

Providence City Planning Commission Agenda
Providence City Office Building, 164 North Gateway Drive, Providence UT 84332
February 27, 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 February 20, 2019.

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):

Action Item(s):

Item No. 1. – Rezone Request: The Providence Planning Commission will consider a recommendation to the City Council to grant a rezone request for Parcel No. 02-209-0006 located in the general area of 593 W 300 S, Providence, UT; The property is currently zone Commercial Highway District (CHD); the applicant is requesting Multi-Family High (MFH)

Study Items(s):

Item No. 1. Ordinance and Design Standards for LCR: The Providence Planning Commission will review proposed changes to Title 10 Chapter 4, Life Cycle Residential Zone. (Discussion time approximately 10 minutes)

Item No. 2. 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)

Item No. 3. Moderate Income Housing Plan: The Providence Planning Commission will discuss the General Plan Chapter 7. (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 Mindi Petersen on February 25, 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.

Providence City Planning Commission Minutes
Providence City Office Building
164 North Gateway Drive, Providence UT 84332
February 20, 2019 6:00 p.m.

Call to Order: Gary Sonntag, Vice Chair
Attendance: Laura Banda, Rowan Cecil, Ruth Ann Holloway, Bob Perry, Gary Sonntag
Excused: Robert James, John Parker

Approval of the Minutes:

Item No. 1. The Planning Commission will consider approval of the minutes for January 23, 2019.

Motion to approve the minutes from January 23, 2019 – R Cecil, second – B Perry

Vote:

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

Nay: None

Abstained: R Holloway

Excused:

Excused Alternate:

Corrections:

- Add the attendance

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.

- Josh Paulsen requested that the commission discuss the reasoning behind the adjustments to the LCR code. He also wanted to know who authored the amendments. He expected that the Commission will do this during the Study Item time on the agenda.

Public Hearing(s): None

Action Item(s):

Item No. 1. Amended Plat: The Providence Planning Commission will consider for approval a preliminary amended final plat for DLMAC Subdivision, The amendment of Lot 1 Willow Place Subdivision Amended, an 18-dwelling unit multi-family residential subdivision located in the general area of 254 N Gateway Drive, Providence, UT; (Discussion time approximately 10 minutes)

Motion to approve the preliminary amended final plat for DLMAC Subdivision – R Cecil, second – B Perry

Vote:

Yea: L Banda, R Cecil, R Holloway, B Perry, G Sonntag

Nay:

Abstained:

Excused: Excused Alternate:

Discussion:

- Danny Macfarlane explained that the development was amending Lot 1 of an amended final plat that changed the lot lines between Lots 1 and 2.
- The townhomes will share the driveway to the north. They will not share the driveway with Lot 2. Lot 2 does not have access through Lot 1.
- D Macfarlane explained that this project will have its own dumpster. He does not anticipate the tenants of the townhome using the dumpster at the medical office. As for the traffic, the townhomes will generate less traffic than a commercial use. D Macfarlane explained that they will move the snow to the landscaped area.
- D Macfarlane explained that the existing pond will be expanded and have a discharge.
- D Macfarlane explained that they have a geotech report. There are no sands that would lead to liquefaction. They found ground water at 6' depth.

1 **Item No. 2. – Amended Final Plat:** The Providence Planning Commission will consider for approval an amended
2 final plat for The Corner Subdivision lot 2 amendment, a 30-dwelling unit multi-family residential subdivision
3 located in the general area of 430 West 100 South, Providence UT; (Discussion time approximately 10 minutes)
4 **Motion to approve the final amended final plat for the Corner Subdivision lot 2 amendment with conditions as**
5 **stated and with the condition that the drainage pond be shown on the plat – R Cecil, second – R Holloway**

6 **Vote:**

7 **Yea:** L Banda, R Cecil, R Holloway, B Perry, G Sonntag

8 **Nay:**

9 **Abstained:**

10 **Excused: Excused Alternate:**

11 Discussion:

- 12 • Jeff Jackson reviewed the detention pond area. This easement will be shown on the final plat.
- 13 • J Jackson reported that a soils report was completed.
- 14 • J Jackson explained that the church property to the south has a fence. The property to the east has an
15 agricultural fence. It is the developer's intent to leave both fences as they are.

16
17 **Item No. 3. Final Plat:** The Providence Planning Commission will consider for approval a final plat for Providence
18 Gateway Subdivision, phases B –E, a multi-family residential subdivision consisting of townhomes and
19 condominiums with approximately 164 units located in the general area of 100 South and Gateway Drive,
20 Providence, UT; Phase B – 22 dwelling units, Phase C&D – 20 dwelling units, Phase E – 17 dwelling units.
21 (Discussion time approximately 10 minutes)

22 **Motion to approve the final plat for Gateway Subdivision with conditions as stated and identifying the storm**
23 **water easement – R Cecil, second – L Banda**

24 **Vote: L Banda, R Cecil, R Holloway, B Perry, G Sonntag**

25 **Yea:**

26 **Nay:**

27 **Abstained:**

28 **Excused: Excused Alternate:**

29 Discussion:

- 30 • J Jackson explained the financing restrictions for condominiums.
- 31 • S Bankhead explained that the staff report combined Phases B and E because they are both townhome
32 phases. The staff report combined Phases C and D because they are both condominium phases.
- 33 • G Sonntag requested that storm water be added to the blanket easement.
- 34 • J Jackson explained that the underground storm water chambers are designed to percolate, but also have
35 an overflow.

36
37 **Item No. 4. – Rezone Request:** The Providence Planning Commission will consider a recommendation to the City
38 Council to grant a rezone request for Parcel No. 02-209-0006 located in the general area of 593 W 300 S,
39 Providence, UT; The property is currently zone Commercial Highway District (CHD); the applicant is requesting
40 Multi-Family High (MFH)

41 **Motion to postpone a rezone request for Parcel No. 02-209-0006 until the general plan has been amended – R**
42 **Cecil, second – R Holloway**

43 **Vote:**

44 **Yea:** L Banda, R Cecil, R Holloway, B Perry, G Sonntag

45 **Nay:**

46 **Abstained:**

47 **Excused: Excused Alternate:**

48 Discussion:

- 49 • S Bankhead reviewed the staff report.
- 50 • G Sonntag reported that the planning commission has been working on the general plan and the
51 associated map for future rezone.

52
53 **Study Items(s):**

54 **Item No. 1. Ordinance and Design Standards for LCR:** The Providence Planning Commission will review proposed
55 changes to Title 10 Chapter 4, Life Cycle Residential Zone. (Discussion time approximately 10 minutes)

- S Bankhead reviewed the recommended changes to the LCR zoning ordinance.
- L Banda felt that compatibility was an important part of the neighborhood.
- G Sonntag felt that it was important to maintain compatible standards with surrounding and adjacent land uses and that conflicts may be mitigated utilizing landscaping, berms, community areas, buffers, walls, fencing, etc.
- B – Compliance with Standards – ~~Substantial~~ compliance with the zone
- J Jackson felt having the word “substantial” in section B would allow for negotiation.
- H – Functional Community Space – J Jackson stated that as a developer he contacted the city to inform them that the LCR zone does not have open space. He explained that the way it is currently written, 60% of the space is for roads, setbacks and sidewalks. He explained that only leaves 40% of the land that can be used for homes.
- G – Development Standards – J Jackson suggested that single-family attached and multi-family areas be landscaped in accordance with the Providence City Multi-Family Design Standards.
- F.1 – Diversity of Housing Types – J Jackson explained that he felt that only allowing specific homes will limit the types of developments. He felt that mandating 3 housing types that need to be mixed in throughout the development is a bad idea. He explained that a good ratio is important. He also suggested condominiums as a housing type. He did not feel that apartments should be mandated.
- J Paulsen felt that the recommendations were actually getting worse. He explained that the functional community space was taken from the APA guidelines. The intent is that when space is taken away from larger lots to allow for density, functional community space should be provided. He does not believe that this should be a zone. He felt that areas should be zoned by density, then LCR should be utilized as a tool. He felt that the authors of the document had an agenda, and that it does not reflect the thoughts of the community.
- J Paulsen felt that if the intent was to provide affordable housing, it should have a deed restriction. He did not feel that the city should mandate housing types. He felt that the developer should be able to put in what they want. He said that he sent his suggestions to the city council a couple of months ago.
- G Sonntag felt that there needed to be professional planning involved. He felt that the city was not getting anywhere because of the lack of professional planning. He felt that the planning commission members were being asked too much, and a professional planner would help.
- This will be a study item on the next agenda.

Item No. 2. 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)

- G Sonntag felt there should be a legend and the transportation corridors identified.
- Ashley Nance reported that she has talked with many residents who are not satisfied with the way the city council votes. She felt that the rezone process should be followed prior to annexation.
- R Cecil felt that there were many people who are for the LCR zone, but that they just don’t come to the meetings. A Nance felt that if someone had an opinion they should come to the meetings to express that opinion.
- This will be a study item on the next agenda.

Reports:

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

- No staff report.

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

- None

Motion to adjourn – R Cecil, second – L Banda

Vote:

Yea: L Banda, R Cecil, R Holloway, B Perry, G Sonntag

Nay: None

Abstained: None

Excused:

Excused Alternate:

1 The next meeting is Wednesday, February 27, 2019

2

3 Meeting adjourned approximately 8:15 PM

4 Minutes prepared by Mindi Petersen

5

6

7

8 _____
Robert James, Chair

Skarlet Bankhead, City Recorder

DRAFT



PROVIDENCE CITY
Staff Report
Planning Commission
Meeting Date: 02/27/2019

Request: Proposed rezone of Parcel 02-209-0006, containing 3.70 acres, generally known as 593 W 300 S. The property is currently zoned Commercial Highway District (CHD); the applicant is requesting Multi-Family High (MFH)

Item Type: Rezone	Applicant: Arbor Fields LLC	Agent: Angie Housley	
Prepared by: S Bankhead	General Plan: CHD	Zone:	
		Current	Requested
		CHD	MFH
Parcel ID #: 02-209-0006	Address: 593 W. 300 S.	Acres: 3.70	

Staff Report Summary of Key Issues:

1. This property is Lot 6 in the Edwards Furniture Subdivision.
2. This property fronts 300 South and is approximately 400 feet east of SR165.
3. The Edwards Furniture Subdivision is currently zoned CHD. The CHD zone requires 88% of the total building(s) square footage must be retail. The CHD zone conditionally allows a maximum of 12% of the total building(s) for incidental uses (non-retail uses).
4. The adjacent property to the east is zoned Agricultural (AGR).
5. The MFH zone allows single-family attached, dwelling/two-family, dwelling/three-family, dwelling/four-family, and dwelling/multi-family with a density of not more than 18 units/net acre. The MFH zone conditionally allows hotel/motels and lodging houses. Home businesses may be allowed as a permitted or a conditional use.

Background Information:

1. The complete application for rezone was received by the City Office on December 4, 2018. The original application was for Mixed Use District (MXA), and later amended to MFH.
2. Executive Staff (ES) reviewed the request.
3. The Planning Commission studied the request on January 9, 2019, and scheduled a public hearing for January 23, 2019.

RECOMMENDATION:

ES feels this parcel should remain CHD. ES recognized the City has limited area for commercial growth, especially along SR165, and expressed concern this would reduce commercial area.

FINDINGS OF FACT:

1. ES used the Providence City Master Plan 2000 as revised, and examined current and anticipated development in the immediately surrounding area, to review the application. General Plan Sheet 5-BFuture Re-Zone of Existing Districts does not presently call for the zone for this area to change to Multi-Family High (MFH)
2. Providence City Master Plan 2000 Revised 8 December 2009 lists Principles Governing the Master Plan 2000, including but not limited to the following:
 - Strengthen the economic base of the community by encouraging the growth of a quality commercial area.
 - Focus prime development opportunities on strong retail facilities that generate sales taxes. (Res 09-035, 12/08//2009)

CONCLUSIONS OF LAW:

1. The General Plan does not anticipate this property zone changing from CHD.
2. Changing the zone to MFH is not in harmony with the Master Plan directives listed in Findings of Fact, Item 2.
3. The General Plan should be amended in order to make a favorable recommendation on this rezone request.

CONDITIONS:

1. The applicant shall meet all applicable City, state and federal laws, codes, rules.

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.

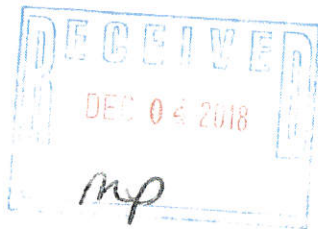
We would like to create a mix of retail, commercial, possibly entertainment, office, personal services and residential dwelling uses for this property, that can be developed in a compact design that encourages compatibility of uses.

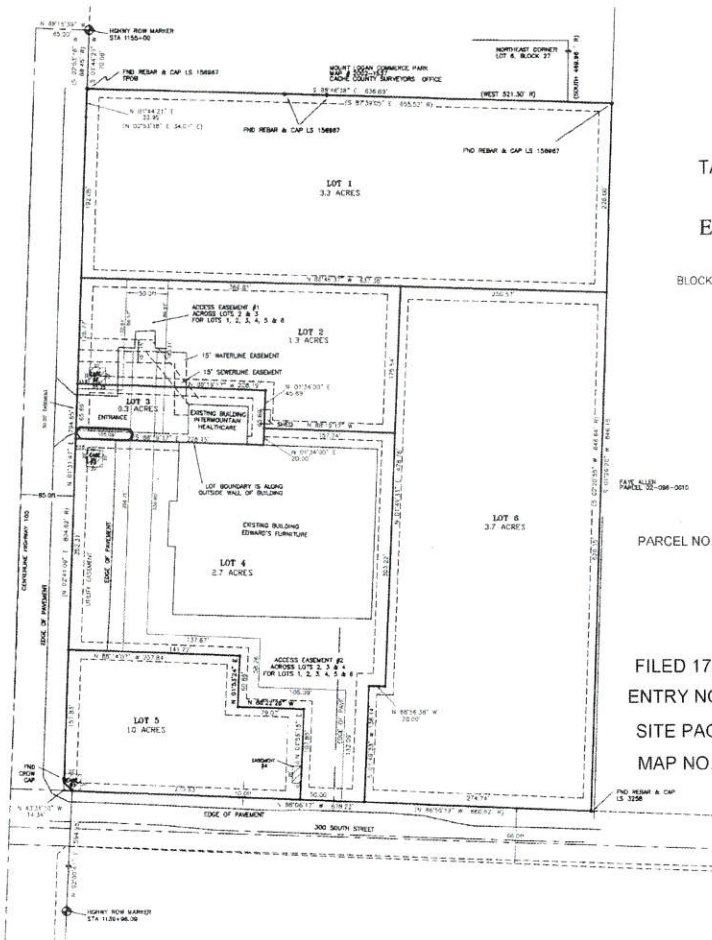
Thank you for your consideration

Arbor Fields

c/o Angie Housley 435-764-6888

angiehousley@aol.com





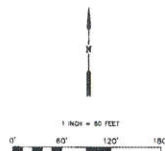
02-209

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.1B.&M.
PROVIDENCE CITY, CACHE COUNTY, UTAH



PARCEL NO. 02-209-001

BASE OF BEARING = UTAH CITY NETWORK

PARCEL NO. = 02-209-Lot NO.

LOT ADDRESSES:

LOT 1: 180 SOUTH HWY 180
LOT 2: 210 SOUTH HWY 180
LOT 3: 210 SOUTH HWY 180
LOT 4: 210 SOUTH HWY 180
LOT 5: 210 SOUTH HWY 180
LOT 6: 210 SOUTH HWY 180

FILED 17 MARCH 2006

ENTRY NO. 912240

SITE PAGE 02-096-1

MAP NO. 2006-2042



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

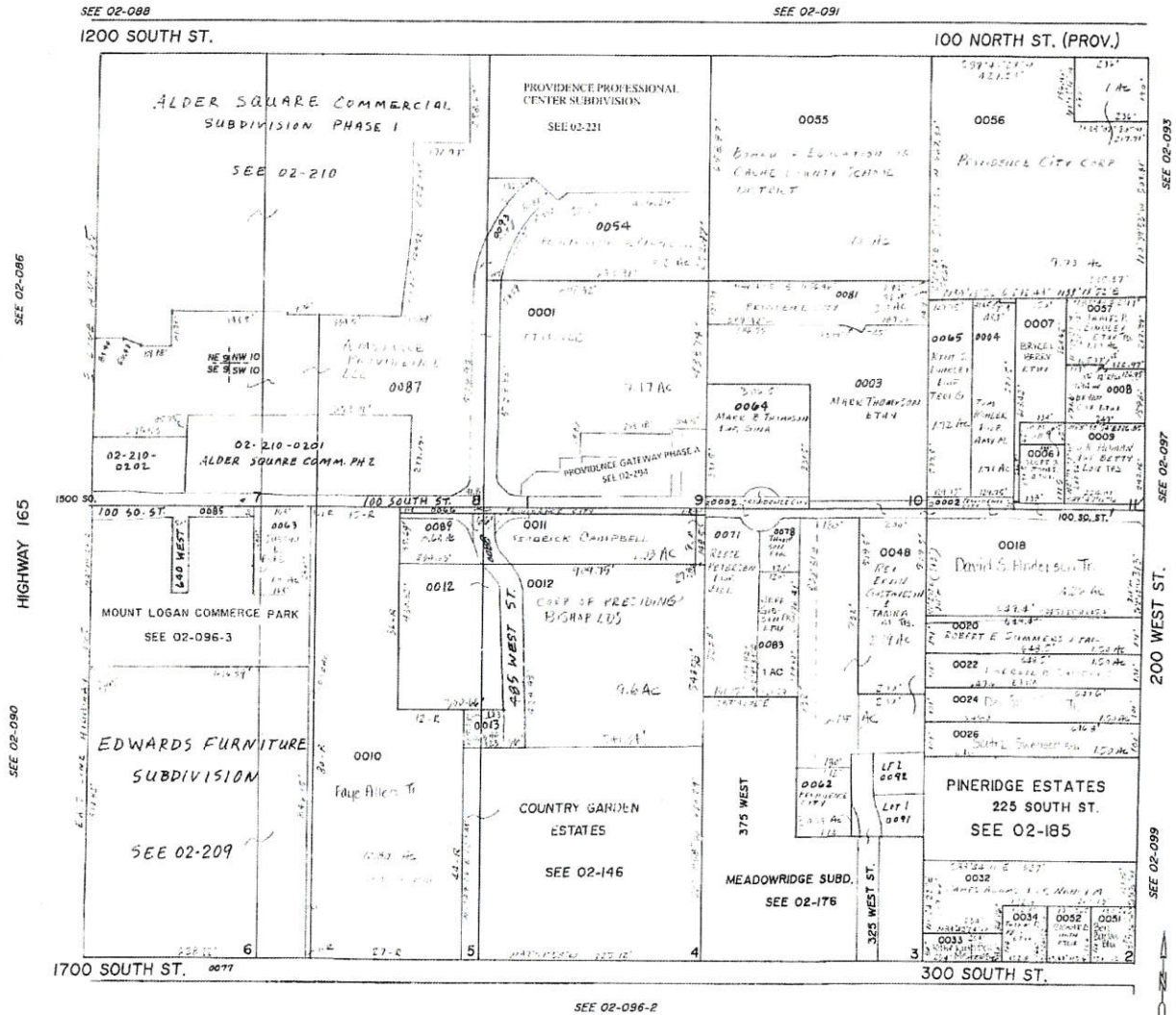
Section 9,10 Township 11 North Range 1 East

Scale 1 Inch = 200 Feet

T.U. 09

02-096

BLK. 27 PLAT "A" PROVIDENCE FARM SVY.



10-4-6: Life Cycle Residential Zone

- A. Purpose and Intent
- B. Compliance With Standards
- C. Definitions
- D. Zone Location
- E. Permitted/Conditional Uses
- F. Lot Regulations
- G. Development Standards

A. **Purpose and Intent.** It is the intent of this zone to guide development in accordance with the following goals:

1. Provide attractively landscaped neighborhoods with a mix of single-family, ~~two-family~~ and multi-family residential lots, structures, and associated uses, ~~in areas where slopes do not exceed twenty percent (20%). Areas with slopes in excess of twenty percent (20%) shall be subject to Providence City Code Chapter 5 of this Title, Sensitive Areas~~ that encourage diversity in population and housing types.
2. Provide an integrated design for the development of residential uses to allow flexibility and initiative in site and building design and location in accordance with an approved plan and imposed general requirements as specified by this chapter.
3. Maintain a residential character compatible with surrounding ~~traditional single-family neighborhoods and adjacent land uses; conflicts may be mitigated utilizing landscaping, berms, community areas, buffers, walls, fencing, etc..~~
4. Provide functional community space for public use.
5. This chapter provides enabling authority and standards for the review, and approval of applications for Life Cycle Residential (LCR) developments. The intent of this ordinance is to provide an alternative to traditional subdivision design by encouraging innovation and offering flexibility in the design of residential developments, which will result in the enjoyment and benefit of the citizens of Providence, both current and future.

B. **Compliance with Standards.** ~~Substantial~~ Compliance with the zone regulations and other provisions of this title **PCC Title 10 Zoning Regulations** in requiring adequate standards related to the public health, safety and general welfare shall be observed, without unduly inhibiting the advantages of large scale site planning for residential and related purposes.

C. **Housing Definitions.** The types of dwelling units permitted in an LCR zone shall have the definitions found in Providence City Code 10-1-4

1. Single Family Detached, see Chapter 1 Section 4 of this Title for the definition for "Dwelling, Single-Family Detached".
2. Multi-family:
 - a. A group of two or more dwelling units within a building (this definition is specific to LCR). Multi-family includes single-family attached and apartments.
 - b. See Chapter 1 Section 4 of this Title for definitions for "Dwelling Unit" and "Dwelling, Single-Family Attached".
 - c. For the purposes of LCR, apartments are a group of two or more dwelling units within a building on a single lot of record.

D. **Zone Location.** The LCR is intended to be located in many areas throughout Providence. LCR is an independent zone. Changing from an existing zone to LCR is a rezone.

E. Permitted/Conditional Uses **Housing Types**

1. The following uses are permitted in an LCR.
 - a. Single-family detached residential housing (i.e. single-family homes)
 - b. ~~Single family duplex housing~~
 - c. Single-family attached residential housing (i.e. condominiums, town homes, twin homes)
 - d. ~~Residential Care facilities for 8 persons or less~~
 - e. Apartments (i.e. duplex/two-family, three-family, four-family, multiple family)
2. ~~Providence City may conditionally permit uses in the LCR outside of those listed above. Such conditional uses are outlined in Providence City Code 10-6: Use Regulations.~~

F. Lot Regulations

Minimum Project Size	2 acres
Minimum Density ¹	4 dwelling units per acre
Maximum Density ¹	~~12~~ 10 dwelling units per acre
Minimum Lot Area ² - Single Family Detached ~~Duplex~~	5,000 sq ft ~~7,500 sq ft~~
Minimum Dwelling Unit Size (total, not per floor) - Single Family Attached ~~Apartments~~	800 sq ft per dwelling unit ~~750 sq ft per dwelling unit~~
Minimum Lot Width - Single Family Detached - Single Family Attached (alley garage access) - Single Family Attached (street garage access) ~~Duplex~~ - Apartments	~~60~~ 50 feet 16 feet minimum, 20 feet average 16 feet minimum, 20 feet average ~~80 feet~~ 60 feet, plus 10 additional feet per building. See Subsection B 2 below
Setbacks(Single Family Detached, ~~Duplex~~) ³ - Front Yard (street garage access) - Front Yard (alley garage access) - Rear Yard - Side Yard - Corner Lot	20 feet minimum/35 feet maximum 10 feet minimum 10 feet minimum 7.5 feet minimum 15 feet minimum on side adjacent to street
Setbacks (Single Family Attached, Apartment) - Front Yard (street garage access) - Front Yard (alley garage access) - Rear Yard - Side Yard - Corner Lot	See Subsection C 3 below
Maximum Structure Height	

¹ Density = Housing Units/(Gross project acreage-acreage dedicated to rights-of-way)

² Minimum Lot Area not included for single family attached (townhome) and apartments, as all areas outside of the individual dwelling units are traditionally held in common ownership. Single family attached (townhome) and apartments are required instead to have a minimum square footage requirement for each dwelling unit.

³ Setbacks are calculated from the front property line along a publicly dedicated road. In cases where the development is served by private roads, the front setback shall be calculated from the edge of the asphalt of the private road adjacent to the front plane of the home.

• Single Family Detached and Duplex • Single-Family Attached/Apartments	35 feet 45 feet
Maximum Lot Coverage (Single Family/Duplex)	75 percent of the buildable area of the lot
Off-Street Parking	
• Single Family Detached • Single Family Attached • Duplex • Apartments (0-1 bedroom) • Apartments (2+ bedrooms)	4 per dwelling unit 2 per dwelling unit + .25 guest spot per unit 2 per dwelling unit 1.5 per dwelling unit + .25 guest spot per unit 2 per dwelling unit + .25 guest spot per unit

1. **Diversity of Housing Types.** Housing may be comprised of different types and sub-types of housing, as defined above. No more than fifty percent (50%) of the total dwelling units in any project governed by this ordinance shall be composed of any one type of housing. Regardless of project size, all projects are required to have a minimum of twenty-five percent (20% 25%) of dwelling units in the project be composed of single-family detached housing dwelling units.

- a. **Project Size and Diversity of Housing Types**

- i. Projects ranging from 2-10.00 less than 25 acres shall be required to have a minimum of two (2) housing types.
- ii. Projects ranging from 10.01-25.00 acres or larger shall be required to have a minimum of three (3) housing types.
- iii. Projects 25.01 or more acres shall be required to have a minimum of four (4) housing sub-types, with a minimum of one (1) from each type

2. **Minimum Lot Width, Apartments.** The required lot width for apartments shall be based on the number of buildings of apartments on the lot. Each lot containing apartments shall have a minimum of 50' lot width, plus an additional 60' for each building containing apartments.
3. **Setbacks for Single Family Attached and Apartment Housing.** No front or rear building setback is in place for single family attached and apartment housing, provided that the development's open space is integrated throughout the project so that each group of single family attached dwelling units and each building of apartments has a minimum of 10' of landscaped open space on all sides, said landscaping being calculated from the front/rear plane of the dwelling unit or exterior wall of the apartment building, with the exception of one side of single-family attached which may be needed for alley garage access. Buildings whose front plane faces the front plane of another building shall have a minimum of 20' separation between the buildings' front planes.
4. All other development standards, shall be complied with as outlined in the Providence City Subdivision ordinance and engineering design standards.

- G. **Development Standards.** In addition to development standards contained herein, all Single-Family Attached and Multi-Family areas of the projects developed under the LCR zone shall be developed and landscaped in accordance with the Providence City Multi-Family Design Standards.

- H. **Functional Community Space.** Space used for community enjoyment and to encourage social interaction that consists of developed space and optional green space. Developed space consists of parks, manicured grass, trails, playgrounds, gardens, landscaped areas with trees, community structures pavilions or similar amenities. Area required for building setbacks is not considered functional community space. Green space (see Open Space as defined in Chapter 1 Section 4 of this Title) and includes non-irrigated native grasses, plants, and terrain.

1. Functional community space shall be deemed usable for a variety of recreational and community activities.

2. Excluding building lots, communities must have a minimum acreage of functional community space equal to 25% of the total acreage of the development.
3. Area that is part of a utility easement or sensitive area as defined in Chapter 5 of this Title, may be eligible for functional community space as a conditional use. See Chapter 3 Section 5 for the conditional use process.
4. To the greatest degree practicable, functional community space shall be designated as a single large blocks and not be divided into unconnected small parcels.
5. Private facilities that are not open to the general public are not considered functional community space.

I. Application for Rezone. A complete application must include the following:

1. Payment of the application fee established by resolution.
2. Written statement of the purpose for the rezone.
3. Combined legal description of the area(s) proposed for rezone.
4. Map showing the area(s) proposed for rezone, including the general location of all non-developable sensitive areas, all potentially developable sensitive areas, existing infrastructure (including but not limited to: roads, water mains, sewer mains, storm water facilities, parks, etc.), and any proposed infrastructure shown in the City's general plan and associated maps.
5. Names and addresses for affected entities, as defined by UCA 10-9a-103.
6. Names and addresses for adjacent property owner(s) as defined by Providence City Code 10-1-6:B.2.

J. Phasing. As part of the application for a rezone to an LCR, developers shall be required to submit a proposed concept/phasing plan for the project.

1. Said phasing plan shall tentatively outline what types and numbers of various housing types shall be constructed in each phase.
2. The final phasing plan shall be incorporated into a Master Development Agreement, which shall be prepared and developed by the City at the time an LCR project is given preliminary plat approval and shall be recorded against the property at that time.
3. The phasing of an LCR project shall follow Providence City Code 11-3-2-B-4, with the exception of 11-3-2-B-4-D, which requires each phase to be a stand-alone phase. However, no more than two phases of an LCR project may be constructed before at least twenty-five percent (25%) of the single-family detached must be presented for final plat approval.

Section I will be moved to PCC 10-1-5:B.1.

Section J will be moved to PCC 11-3-2:B.4.i.

FUTURE RE-ZONING
OF EXISTING DISTRICTS
& ANNEXED AREAS
OF THE
CITY OF PROVIDENCE
UTAH

SHEET 5-B OF THE
PROVIDENCE CITY MASTER PLAN
REVISED: FEBRUARY 12, 2019
PROJECT NUMBER: 18004L1

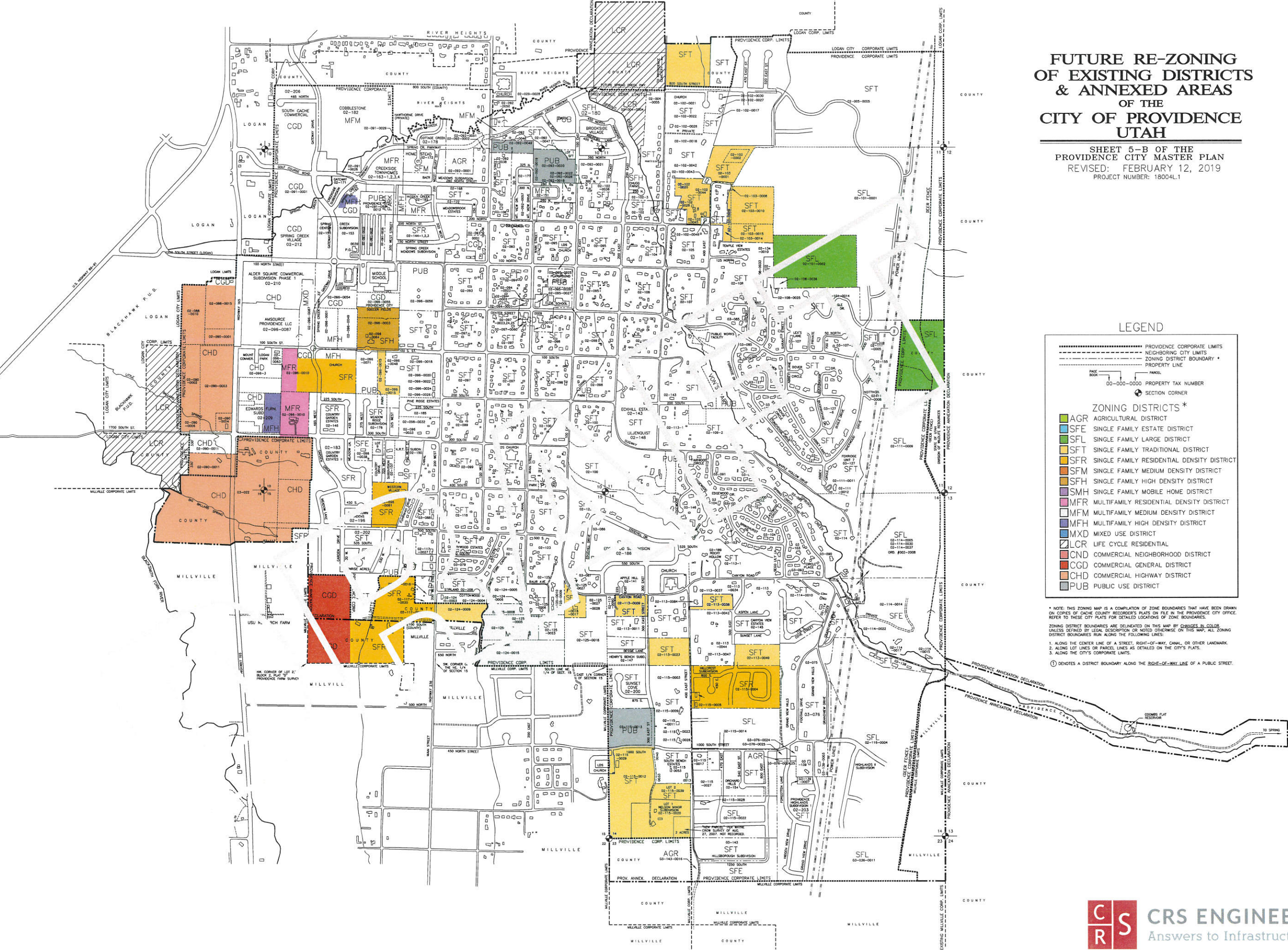
LEGEND

PROVIDENCE CORPORATE LIMITS
NEIGHBORING CITY LIMITS
ZONING DISTRICT BOUNDARY
PROPERTY LINE
PAGE BOOK
00-000-0000 PROPERTY TAX NUMBER
SECTION CORNER

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
- MFM 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 CACHÉ 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.



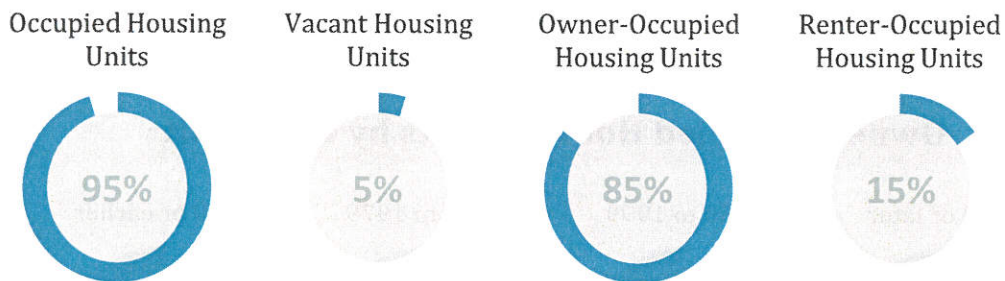
7.1 – WHAT WE KNOW

A. PROVIDENCE CITY AFFORDABLE HOUSING NEEDS ASSESSMENT

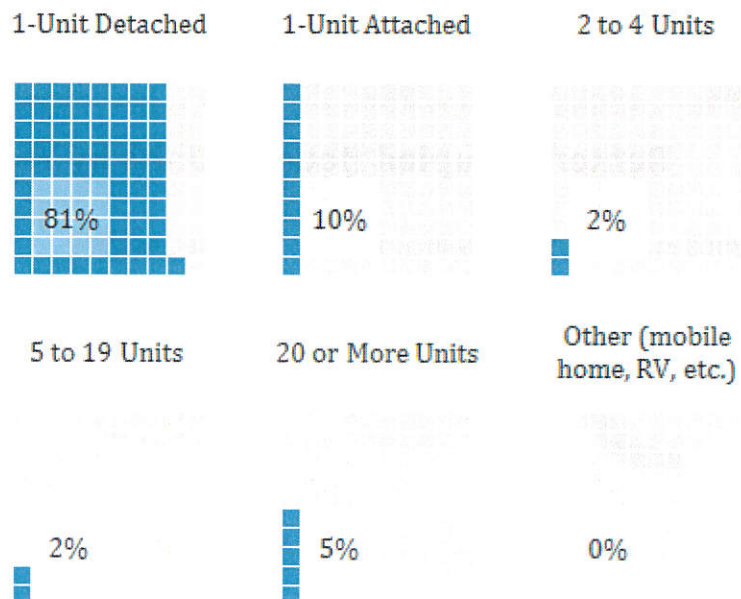
Housing Stock

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



Housing Units by Structure Type

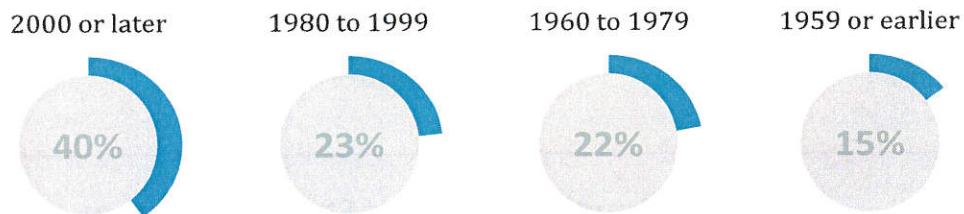


Providence's housing stock consists of 1774 (81.4 percent) single-unit detached homes, 211 (9.7 percent) single-unit attached homes, 42 (1.9 percent) two- to four-unit structures, 35 (1.6 percent) five- to nineteen-unit structures, 113 (5.2 percent) structures with twenty or more units, and 4 (0.2 percent) 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.

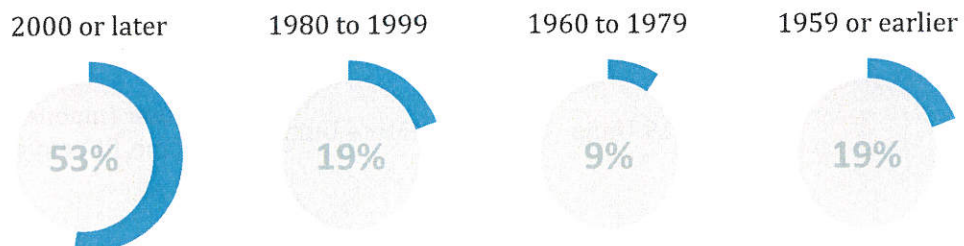
In terms of unit size, Providence's housing stock consists of 0 units with no bedrooms, 50 units with one bedroom, 754 units with two or three bedrooms, and 1375 units with four or more bedrooms.

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



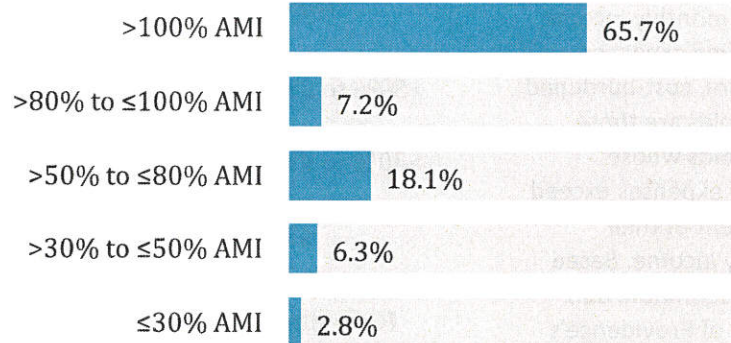
Renter-Occupied Housing Units by Year Built



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.

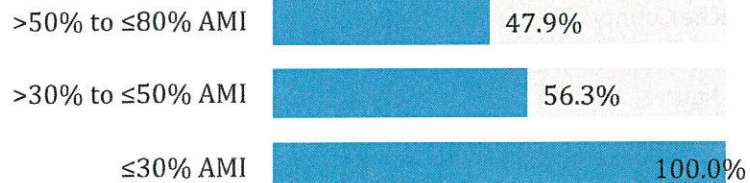
Summary of Affordability

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

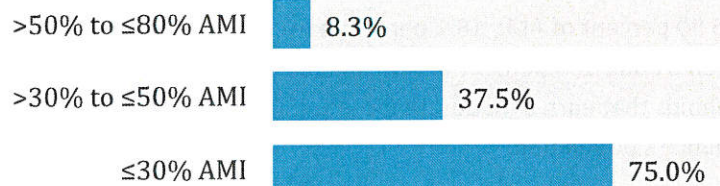
Housing is considered affordable when households—regardless of their income—spend no more than 30 percent of their monthly income on housing expenses. Therefore, cost-burdened households are those households whose housing expenses exceed 30 percent of their monthly income. Based on this definition, 82.2 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)

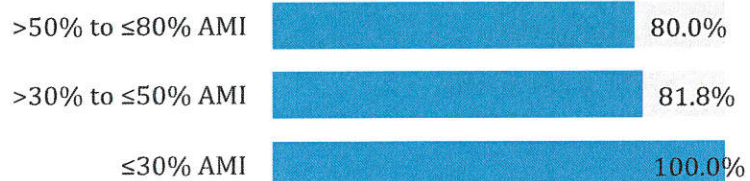


Households Spending 50% or More of Monthly Income on Housing (by Income Level)

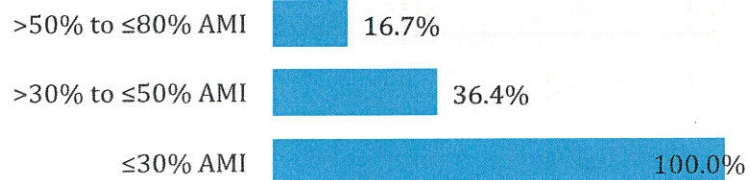


Cost Burdened Renter Households

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

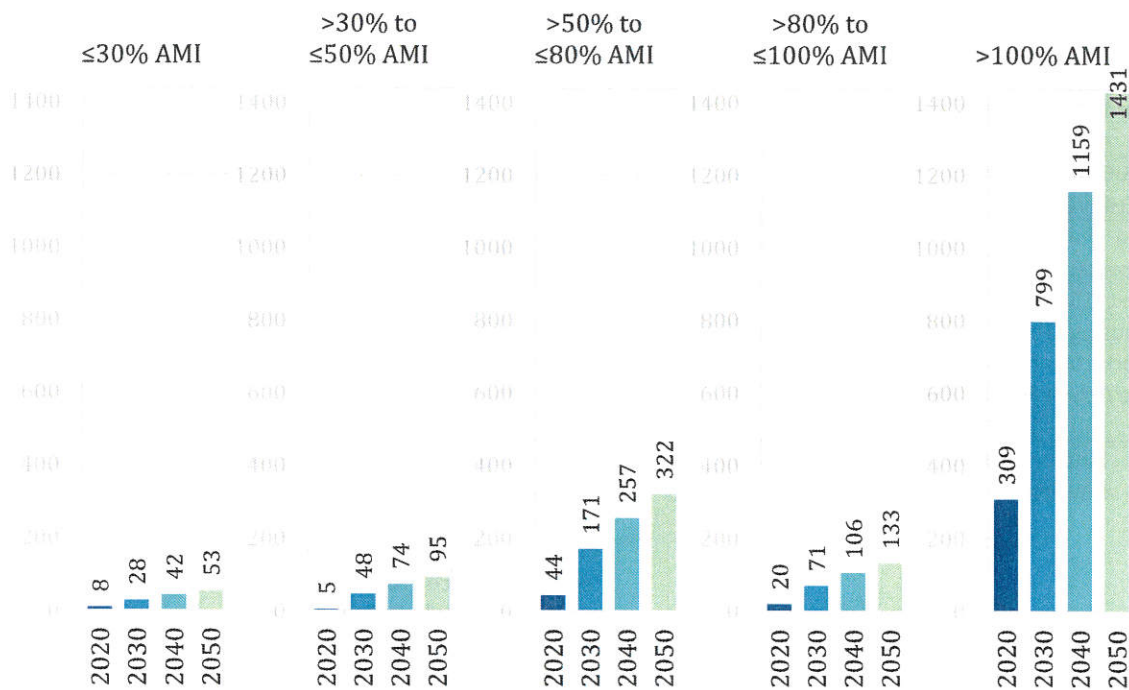
Population Change and Affordable Housing Demand

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 within 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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