX NUMBER
ZONING DISTRICTS *	
	AGR AGRICULTURAL DISTRICT
	SFE SINGLE FAMILY ESTATE DISTRICT
	SFL SINGLE FAMILY LARGE DISTRICT
	SFT SINGLE FAMILY TRADITIONAL DISTRICT
	SFR SINGLE FAMILY RESIDENTIAL DENSITY DISTRICT
	SFM SINGLE FAMILY MEDIUM DENSITY DISTRICT
	SFH SINGLE FAMILY HIGH DENSITY DISTRICT
	SMH SINGLE FAMILY MOBILE HOME DISTRICT
	MFR MULTIFAMILY RESIDENTIAL DENSITY DISTRICT
	MFH MULTIFAMILY MEDIUM DENSITY DISTRICT
	MFH MULTIFAMILY HIGH DENSITY DISTRICT
	MXD MIXED USE DISTRICT
	LCR LIFE CYCLE RESIDENTIAL
	CND COMMERCIAL NEIGHBORHOOD DISTRICT
	CGD COMMERCIAL GENERAL DISTRICT
	CHD COMMERCIAL HIGHWAY DISTRICT
	PUB PUBLIC USE DISTRICT

* NOTE: THIS ZONING MAP IS A COMPILED OF ZONE BOUNDARIES THAT HAVE BEEN DRAWN ON COPIES OF CASH COUNTY RECORDER'S PLATS ON FILE IN THE PROVIDENCE CITY OFFICE. REFER TO THESE CITY PLATS FOR DETAILED LOCATIONS OF ZONE BOUNDARIES.

ZONING DISTRICT BOUNDARIES ARE DELINEATED ON THIS MAP BY CHANGES IN COLOR. UNLESS DEFINED BY LEGAL DESCRIPTION OR NOTED OTHERWISE ON THIS MAP, ALL ZONING DISTRICT BOUNDARIES RUN ALONG THE FOLLOWING LINES:

1. ALONG THE CENTER LINE OF A STREET, RIGHT-OF-WAY, CANAL, OR OTHER LANDMARK.
2. ALONG LOT LINES OR PARCEL LINES AS DETAILED ON THE CITY'S PLATS.
3. ALONG THE CITY'S CORPORATE LIMITS.

① DENOTES A DISTRICT BOUNDARY ALONG THE RIGHT-OF-WAY LINE OF A PUBLIC STREET.

