Providence City Planning Commission Agenda
Providence City Office Building, 164 North Gateway Drive, Providence UT 84332
May 22, 2019 6:00 p.m.
Anyone interested is invited to attend.

Call to Order: Gary Sonntag, Chair
Item No. 1. Recognition. Commission Chair, Gary Sonntag will recognize John Parker for the service and commitment he has given during his term on the Planning Commission.
New Commission Member Welcome. Commission Chair, Gary Sonntag will welcome the new members of the Planning Commission.

Approval of the Minutes:
Item No. 1. The Planning Commission will consider approval of the minutes for May 8, 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): None

Action Item(s):
Action Item Note: Should the Planning Commission not be able to make a decision or take exception to an Action Item(s), then that item will be tabled and revert back to a study category.
Item No. 1. : Providence Planning Commission Bylaws: The Commission will consider for recommendation to the City Council amendments to the Providence Planning Commission Bylaws.
Item No. 2. General Plan Map – Future Re-Zone of Existing Districts and Annexation Areas: The Commission will finalize the proposed changes to the Map of Future Re-Zone of Existing Districts and Annexation Areas.
Item No. 3. General Plan Map – Transportation Classification: The Commission will finalize the proposed changes to the Transportation Classification Map.
Item No. 4. General Plan Map – Parks, Open Space, and Trails: The Commission will finalize the proposed changes to the Parks, Open Space, and Trails Map.

Study Items(s):
Item No. 1. General Plan revision review: The Commission will review and discuss the draft chapters for the general plan revision.
Item No. 2. Ordinance and Design Standards for Life Cycle Residential Zone, LCR: The Commission will review and discuss the proposed changes for Title 10 Chapter 4, LCR Zone.

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 S Bankhead on May 18, 2019

Skarlet Bankhead
City Recorder

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
May 8, 2019 6:00 p.m.

Call to Order: Gary Sonntag, Chair
Attendance: Gary Sonntag, Laura Banda, John Parker, Bob Perry, Rowan Cecil, Joshua Paulsen, Sharon Johnson
Swearing in: R Cecil was sworn in for a second term.

Approval of the Minutes:
Item No. 1. The Planning Commission will consider approval of the minutes for April 24, 2019.
Motion to approve the minutes of April 24: —R Cecil, second —B Perry
Vote:
Yea: R Cecil, G Sonntag, L Banda, B Perry, J Parker
Nay:
Excused:

Corrections:
Line 46 ~~north~~.
Line 62 ~~we~~.
Line 138 This is ~~a~~ property.
Line 191 ~~Robert James~~ Gary Sonntag
Line 60 J Paulsen made the suggestion that it be LCR. R Cecil agreed.

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.

- Cindy Montoya of Providence asked about Administrative Land Use authority. The website says that the Planning Commission is the land use authority for subdivision approval. She said that her understanding is that the City Council has been approving annexation and zoning, which bypasses the Planning Commission.
- G Sonntag said that ideally, the city council would follow the future zoning and annexation map approved by the Planning Commission when there are annexations. Subdivision approval is a different process than annexation and zone assignment.
- C Montoya asked whether a developer would come to the planning commission with specific plans for a new development.
- G Sonntag said that for a subdivision, the concept plan goes to the executive staff review committee first. The next step, the preliminary plat, comes to the Planning Commission after being reviewed by the executive staff review committee.
- C Montoya spoke about the proposed changes to the LCR zone. She referenced section A #3. The word "residential' was struck. She doesn't believe that that is a positive change. She also referenced section E that lists permitted housing types. Three types are being eliminated. She wondered whether apartments would be required in all LCR developments that are over 20 acres.
- G Sonntag said that this is only a draft. There is a suggestion in this draft that apartments be eliminated from the zone.
- C Montoya asked how many housing types there are in the draft. G Sonntag said that there are four.
- C Montoya said that the original plans that she saw for the LCR zone had larger houses mixed with townhomes mixed with active adult homes. She felt that this plan fulfilled the purpose of Life Cycle housing. The most recent proposals have smaller houses on smaller lots that don't really fulfill this purpose.
- C Montoya referenced the proposed changes in the bylaws, section 6.3. This would require people to come before the meeting and sign in, stating what they are going to talk about. She felt that this is a

crackdown on public comment that is unnecessary in a small city. She also didn't like the rule that the commission doesn't have to respond to a citizens' comments.

Public Hearing(s): None

Action Item(s): None

Study Items(s):

Item No. 1. Ordinance and Design Standards for Life Cycle Residential Zone, LCR

The Commission will review and discuss the proposed changes for Title 10 Chapter 4, LCR Zone.

- G Sonntag said that the Life Cycle Zone is a replica of the existing city but on a smaller scale. He said that it is nice to think about grandparents living in the same neighborhoods as grandkids, etc. However, he does not believe that this will happen very often. It is best to think of it as a microcosm of the city as a whole.
- G Sonntag read suggested language changes to the Intent and Purpose section: "It is the intent of this zone to guide development in accordance with the following goals: 1. The intent of this ordinance is to provide residential housing that is a reflection of the city's current demographic and housing diversity. The reflective pattern would be developed on a smaller scale, in a cluster, with buffered borders allowing high density housing with a similar diversity in housing and demographics. The generational cycle could start in such a development, but is not required nor promoted. 3. The life cycle rezone would be located in or adjacent to current commercial zoning districts or high density residential housing areas or agricultural zones. It would not go beyond nor into other zones of a differing land use, such as Single Family Traditional, Single Family Large, Single Family Estate and Multi-Family Residential. Just as in the city, a variety of housing types would be appropriate, such as single family detached, active adult homes, single family attached, twin homes, condominiums and townhomes. Apartments would be discouraged unless located in or next to a commercial district with related higher volume road systems."
- G Sonntag said that in the past, Life Cycle Zone had been considered as an infill development tool. He asked if there are large enough areas for it to be used for infill.
- R Cecil said that there are entire blocks of older houses that could be replaced with infill. He feels that there are many places in the city that this could work.
- G Sonntag felt that a minimum acreage standard is important for LCR.
- J Parker asked J Jackson about his opinion of the proposed changes that G Sonntag had read.
- J Jackson said that the idea would be sellable. However, he feels that it is missing the second-home move-up category. He also disagrees with the idea of pushing all of the high density housing to within a few blocks of main street. If you really want those who are middle aged and successful to mix with those who are just starting in life and those who are finishing life, it won't happen within two blocks of main street. Putting all of the higher density down by main street will perpetuate the segregation of income and life stage.
- G Sonntag said that if the LCR is adjacent to other higher density housing, the chances of it being received well by the public are higher. Through public hearings, the commission has heard reasons why LCR should be in the downtown areas. One reason is that higher density provides more people who can walk to downtown businesses. One example of this is The Falls apartments (located in Logan near to the Providence City boundary).
- The Providence Gateway subdivision was also mentioned as a walkable area. J Paulsen asked what its density per acre is. J Jackson said that it is about 18 units per acre. J Paulsen asked if J Jackson would have chosen an LCR zone if LCR allowed higher density.
- J Jackson said that height requirements are the limiting factor once you do more than 18 units per acre. Even if LCR allowed 18 units per acre, it would require buildings taller than three stories in order to preserve the open space.
- J Paulsen said that if having five or six story buildings could preserve green space in the city core, he would be for it. Logan is now allowing taller buildings, but it is too late for them to preserve green space.
- S Bankhead said that the Mixed Use zone now allows 39 units per acre and an increased height limit. It is not as much as Logan allows, but there will be some areas in Providence that allow higher density and taller buildings.

- J Paulsen said that he is in favor of higher density if it will preserve green space. He feels that preserving the green space is one of the primary purposes of LCR.
- G Sonntag said that we are trying to find a way to adjust LCR so that it will be acceptable to the residents of Providence. On the other hand, we could get rid of LCR and try to incorporate some of its features into other zones.
- R Cecil said that he has 26 grandchildren. About 10 of them are old enough to own a home. None of them wants a lot that is large where they need to mow the lawn. Some want condos or townhomes, but most of them want a house with almost no lot.
- The commission discussed section D. G Sonntag said that the suggested language he read earlier would apply to this section.
- B Fresz said that we don't typically make a requirement that one zone be next to a certain other zone. He is not aware of any city that does that.
- G Sonntag said that in this particular case, considering the public attention and the things we have learned, such a requirement could be helpful to establish the zone in the city.
- L Banda asked if other cities have a Life Cycle Zone.
- S Bankhead said that many cities have a mixed residential zone. We named ours Life Cycle to avoid confusion with the Mixed Use zone. There is also a trend in planning to allow for multiple generations in the same neighborhood. It is not as unique as some people are making it out to be.
- J Paulsen said that we should seek to borrow from other cities' code as much as possible. He is worried that we have re-written the Life Cycle code so many times that it may have veered far from the standard.
- L Banda agreed.
- G Sonntag agreed that all the modifications have become confusing.
- B Perry asked J Jackson if changing the name to Mixed Use would affect future development.
- J Jackson said no. He is used to the term Mixed Residential.
- G Sonntag wondered if it would be confusing to people.
- S Bankhead said that it would just be a matter of explaining to people the differences in the zone. We already have to do that anyway.
- B Perry asked if the lot sizes and setbacks in the Life Cycle zone differ from other places in the code.
- S Bankhead said that the multi-family elements of the LCR zone are similar to the Multi Family zones, and that the single family elements are similar to the Single Family High zone.
- G Sonntag asked how the commission feels about putting boundaries on the location of the zone based on adjoining zones as he suggested earlier.
- R Cecil said that he believes LCR should be allowed anywhere in the city as long as it meets the other requirements.
- L Banda asked if it would make sense to have a buffer area. With a buffer, it could go in areas of the city even where it does not adjoin to high density housing or commercial zones.
- G Sonntag wasn't sure if a buffer of open space or a fence would be enough to separate it from another zone.
- L Banda said that the LCR zone itself is a good transition zone.
- B Perry said that another option is that we could shelve this for a while. We could make no changes, and wait and see what happens in the city.
- B Fresz spoke about why the LCR ordinance was sent to the commission for review. He said that when applying the zone to actual projects, there were several areas of the ordinance that caused some issues.
- S Bankhead mentioned that one issue was the lack of a specific landscaping requirement. There were a few definitions that needed to be tweaked. We weren't looking for major modifications.
- J Paulsen said that if we just leave it on the books, it will continue to be challenged by the citizens. There are some flaws in the ordinance that have people concerned. We need to address those issues in order to move on from the contention that has happened because of this zone.
- B Fresz said that the contention will be addressed by the referendum in November.
- G Sonntag asked if we should take a few steps back and ask the staff to remind us what the areas of concern were. He feels that the commission has lost sight of the original goal.
- S Bankhead asked about apartments. They are problematic even for the developers. S Bankhead feels that they should not be mandated.

- J Jackson said that in the current ordinance apartments are not mandated.
- L Banda said that many of the suggestions that the commission is currently considering have come from the opinions of experts and from applying the zone to different areas of the city. She values the work that has gone into this draft.
- The commission decided to pass this back to staff so that staff can help them re-focus on the modifications that were originally suggested.

Item No. 2. General Plan Map of Future Re-Zone of Existing Districts and Annexation Areas

The Commission will review and discuss the proposed changes to the map.

- The Commission discussed parcel #02-096-0058. There is an annexation petition for this parcel that is requesting Single Family High. It is currently shown on the map as commercial. The commission decided to leave it the way it is shown on the map. The developer may still apply for a different zone.
- S Bankhead explained that the planning commission can recommend against the general plan. The general plan is a guide. Also, S Bankhead said that the city has to follow the due process and bring a rezone request to the planning commission even if the planning commission will be against it.
- The commission discussed the area behind the Edward's furniture building. Previous discussions had concluded that it is too isolated to be a good area for mixed use.
- The commission discussed the southeast corner of the city.
- J Paulsen said that he did some homework on that area. He talked to 15 residents who live in the area. Within the Highlands 1 area (SFT), two said that they were happy with their lot size, but most said that they wanted a larger lot. There is a surplus of lots in the ⅓ acre range. Those on 800 East seem to favor SFL lots in the area.
- J Paulsen would prefer that the area were split between SFT and SFL. S Bankhead said that this is allowable. J Paulsen suggested making the lots north of 1000 South SFT, and those south of 1000 S SFL.
- J Paulsen asked what the reasoning criteria for changing a zone should be. He prepared a worksheet with criteria and shared it with the commission.
- B Fresz said that the zone sets the minimum lot size. If it were zoned smaller, such as SFT, the developer can still decide to make larger lots.
- G Sonntag said that he feels that an SFT zone would provide more flexibility.
- R Cecil said that SFT also gives the developer more flexibility to adjust to the lay of the land.
- J Paulsen felt that if we give more flexibility to the developer, the development will most likely end up as SFT-sized lots.
- J Paulsen felt that we should change the zone on the map only when there is a compelling reason to do so. We should respect the work of previous commissions.
- G Sonntag said that if there is any doubt, we could just leave it SFL, but felt that SFT would help the developer and help the area to develop.
- J Paulsen questioned whether our goal should be to help the developer or development.
- B Perry said that one of our goals is affordable housing and SFT would be better for that.
- J Paulsen questioned whether any housing on the bench could be considered affordable.
- S Bankhead wondered if the infrastructure cost up on the bench would put those homes out of the "moderate income" range.
- B Fresz asked if the commission wants 100 acres of 800,000 homes. This is what would happen if this land were developed as Single Family Large. That would be around 180 homes.
- L Banda is in favor of SFL in this area.
- B Perry would like it to be SFT.
- J Parker is in favor of SFT.
- R Cecil wants it to be SFT.
- J Paulsen is in favor of SFL.
- G Sonntag is in favor of SFT.
- The commission discussed the north of the city.
- G Sonntag noted that the area that is zoned LCR is near an existing band of higher density housing in the city.

- The commission discussed the area that is zoned LCR on the west side of the city, west of Highway 165. G Sonntag felt that LCR should be near commercial and/or other high density housing. He feels that this area meets that criteria.
- The other commission members agreed that this should stay LCR.
- J Paulsen said that we will need to make LCR attractive enough for developers when it comes to density. Otherwise, they may prefer Multi Family High in this area.
- The commission will pass this map on to city staff so that it can be prepared for the next step in the approval process.
- S Bankhead suggested that the commission look at a transportation map overlaid on top of the future rezone map.

Item No. 3. Providence Planning Commission Bylaws

The Commission will review and discuss the Bylaws and consider potential updates.

- Was not discussed this meeting

Question & Answer (Q&A):

Item No 1. Procedural process: The Commission will allow time for Q&A regarding the procedural process

- G Sonntag said that he will bring forward the question and answer segment of the agenda.
- G Sonntag explained why he removed the item regarding the Vineyard Subdivision from the agenda. He spoke about the geotechnical report on the Vineyards subdivision. The geotechnical report was done on a smaller site than the current site in consideration today. There was groundwater found at 11 feet at one bore hole and 8 feet at the other two holes. This made the area a sensitive area as defined by Providence City Code. The geotechnical report recommended that there be no basements built, among other things. G Sonntag explained that he asked Executive Staff whether there should be another geotechnical report done that better represents the entire property. The staff recognized that the report might not represent the entire area, and so they decided to treat the entire area as a sensitive area as a precaution. This would mean that no basements would be allowed, and that a land drain might be installed. After discussion with the city attorney, G Sonntag felt that the issue was resolved and that there was nothing further the planning commission needed to do. This is why that item was removed from the agenda.
- G Sonntag said that he also received a call from Jeff Jackson. J Jackson told him that he plans to do additional geotechnical work on the property to see if they can make basements work on the property, which may require the use of perimeter drains.
- G Sonntag spoke about procedure. He explained that the city decided some years ago to have the executive staff review the concept plan because it was mostly administrative in nature. The committee just had to decide whether some basic requirements were met. Then the preliminary and the final plats come before the planning commission.
- S Bankhead explained that the concept plan is very simplified. The preliminary plat has a longer list of requirements. The executive staff reviews both, but the planning commission only reviews the preliminary plat and final plat. About 10 years ago, the city created an Administrative Land Use Authority to take administrative decisions away from the city council. Some citizens were getting frustrated with city councils because they were approving subdivisions that they did not like. The residents did not understand that the councils had no choice as long as the subdivisions met the code. The goal with taking these decisions away from the council was to have the city council be as legislative as possible. When it came to the subdivision process, we decided that we still wanted the planning commission to be involved. The staff can do their best to get it ready, and then the planning commission can give the final approval in a public meeting.
- S Bankhead mentioned Brent Bateman's suggestion that the Planning Commission do less administrative items. S Bankhead said that she can see what he is saying, but she also likes the way that Providence CIty does it right now, because it allows the staff to work out the kinks in a subdivision and then give it to the Planning Commission for public review and public approval. Without this process, the staff would have to turn into a public body, which would make things less efficient because developers sometimes require several iterations of submissions in order to meet the code.
- As to concept plans, S Bankhead read from Providence City Code 11-3-1. With the concept plan, city staff is mostly looking at the zone and the sensitive areas to see if the development is feasible. The preliminary

plat stage has many more requirements. If they meet the requirements, the planning commission must approve it.

- G Sonntag explained that the commission members should study the preliminary plat and the analysis that is done by the executive staff and ask any questions that they have before voting to approve or disapprove a plat.
- J Paulsen said that he feels that it is a good idea that the Planning Commission serve as a check on the administrative staff.
- J Paulsen spoke about the Vineyard Subdivision. He said that the feasibility study was done for a preliminary plat that is quite different than the one that is being proposed now. J Paulsen asked if the city would be liable if the feasibility study is deemed non-relevant to the preliminary plat that we approved.
- C Wooley, city attorney, said that it is important to have checks and balances. He said that the code and the ordinances that set forth the roles of the commission members are important. Commission members cannot step outside those roles. He said that the executive staff's role is to have the technical expertise to answer the commission members' question. The planning commission should ask enough questions to get a comfort level that the work has been done. However, it is not usually the role of the Planning Commission to question the opinions of the city engineer or other experts employed by the city with regard to their areas of expertise. Also, the Planning Commission doesn't get to decide whether they look at the concept plan or the preliminary plat. Such decisions about roles are the decision of the city council. The planning commission also can't change much about development that is happening right now. They must look to the future to make improvements to the code for future development. C Wooley feels that the Planning Commission's role should be as legislative as possible.
- J Paulsen asked if the city would have liability if the feasibility study doesn't fully represent the current preliminary plat. If something went wrong, would the city have more liability because of the mismatch of the feasibility study with the plat?
- C Wooley said that there is no way to fully avoid liability, but that he is comfortable with the current level of liability.
- J Paulsen asked about the city engineer's opinion of the applicability of the feasibility study.
- M Pierce said that he didn't decide where to drill the bore holes. He said that the feasibility study MAY apply to the entire property, but that there is still time to do additional research.
- M Pierce said that it would be best to wait until the final plat and construction drawings phase to do another feasibility study. The developer may do some mitigation efforts that would invalidate any study done now. We are waiting to see what happens.

Item No 2. Projects: The Commission will allow time for Q&A regarding current and upcoming projects.

- G Sonntag asked what the executive staff is working on right now.
- S Bankhead said that they are working on The Corner Commercial subdivision that is on 100 south on the southwest side of the roundabout. They are deciding whether to split the lot into two. This would be an amendment to The Corner Subdivision. S Bankhead explained that when someone does an amendment to a final plat, we make them start from the preliminary plat stage.
- We are also looking at another plat amendment that was a result of legal action. This is for Sunrise Acres Phase 3.
- We are also looking at the Vineyard Phase 1 Final Plat. We will make sure all the conditions of the preliminary plat are met before sending the final plat to the Planning Commission. Staff is starting their review on the construction drawings.
- Providence Gateway is submitting plats for each building. Building 1 is in process right now.
- The Arbor Fields discussion is ongoing. This is the property that had the old Edwards furniture building. They are considering vertical mixed use.
- Doyle Zollinger's subdivision that is off of Baur Avenue is an ongoing discussion. We are waiting to receive the concept plan.
- S Bankhead spoke about the Champlain Development. This is the 10 acre piece that is off of 5th South. The future zoning map shows it as single family residential. They want single family high, which has not been discussed for that parcel. Therefore, we will send it to Planning Commission for review.
- S Bankhead said that when a parcel is submitted for annexation, the city council first decides whether to approve it for further consideration. Then, if it is approved, it goes to planning commission. Also, before

the city council approves the final annexation, an annexation agreement is made that may require the developer to provide certain infrastructure improvements, etc.

- There is also a two-lot subdivision that planning commission has not seen yet. The preliminary plat was submitted yesterday. It is off of Center Street and 200 East.
- S Bankhead explained that staff has been reviewing Planning Commission recommendations for code changes. Staff reviews them for legality and attempts to write draft versions of what the commission has recommended. For the Life Cycle Zone, staff has decided that it is time to leave it to the Planning Commission. We will not be drafting changes to it unless the commission requests us to.
- S Bankhead said that executive staff is also working on setbacks. Certain architectural features don't fit in our current setback ordinance. An example is window wells. Also, our setback ordinances are too rigid for unusual lot shapes.
- S Bankhead explained that the General Plan is waiting on some maps, including the future zone map and the transportation map. Once the future zone map is finished, the transportation map will need to be examined to see if it will work with the future zone map.
- Mayor Drew spoke on behalf of the council members. Mayor Drew said that in Logan, if you want to speak, you have to sign in. He said that at city council, as long as things stay civil, the council feels that there is no need to change the bylaws.
- Mayor Drew said that the primary duty of the Planning Commission is to finish the general plan. We are now going on our third year of working on the plan. He strongly suggests that the commission clear their agenda in order to finish the general plan. The council is not happy that the plan has not been completed. The City Council can un-appoint members of the planning commission if they are not completing their assignments.

Reports:

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

- None

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

- None

Motion to close the meeting— R Cecil, second — J Parker
Vote:
Yea: J Parker, R Cecil, L Banda, G Sonntag, B Perry
Nay:
Excused:

- The commission thanked John Parker for his service

Meeting adjourned at approximately 8:55 PM
Minutes prepared by Jesse Bardsley

_____ _____

Gary Sonntag, Chair Skarlet Bankhead, City Recorder

PROVIDENCE CITY UTAH

Planning Commission Bylaws

Dated: _____

ARTICLE I - GENERAL PROVISIONS

1.1 Applicable State Statutes and Local Ordinances and Rules.

The Providence City Planning Commission, hereinafter referred to as the "Commission," shall be governed by state statutes and local ordinances and policies including the following:

a. State statutes applying generally to public boards, members and officials, including but not limited to: Title 10, Chapter 3, Part 13 of the Utah Code dealing with disclosure requirements and Title 52, Chapter 4 of the Utah Code dealing with open and public meetings.

b. State statutes governing the activities of Planning Commissions in relation to planning and zoning, including but not limited to: Title 10, Chapter 9a, Municipal Land Use Development and Management Act.

c. The Zoning Regulations of Providence City as set forth in Title 10 of the Providence City Code.

d. The Subdivision Regulations of Providence City as set forth in Title 11 of the Providence City Code.

e. Boards and Commissions, Planning Commission as set forth in Title 2 Chapter 1 of the Providence City Code.

f. The bylaws of the Providence City Planning Commission as set forth herein. NOTE: **These bylaws are not adopted by Ordinance and do not have the force of law. They are advisory guidelines only.** Consequently, should the Planning Commission waive or suspend (see Section 10.2 herein) or otherwise deviate from these bylaws during the course of a hearing/meeting, such **deviation shall not be grounds for invalidating a hearing/meeting** held during such hearing/meeting or any decisions made at such hearing/meeting.

g. If these bylaws conflict with Federal, State, or City codes and/or ordinances, the federal, state, or City codes and/or ordinances shall prevail.

1.2 Requirement of Familiarity with State Statutes and Local Ordinances and Rules Affecting the Commission.

Upon taking office, all members of the Providence City Planning Commission shall familiarize themselves with the foregoing and, while in office, members shall maintain such knowledge, including knowledge of amendments and additions, and shall be strictly governed thereby in the conduct of Planning Commission affairs.

1.3 ~~Rules~~ Bylaws of Commission to be Available in the Providence City Office.

An official copy of the ~~rules~~ bylaws of the Planning Commission, in current form, shall be available in the Providence City office as a public record. Additional copies shall be provided to members of the Commission and made available to the public upon request, but the official copy in the Providence City office shall govern.

1.4 Location of the Providence City Office.

The office of the Providence City Planning Commission shall be located within the Providence City offices, ~~15 South Main~~ 164 N Gateway Dr, Providence, Utah, 84332.

ARTICLE II - MEMBERS

2.1 Number of Members, Appointment, Compensation, Etc.

The membership and appointment of the Planning Commission shall be governed by the provisions of the Utah Code and the provisions of Title 2 Chapter 1 of the Providence City Code.

2.2 Causes for Removal from Commission.

Causes for consideration of removal of members from the Providence City Planning Commission by recommendation of the Mayor to the City Council may include malfeasance, misfeasance, or nonfeasance generally, and in particular:

a. Failure to maintain reasonable familiarity with state statutes and local ordinances and rules affecting the Commission, or failure to be governed thereby, as required by Section 1.2, above.

b. Failure to disclose conflict of interest for purposes of disqualification when a member has a personal or monetary interest in the matter involved, or will be directly affected by a decision of the Commission, which the City Council deems to be in violation of the provisions of the Utah Code.

c. Providence City Code 2-1-1B. "Members may be removed with or without cause by a majority vote of the City Council."

2.3 Resignations, Generally, and by Absence.

When members propose to resign, if reasonably feasible, they shall give notice of their intent to the Mayor and to the City Council of Providence City and make the date of resignation effective in such a manner as to allow time for appointment of replacements.

Failure to attend three consecutive regular meetings, or three of any seven consecutive meetings, without the recorded consent of the Chair, shall be construed by the Chair as grounds for resignation from the Commission by absence. The Chair may then recommend removal of the member to the City Council.

2.4 Vacation of Office.

When a member dies, resigns, or is removed (including resignation by absence), the Mayor shall promptly indicate to the City Council that a vacancy exists. When a member becomes incapacitated for office permanently or for what appears likely to be a protracted period, or moves from the jurisdiction, or becomes, for any other reason, no longer qualified for office and fails to resign, the Chair shall cause any necessary investigation to be made and shall present the facts to the Mayor and to the City Council who may declare the office vacant and appoint a replacement.

2.5 Expiration of Term.

The terms of office for all members of the Planning Commission shall be three (3) years and until their successors are appointed and qualified except where appointment to a shorter term is necessary to provide for staggered terms among commission members. Members may be removed with or and majority vote of the Council, standing members may be appointed to serve an additional term; r

2.6 Orientation and Training.

Newly appointed commission members will commence orientation and training through reading and study of:

1) Handbook for Planning Commissions and Land Use Authorities published by the Utah League of Cities and Towns;
2) Providence City Code Title 2 Chapter 1 (8/9/16) Planning Commission;
3) Bylaws of the Planning Commission;
4) Conflict of Interest Statement;
5) Meeting schedule for year:
6) Map showing City boundaries and zoning;
7) Current General Plan;
8) Providence City Zoning Code Title 10 Chapters 1-16.

The Administrative Director will notify Planning Commission members of training opportunities. Commissioners are encouraged to study other areas of Providence City government (e.g. subdivision code(s) and other publications on planning and zoning and attend other training(s).
See the Providence City Personnel Policy Section 8. Training and Travel for reimbursement policies.

ARTICLE III - OFFICERS, COMMITTEES, STAFF, DUTIES

3.1 Until Successors Take Office.

Annually, as the last item of business at the regular meeting of the Commission in the month of July, the Commission shall elect a Chair and Vice Chair. If such regular hearing/meeting is canceled or a quorum is lacking, the election shall be held within 36 days thereafter at a regular or special meeting. If no quorum can be obtained within 36 days, the election shall be held at a regular or special meeting held as soon thereafter as a quorum can be obtained, provided that if no such election is held within 60 days of the dates when generally required, the Mayor shall notify the City Council, who shall appoint a Chair and Vice Chair to serve until the next regular election in the month of July. The prior Chair and Vice Chair shall remain in office until successors take office at the next regular or special meeting following an election or appointment. A chair may not succeed him or herself as chair of the Commission.

3.2 Succession of Vice Chair to Office of Chair; Special Elections.

If the Chair resigns office or no longer becomes a member of the Commission, the Vice Chair shall succeed in office for the remainder of the term. If the Vice Chair resigns office, becomes no longer a member of the Commission, or succeeds to the Chair's office, a special election shall be held at the next regular meeting of the Commission to select a Vice Chair to complete the term, provided that if such regular meeting is one immediately preceding the regular election, the Commission may permit the office of Vice Chair to remain vacant until it is filled in the regular election.

3.3 Duties of Chair and Vice Chair; Appointment of Temporary Chair to Preside at Hearings/Meetings:

If present and able, the Chair shall preside at all hearings/meetings. If the Chair is absent or unable to preside, the Vice Chair shall preside. If both are absent or unable to preside, the members present shall appoint a Temporary Chair to preside. In accordance with these and other applicable rules, the presiding officer shall decide all points of procedure and order, unless otherwise directed by vote of a majority of the members in attendance. When necessary, in deciding points of order, Roberts Rules of Order, newly revised, ~~shall~~ may be used by the Chair as a point of reference.

The Chair shall maintain order and decorum, and to that end, may order removal of disorderly or disruptive person(s) in accordance with UCA 10-3-608 by an officer of the Cache County Sheriff's Department. In the event of an emergency, the Chair may order removal of person(s) without a vote of the Commission.

The Chair is a voting member of the Planning Commission and votes on all items.

3.4 Other Responsibilities and Duties of Chair; Delegation to Vice Chair.

The Chair shall have further duties and responsibilities as indicated below. The Chair may delegate duties generally to the Vice Chair, or may authorize the Vice Chair to perform specific duties during her/his absence or in case of his disability to perform necessary Commission functions in a timely manner. The Vice Chair shall perform all duties so delegated. In case of absence or incapacity of the Chair, on approval by a majority of the commission, the Vice Chair shall perform any or all duties of the Chair whether or not delegated.

3.5 Managerial Responsibilities.

Subject to these rules and further instructions from the Commission, the Chair shall direct the official business of the Commission, interface with the Mayor in the conduct and affairs of the Commission, request needed staff assistance from the Administrative Director or the City Council, and exercise general management direction of the affairs of the Commission.

3.6 Assignment of Commission Members to Inspection Duties.

The Chair may designate members of the Commission to make specific studies and reports, personal

inspections of property and land uses, when necessary for proper consideration of agenda items. No more than two Commission members should gather on any City assignment ~~inspect a property~~ at the same location and time; otherwise, ~~If it is determined that more than two Commission members should inspect a property at the same time. The~~ open meeting rules will apply.

3.7 Administrative Director.

The Administrative Director to the Providence City Planning Commission shall be the ~~Administrator~~ Administrative Services Director or her/his designee.

3.8 Duties of Administrative Director.

The Administrative Director, acting under the general direction of the Mayor of Providence City, is responsible for providing staff services to the Commission within the provision of budget authority appropriated by the Providence City Council and within the framework of the provisions of Titles 2, 10, and 11 of the Providence City Code.

3.9 Appointment of Secretary.

The Secretary to the Commission shall be assigned by the Administrative Director from the staff of the Community Services Department.

3.10 Duties of Secretary.

Subject to applicable City Codes and the direction of the Administrative Director of the Planning Commission, the Secretary shall in general attend to all correspondence of the Commission; attend all hearings/meetings of the Commission (except when excused by the Administrative Director with temporary services arranged); and generally perform or supervise all clerical work of the Commission. Under the direction of the City Recorder, send out or cause to be published all notices required; compile all required records; maintain the necessary schedules, minutes, files, and indexes.

ARTICLE IV - CONDUCT OF COMMISSION MEMBERS, STAFF

4.1 Representation of Applicants or Petitioners.

No member of the Commission, or of its staff, shall represent applicants or petitioners on matters on which the Commission is to make determinations or recommendations.

4.2 Conflict of Interest.

No member of the Commission shall participate in any case in which they have financial or personal interest in the property or action concerned, or will be directly affected by the decision of the Commission, or has or believe they have any other conflict of interest as defined or regulated under the provisions of the Utah Code. No member of the staff of the Commission or of any agency serving

the Commission shall prepare or present arguments or reports, or attempt to influence the decisions of the Commission, in any case in which he has similar interests and which would constitute a violation of the above-referenced Utah State statutes.

4.3 Disqualification on Grounds of Influence Other Than at Public Hearing/Meeting.

Commission members may be disqualified from voting whenever any applicant, or their agent, has sought to influence the vote of the member on their application or petition, other than in the public hearing/meeting, through an Ex parte ~~Aex parte~~ contact: *"Ex parte" is a Latin phrase meaning "on one side only; by or for one party." An ex parte communication occurs when a party to a case, or someone involved with a party, talks or writes to or otherwise communicates directly with the judge about the issues in the case without the other parties' knowledge.*

4.4 Expression of Bias, Prejudice, or Individual Opinion Prior to Hearing and Determination.

Commission members may seek information from other Commission members, Counsel to the Commission, staff serving the Commission, or the staff of other departments or agencies advising the Commission; but no member shall express any bias, prejudice, or individual opinion on proper judgment of the case prior to its hearing and determination. Violation of this rule shall be deemed to constitute malfeasance and be grounds for dismissal from the Commission.

4.5 Commission Members Not to Vote Unless Present at Meeting.

No Commission member shall vote on any matter unless such member is present, either in person or by electronic connection, at the meeting when a vote is taken.

4.6 Inquiry Regarding Conflicts of Interest and Bias.

It shall be the responsibility of the Chair, Vice Chair or presiding officer to inquire regarding potential conflicts of interest, and issues of bias, regarding the pending agenda item(s), at the beginning of a public hearing or meeting.

4.7 Decorum.

Commission members shall avoid leaving their seats except during approved recesses of a public hearing/meeting. Members shall avoid conversation that is not plainly audible to all present in the hearing/meeting room.

ARTICLE V - HEARINGS/MEETINGS, GENERALLY. It will be the objective of the Planning Commission Chair and Commission Members to conduct a Commission hearing/meeting that is orderly and respectful void of any chaos and clamor. It is in the best interest of the City to afford those who wish to address the Commission an opportunity to do so as much as reasonably possible, allowing a measure of time to present and speak within specific limits of time conducive to the time available and needed by the Commission to hear, discuss and make a decision, forwarding a recommendation to the City Council.

5.1 Regular Meetings.

Regular meetings of the Commission shall be held at 6:00 p.m. in the City Council room and over flow room(s), Providence City offices, on the second and fourth Wednesday of each month; provided that such meetings may be held at any other convenient place or date if directed by the Chair, after public notice is given in compliance with the Utah Code, and upon findings that such other location would serve public convenience or necessity.

5.2 Study Meetings.

Study meetings of the Commission may be held as part of the regularly scheduled meetings or as are deemed appropriate by the Chair, or Administrative Director, provided public notice of the time and place of the meeting is provided in compliance with the Utah Code.

5.3 Special Meetings and Public Hearings:

Special meetings for any purpose may be held at the call of the Chair, the City Council, or the Administrative Director. Said meeting shall be called and scheduled by the Chair at the greatest convenience of the Commission. Notice of the time and place of any special hearing/meeting shall be given in conformance with the provisions of state statutes and local ordinances.

Call of a special meeting at a specified time and place and for specified purposes during a regular meeting of the Commission shall be notice thereof to members of the Commission in attendance at said regular meeting, but other members shall receive written, electronic, or telephonic notice of the special meeting.

Public Hearing(s) may be scheduled during a regular or special meeting. Noticing requirement shall be done in compliance with applicable City and/or State Codes.

5.4 Recess or Continuance.

Any regular or special hearing/meeting may be recessed or continued from day to day, or to the time of any previously announced regular or special hearing/meeting, and such recess or adjournment to a time and place certain shall not require additional public notice.

5.5 Cancellation.

If no business is scheduled before the Commission, or if it is apparent that a quorum of the Commission will not be available, any hearing/meeting may be canceled by the Chair by giving notice to all members before noon on the day of such hearing/meeting. The City Office will notify the Chairman or acting Chair.

5.6 Quorum.

A quorum of the Commission shall consist of at least three members or alternate members. In all cases where there are only three members present, all members must cast a vote upon any action

on an application or petition requiring action. When only three members are present, a positive vote must be unanimous.

5.7 Agenda, Order of Business.

The Secretary, under direction of the Chair and the Administrative Director, shall prepare an agenda for each Commission meeting. Order of the business shall be as specified by the Chair.

5.8 Length of Hearings/Meetings.

At 9:00 p.m. the Planning Commission will finish the item presently being considered, no additional items will be heard after that time unless there is a motion by a member of the Commission to extend the meeting. All items remaining to be heard will be forwarded to the next regular agenda for consideration.

5.9 Time Control.

The Chair may, at any time, institute measures to control the time for presentation or discussion ~~debate~~ on any issue. Care should be taken to insure fairness in the hearing/meeting process. Those speaking in support and opposed should have substantially equal time. The chair may stop the presentation or discussion ~~debate~~ once he or she believes the issue has been adequately and fairly heard.

5.10 Electronic Meetings.

The Commission members may be allowed to attend any regular or special hearing/meeting by electronic connections as allowed by City and State Codes.

a. At least two (2) members of the Commission must be present at the anchor site (unless specifically noted the anchor site is the Providence City Office building, 164 North Gateway Dr., ~~15 South Main,~~ Providence UT).

b. No more than (2) members of the Commission may attend by electronic connection.

c. A Commission member desiring to attend by electronic connection must notify the Chair and/or the Administrative Director on or before ~~by~~ noon the day of the meeting to allow for arrangements to be made for the electronic meeting and related set up.

ARTICLE VI - PROCEDURES AT HEARING/MEETING

6.1 Representation at Hearing/Meeting.

At the hearing/meeting, any person may appear or be represented by authorized individuals, agents or attorneys. Such individuals, agents or attorneys shall present competent evidence of the extent of their authorization if requested by any member of the Commission.

6.2 Public HearingProcedure.

The public hearing procedure shall be made available to the public and/or be displayed in the commission room, and overflow room(s), needed and available.

a. The Chair, or such person as he may direct, describes the nature of the reason or application ~~case and evidence~~ available to the Commission, for which the hearing is being held, including a summary of staff reports (which shall include recommended findings of fact, conclusions of law and a recommended decision).

b. The applicant, petitioner or authorized agent outlines the nature of the request and presents supporting evidence including pictures, graphics, or other audio/visual material. The applicant will furnish their own presentation equipment and supplies; unless, arrangements have been made in advance with City Staff, and as the City has capacity to reasonably to assist.

c. Persons neutral, or in opposition or support of the application or petition may provide testimony.

d. Rebuttal may be by the applicant, petitioner or authorized agent who spoke in favor.

e. Rebuttal may be by the City Staff or such person as the Chair may direct.

f. Closure of public comment and discussion by the Commission. NOTE: After closure of public comment, the Commission may ask questions of City staff. If questions raised during the Commission's discussion requires an answer by an applicant or other persons present at the hearing/~~meeting~~, the hearing may be reopened, by the Chair for this additional information to be presented and an opportunity for rebuttal provided, as needed. Also, the Chair may open and close the public hearing ~~comment~~ without formal motions from the Planning Commission.

6.3 Conduct During Hearings/Meetings.

During the hearing/meeting, each side shall proceed without interruption by the other. All testimony, statements and pleadings shall be addressed to the Chair. There shall be no questioning or arguing, between individuals in the audience, nor between the audience and the individual making a presentation at the pulpit.

Any member of the Commission, the Legal Counsel to the Commission, or the Commission staff, upon recognition by the Chair, may direct any questions to the applicant, witnesses, or any person speaking from the audience, to bring out pertinent facts. The Chair or the Commission members may call for pertinent facts from the staff or make appropriate comments pertinent to the request, application or matter at hand ~~case~~. No Commission member shall debate or argue with persons in the audience.

The Chair shall maintain order and decorum, and to that end, may order removal of disorderly or disruptive person(s) in accordance with UCA 10-3-608 by an officer of the Cache County Sheriff's Department. In the event of an emergency, the Chair may order removal of person(s) without a vote

of the Commission.

Persons attending the hearing/meeting will:

- Refrain from clapping, whistling, heckling, stomping feet, shouting or speaking out of turn.
- Refrain from parading or posting of signs inside or outside the meeting room.
- Refrain from any 'straw' polling or impromptu-voting during the meeting.
- The length of time a speaker can talk will depend on the of number of speakers and the importance of the issue and available time.

To become a speaker on an issue, a person will sign in on a "Speaker Sign-in Sheet" that is separate from the general attendance sign-in sheet, that is made available at the entrance to the meeting room.

- Sign the Speaker Sheet.
    - The "Speaker Sign-in Sheet" will be made available up to the Call to Order opening of the meeting. After the start of the meeting, late arrivals to the meeting will forfeit their opportunity to speak.
    - When speakers sign in, they will designate if they would like to speak to:
      1) an Agenda Item;
      2) on a Hearing topic; or
      3) during the Public Comment period (on any topic).
    - They will include on the sign in sheet their Name, Agenda items or topic they wish to speak to and the estimated time they expect to speak.

The Commission Chair will, in respect to the meeting Agenda, anticipated time the Commission intends to spend hearing and discussing an agenda item, or the overall length of time the meeting has already gone, may delete or add to the number of speakers allowed as well as the speakers time.

- Speakers will be called to speak in the order they have signed in and as determined by the Commission Chair.
- A speaker has "ONE" time to speak, not numerous times, nor getting back up in-between other speakers. The speaker will state, make their presentation or comment, then sit down allowing the meeting to continue.
    - Speakers will address the Planning Commission, not the public attending the meeting.
    - Speakers are not allowed to hand over his or her minutes to another speaker.
    - If any person(s) disregards any of the above guidelines, that person will be asked to stop, sit down and/or leave the meeting room.
    - Numerous people talking interferes with the audio recording that is being taken by the secretary to the Commission. Individuals speaking out of turn will be asked to stop talking.
    - Unless the Chair designates, members of the commission or city staff will refrain from responding directly to the audience or person with who is speaking.

A Public Hearing is specifically listening to the public, particularly the person speaking. The Planning Commissioners do not have to respond.

The Commission Chair will have the discretion, on any Agenda item, to carry over the review, discussion and need to hear additional testimony from the public attending, to another Commission meeting.

ARTICLE VII - FINDINGS AND DECISIONS

7.1 Timing of Decisions.

After conclusion of the public hearing on any application or petition, the Commission shall examine the evidence before it in relation to findings required.

With due consideration to the length of the agenda, the nature of the ~~case~~ application, the complexity of the evidence, and the findings required, the Chair may elect, subject to a vote of the majority of the Commission, one of the following alternatives:

a. To proceed immediately to determination and decision on conclusion of the hearing in a particular ~~case~~ application; or

b. To defer determination and decision until later in the same meeting; or

c. To defer determination and decision until a specified special or regular meeting of the Commission within the time limits specified by state statute or local ordinances.

7.2 Findings.

If a majority of the quorum of the Commission members present concurs that the evidence supports favorable findings upon an application or petition before it, or that such findings could be made if conditions and safeguards are established, the decision shall be favorable to the applicant, provided that such conditions and safeguards as may be required for a favorable finding are specified in the decision. Such safeguards and requirements shall be binding upon the applicant or petitioner and her/his successor and interests.

If a majority of the quorum of the Commission members present concurs that the evidence does not support a favorable action or recommendation by the Commission, then findings shall be specified in the decision outlining those problems or deficiencies in the application or petition which warrant such action.

If the findings of fact and conclusions of law recommended by staff do not accurately reflect the Commission's decision, the Commission may amend such findings and conclusions at the hearing/meeting or may recess the hearing/meeting to a date and time certain to allow for preparation of revised findings and conclusions by staff.

7.3 Form and Procedure of Decisions.

All such decisions of the Commission shall be made at a public ~~hearing/~~meeting by motion, made and seconded, and by a voice vote. The motion shall be in the form of findings of fact and shall state the

reason for the findings by the Commission and a statement of any conditions or safeguards to be attached to the action. If there is any ambiguity on any vote or if the naturally of the application or petition warrants, the Chair may conduct a roll call vote.

7.4 Notification.

Notice of the Commission decision shall be given to the applicant or petitioner and to other interested parties who have requested such notice, by the Secretary of the Commission as soon as reasonably possible after the decision is reached, but within ten (10) days. Such notice shall be given on a "Report of Action" form approved by the Commission and shall include a copy of the complete findings of fact and conclusions of law adopted by the Commission in reaching its decision.

7.5 Appeals. Appeals by applicant or affected party.

Appeals to administrative decisions (legislative decisions?) are directed to the Appeal Authority.

Advisory recommendations of the Commission cannot be appealed as they will be heard by the City Council.

ARTICLE VIII - REQUEST TO WITHDRAW OR AMEND APPLICATIONS OR PETITIONS

8.1 Withdrawal.

Upon written request from the applicant, petitioner, or authorized agent, an application or petition may be withdrawn at any time before the Commission makes a decision in the case.

8.2 Amendment.

Applicants, petitioners, or their authorized individuals or agents may amend applications or petitions in any lawful manner on written request delivered to the Administrative Director or ~~her/his or her agent~~ not less than ten (10) days prior to the scheduled public hearing/meeting to assure that the amendment is properly evaluated and addressed in the staff report. Amendments received less than ten (10) days before the public hearing/meeting will not be evaluated and made part of the staff report. The staff shall orally report to the Commission at the public hearing/meeting the nature of any amendments received less than ten (10) days before the hearing/meeting. The Commission shall determine whether the nature of the amendment is such as to require referral for re-examination by Counsel or staff having made reports on the original application or petition. If such referral is found necessary, the Commission may proceed with the hearing/meeting or may continue it to a time and place specified, but shall not decide the case until the Commission has received sufficient information and analysis to make a finding that the amendment would not create a substantial difference in the effect of the application or petition.

8.3 Deferrals and Continuances.

On its own motion, or at the request of applicants, petitioners, or their authorized individuals or agents, the Commission may defer the hearing/meeting of ~~cases~~ applications or provide for later

continuance of ~~cases~~ applications on which hearings/meetings have begun. Such deferrals or continuances shall be permitted only for good cause, stated in the motion, and, unless time and place is stated, shall require new public notice. An applicant shall be allowed to request one continuance for good cause shown. If additional deferrals or continuances are at their request, new fees shall be paid by applicants or petitioners.

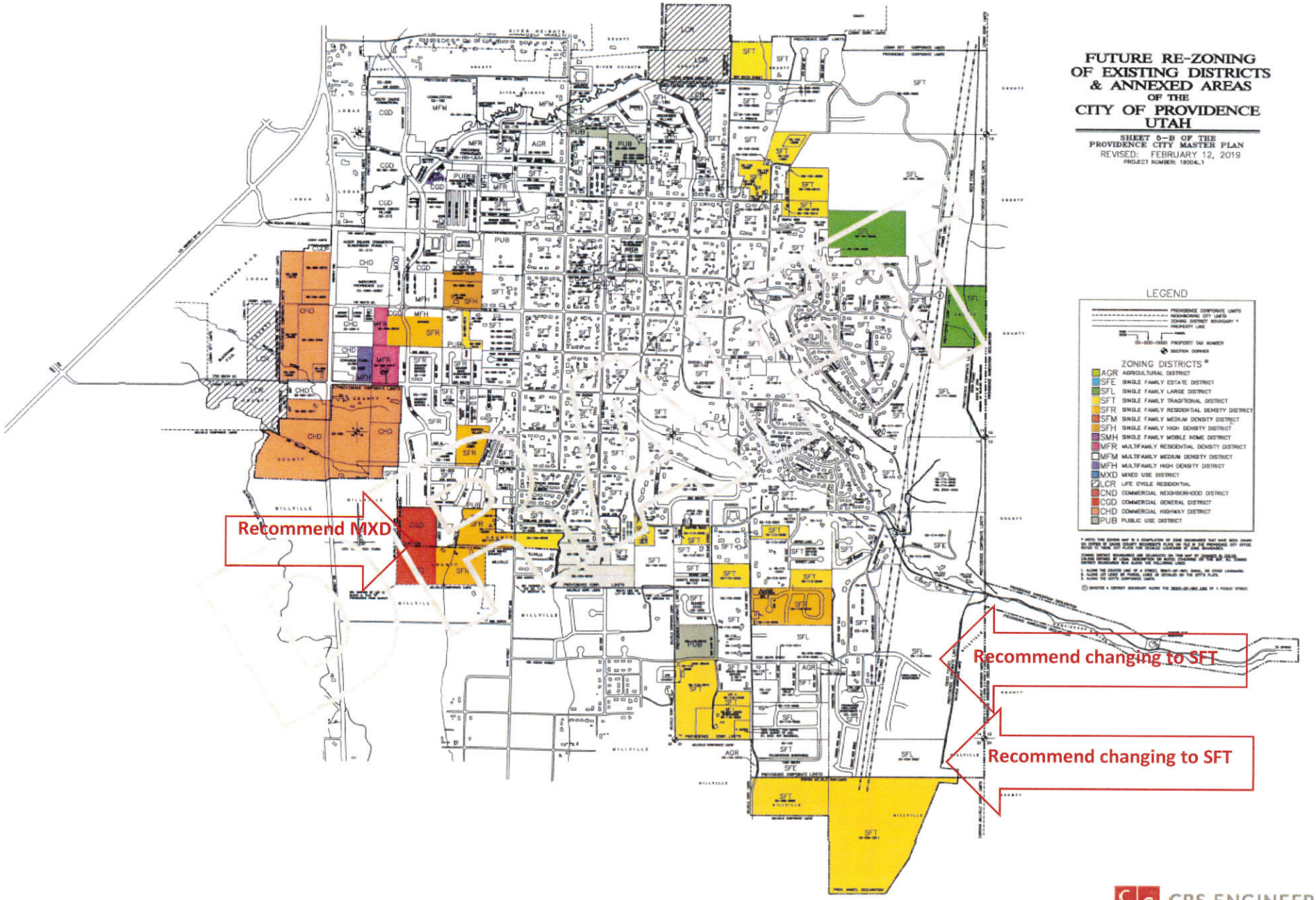
ARTICLE IX - AMENDING OR WAIVING RULES

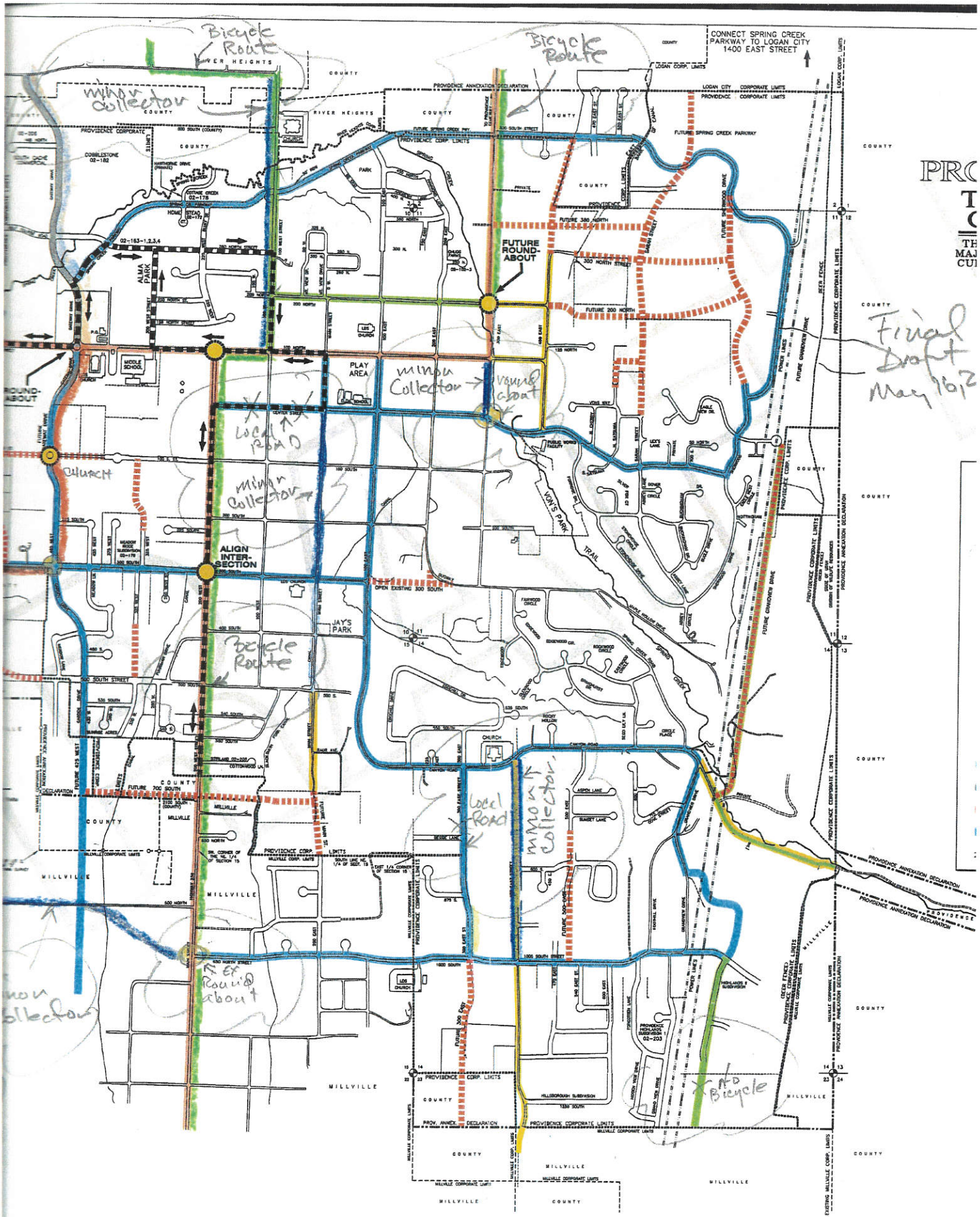
9.1 Amending Bylaws.

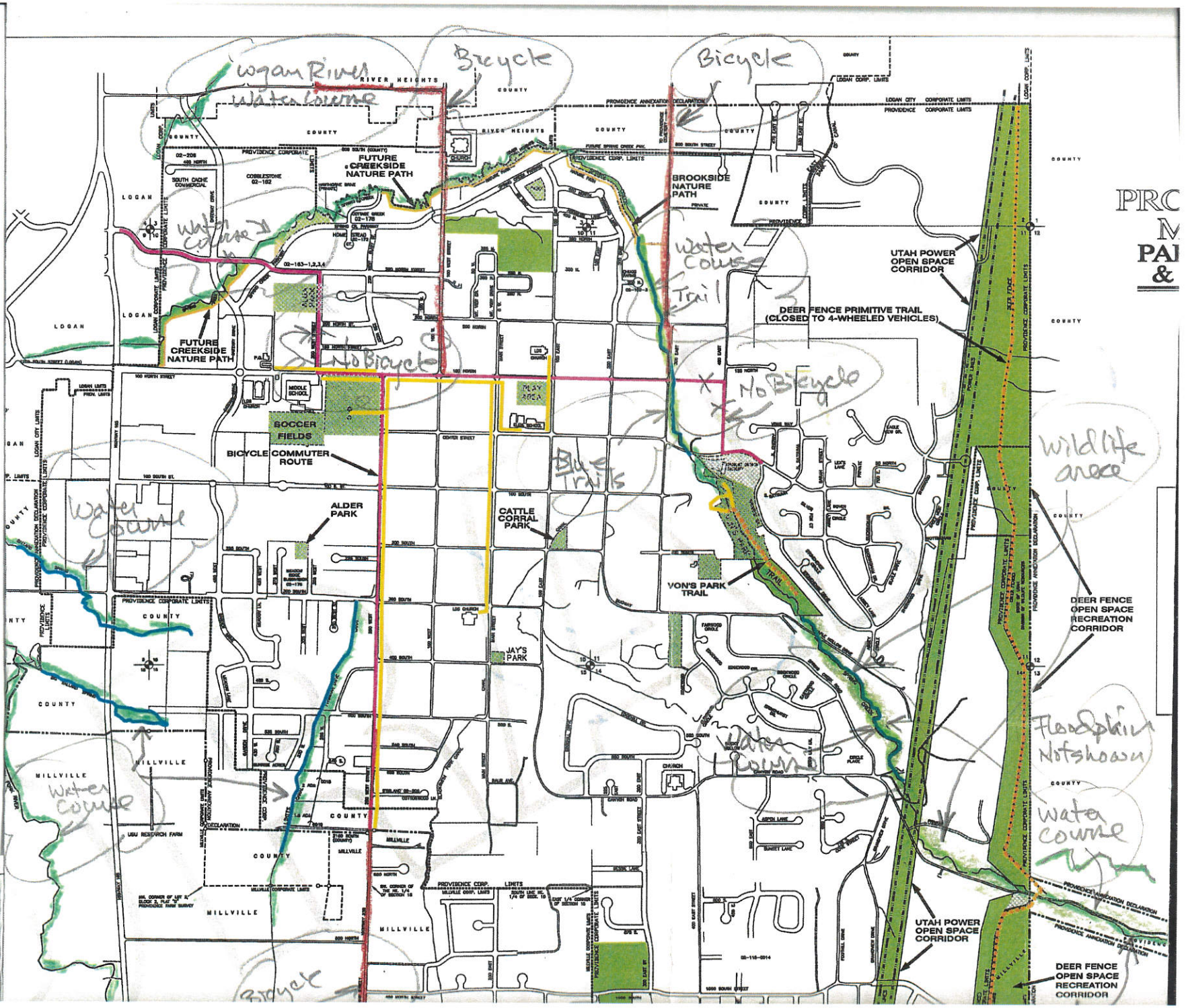
These Bylaws may be amended by a majority vote of the Commission except where such amendment would be contrary to requirements or limitations set by Utah Code or Providence City Code. An amendment may be proposed at any regular meeting of the Commission. Prior to the meeting at which the amendment is to be voted upon, members shall be sent a copy of such proposed changes. All amendments to the bylaws must have City Council approval before taking effect.

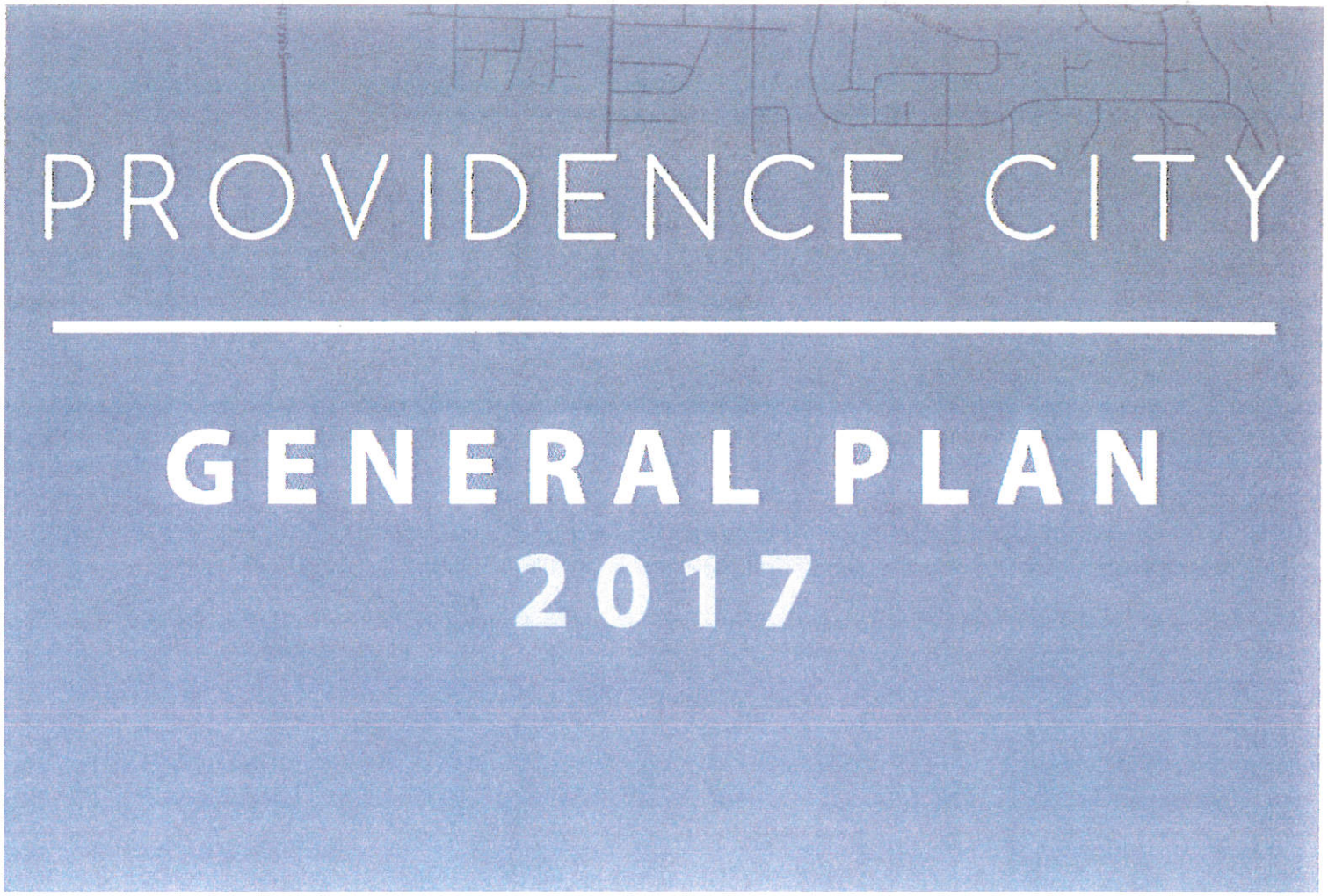
9.2 Waiving or Suspending Rules.

A rule of procedure may be suspended or waived at any hearing/meeting by unanimous vote of Commission members present unless such rule is set by Utah Code or by the Providence City Code.


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: 18004.1
LEGEND
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
Recommend MXD
Recommend changing to SFT
Recommend changing to SFT
CRS ENGINEERS
Answers to Infrastructure®


CONNECT SPRING CREEK PARKWAY TO LOGAN CITY 1400 EAST STREET
Bicycle Route
minor collector
FUTURE ROUND-ABOUT
PLAY AREA
minor Collector
round about
Local Road
Church
minor Collector
ALIGN INTER-SECTION
JAY'S PARK
Bicycle Route
Local Road
minor Collector
Ex. Round about
Bicycle Route
Final Draft May 16, 2
FUTURE SPRING CREEK PARKWAY
FUTURE 300 NORTH STREET
FUTURE 200 NORTH
FUTURE SHERWOOD DRIVE
FUTURE GRANDVIEW DRIVE
VON'S PARK TRAIL
FUTURE 700 SOUTH
FUTURE 300 EAST ST.
FUTURE 1200 SOUTH STREET
PROVIDENCE ANNEXATION DECLARATION
PROVIDENCE CORPORATE LIMITS
LOGAN CORP. LIMITS
LOGAN CITY CORPORATE LIMITS
PROVIDENCE CORP. LIMITS
MILLVILLE
COUNTY


FUTURE CREEKSIDE NATURE PATH
BROOKSIDE NATURE PATH
UTAH POWER OPEN SPACE CORRIDOR
DEER FENCE PRIMITIVE TRAIL (CLOSED TO 4-WHEELED VEHICLES)
FUTURE CREEKSIDE NATURE PATH
SOCCER FIELDS
BICYCLE COMMUTER ROUTE
ALDER PARK
CATTLE CORRAL PARK
VON'S PARK TRAIL
JAY'S PARK
DEER FENCE OPEN SPACE RECREATION CORRIDOR
UTAH POWER OPEN SPACE CORRIDOR
DEER FENCE OPEN SPACE RECREATION CORRIDOR
Logan River
Water course
Bicycle
Trail
No Bicycle
Blue Trails
Wildlife area
Floodplain Not shown
LOGAN
MILLVILLE
RIVER HEIGHTS
COUNTY



PROVIDENCE CITY

GENERAL PLAN 2017

ACKNOWLEDGMENTS



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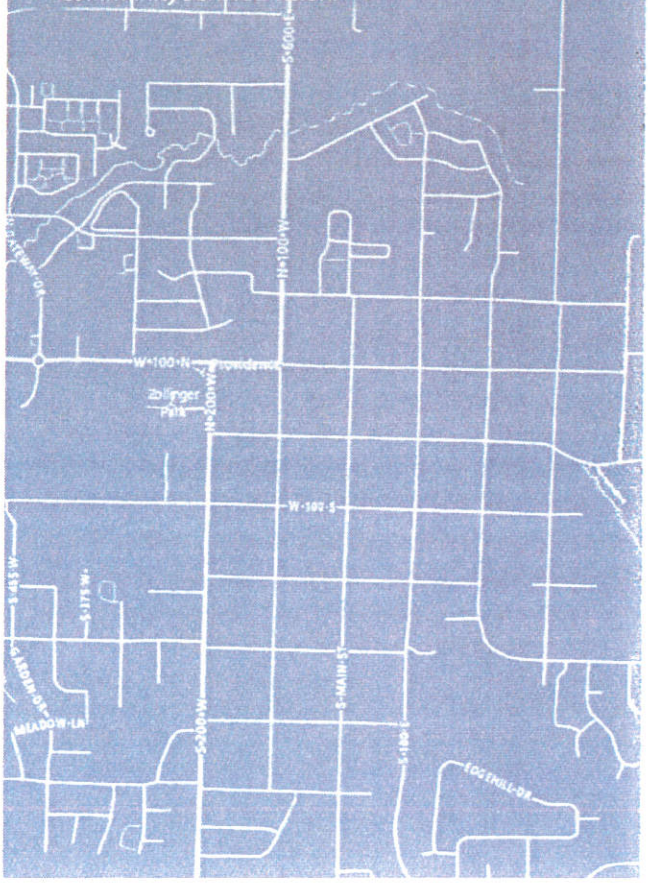
Chapter Eleven: Annexation Policy Plan - Approved

The content of PART ONE is a DRAFT prepared by CRSA
Chapters Five – Ten are DRAFTS prepared by city staff under the direction of the Planning Commission using a template provided by CRSA

Chapter Eleven: Annexation Policy Plan was approved by Resolution 039-2018, adopted by the City Council on 11/13/2018.

INTRODUCTION

From a stopping point for Shoshoni tribes, to an early Mormon settlement, to a rural farming community, Providence as had a long and rich history in Cache Valley. Since its establishment as a City in 1859, Providence has maintained its identity as a rural community. 40 years of rapid growth has brought with it the benefits and challenges of change for a small community. Providence recognizes the value and need for growth, while still seeking to provide the rural quality of life, character, and uniqueness long associated with the community. Having a vision for the City, coupled with the appropriate goals and strategies will provide Providence with the tools necessary to ensure future growth and the character of Providence are united, that both may occur without compromise of the other. This plan seeks to provide these guiding principles and to best manage the look, feel, and function of the City. These are designed to proactively anticipate and guide future changes and achieve the community's shared vision.



Preface

WHAT IS THE GENERAL PLAN?

The general plan is a comprehensive policy document that is used to help guide the City in its future growth and change. In broad terms, the General Plan aims to map out and communicate a City's future based on a shared vision of the community.

The ideas in this General Plan provide a means to improve the community character and quality of life for residents, increase prosperity and business development opportunities, and address city goals within the context of the growing region and regional impacts outlined in the plan document.

WHY DO WE HAVE A GENERAL PLAN?

This General Plan functions in two roles for the City. First, this document updates and replaces the 2000 General Plan and ensures Providence meets the State requirements set by The State of Utah's Land Use Development and Management Act (LUDMA). Secondly, the Plant provides a basis for informed future decision making. The General Plan provides for consistency by establishing a framework for decision-making both in the short term and long-term. The plan provides guidance to land owners, current and future business owners, and residents. An understanding of the long-term vision for the City is needed so people can make decisions regarding their land with confidence in understanding the parameters of planning policies and why they are in place. City leaders and citizens have stated that they wish to preserve the rural character of Providence. This Plan ensures that this can be achieved while still ensuring that landowners are able to exercise their development rights.

WHAT DOES THE GENERAL PLAN TALK ABOUT?

The plan covers the topics of land use, neighborhoods, design review, transportation, economics, moderate income housing, environmental stewardship, and public services. Collectively these elements correlate in order to produce a collective vision for the future of Providence. Key Initiatives and a Design Framework Map are utilized to summarize the interconnected nature of the Plan's components, providing a succinct and easy to use 'quick-reference' for the overall goals and vision of the City.

THE BIG PICTURE?

This document contains two sections that function together to create a comprehensive General Plan. The first section of this Plan consists of the vision and key initiatives that provides the overall "Big Idea" for the direction of the City. The remaining chapters are the individual parts that allows the vision to be carried out. Community character can be difficult to define. It is the goal of these chapters to parse out what it is that gives Providence its unique qualities, and what can be done to enhance and preserve them through the many different elements that center around land use, transportation, and economics.

THE GENERAL PLAN PROCESS

It has been 17 years since the previous General Plan was adopted by the City. There has been significant change and growth in that time, including the addition of Maceys grocery store and several new single and multi-family housing developments. The significance of the past 15+ years of progress, along with the expectation of future change, demands a General Plan update that analyzes these changes in the community. From there, the plan takes into account these changes to update goals, policies, and implementation measures to guide future development in the City. To guide the update process the City established a Steering Committee consisting of representatives from City Staff, City Administration, City Council, and the public. The consultant team worked under the guidance of the Steering Committee and City staff.

WHO WILL USE THE PLAN AND HOW?

It is the goal of the General Plan to provide an effective and easily understand document that may be utilized by anyone in the City, ranging from City staff appointed to make administrative and planning decisions, to concerned citizens, to land owners and developers. The general plan provides a means for aligning the efforts of different city departments, boards, commissions, and the council, toward achieving the overall vision for the City.

Community Context

REGIONAL CONTEXT

Providence is a small community that is part of the larger metropolitan area of Logan in Cache Valley. The valley is bound by the Wellsville Mountains to the west and the Bear River Mountains to the east. Smaller towns and communities dot the valley, with the greater, more urban population found along the east. Because of the interconnected nature of all of the various communities that make up Cache Valley, the Cache Valley Regional Council adopted a 2040 vision plan to help guide future growth. The document process included extensive public engagement, scenario planning, and exploring growth issues and choices. The following Growth Principles embody many of the values held by people of the region. Because Cache Valley is experiencing rapid growth and is expected to do so in the future, it is imperative that this growth be well planned and responsive to the preservation of the agricultural character and beauty of the region.

ENVISION CACHE VALLEY GUIDING PRINCIPLES

1. Enhance existing towns and cities and maintain individual community identity by encouraging inward growth and more compact development and buffering community boundaries with agrarian and natural lands
2. Encourage mixed-use neighborhoods and town centers that include a variety of housing options and that allow individuals and families to live close to where they shop, obtain services, go to school, work, and play
3. Develop clean and sustainable industry and good-paying jobs close to home
4. Provide a balanced transportation network with improved roadway connections, enhanced public transportation options, and streets that encourage bicyclist and pedestrian mobility
5. Invest in efficient infrastructure systems to serve existing communities and future growth. These systems manage such services as water, sewer, waster disposal, and energy
6. Protect, preserve, and improve air quality, water quality, wildlife habitat, agricultural land and scenic beauty of Cache Valley
7. Maintain and improve access to recreation by connecting local recreational amenities to a regional network
8. Expand local recreational systems, providing small parks located near where people live and linked by trails for walking and biking

COMMUNITY + PLANNING HISTORY

In the 1850's, early Mormon settlers began to erect cabins, layout a narrow roadway from the "Big Spring" and give the little community the name "Spring Creek Settlement". In time, the small group grew from a few families to sixteen families, and by 1859 and the settlement was renamed "Providence". By the 1870's the town had been developed into a grid pattern consisting of 8-acre blocks, each divided into six lots. Agriculture was the dominant industry in the community. There were small commercial activities that included mercantile shops, mills, brickyards, blacksmith shops, and a sugar beet factory. Over the next 40 years the population more than doubled, and by 1910 there were approximately 1,020 residents. Growth in the community remained relatively minimal, until the 1980's, when the population grew steady over the next three decades to reach its current estimated number of 7,270. In December of 2000, the City's first General Plan was completed. This document provided the City with the base information to help guide and direct the vision and goals of the community. The following timeline highlights some of the key events in City history, with a emphasis of those moments related to planning, growth, and change.

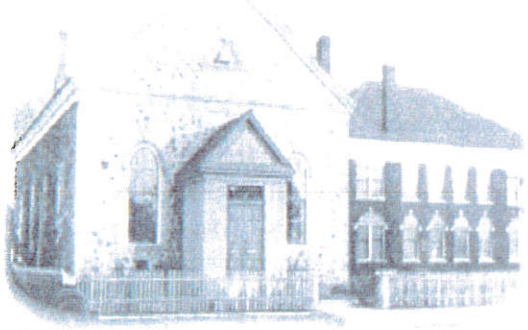
PROVIDENCE CITY TIMELINE

1859 — Providence becomes one of the six original settlements of Cache Valley

1861 — The first post office is established. The first sawmill, school house, and blacksmith shop quickly follow



1871 — Construction of Old Rock Church is completed



Old Rock Church

1898 — The town incorporation of Providence is approved. Soon after Hopkin John Mathews is elected as the first President of the Board



Hopkin John Mathews

1909 — Providence gains effective electricity

1912 — The Logan Rapid Transit comes to Providence

1929 — "Theurer's Store" opens as a Grocery and Meat Market

1970 — After a 50 year lull the population doubles, suddenly reaching 2200



Providence circa 1970's

1991 — The first zoning ordinance is approved by the city council

2000 — Providence continues to grow, reaching 4,000 residents. The City's first General Plan is adopted

2007 — Maceys, the first major consumer development opens in Providence

Maceys grocery store

2011 — According to the census the population reaches 7,075

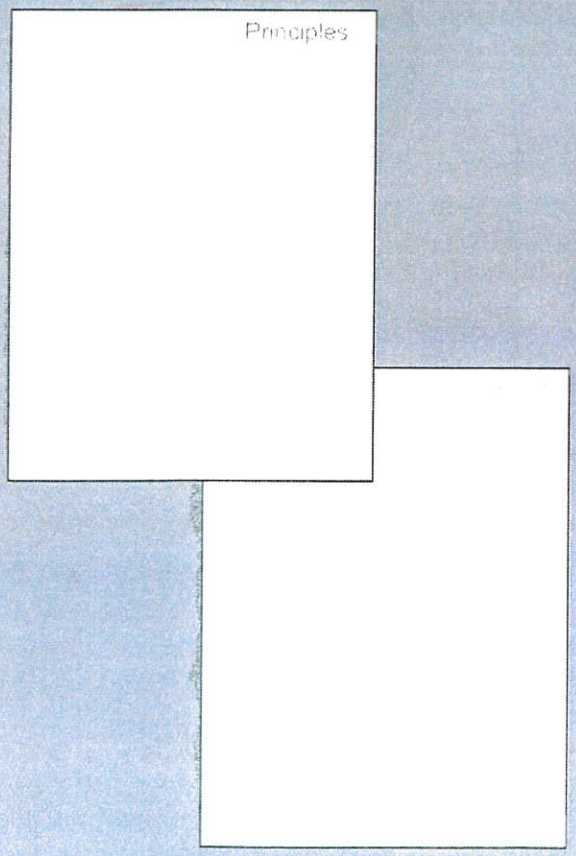


Population Growth

2017 — Begin General Plan update preparation

WHAT HAS CHANGED SINCE THE 2000 GENERAL PLAN?

Since the General Plan was completed in December of 2000 there have been many changes to the community. The population has gone from 4,377 to an estimated 7,494 residents. The City's largest retail development, Maceys was completed, along with a bank, fast food establishments, offices, and medical service clinics. In addition to many new single-family homes that have been built, there has also be townhome and apartment developments in the northern sections of the City. New roadways, streetscape improvements, and improved/additional connections to Logan continue to be built.



PROVIDENCE TODAY

Providence, while still very much a farming community, has also become over time a desirable residential suburb of the neighboring City of Logan. Providence is a city where generations have grown, and where new families have come to raise their children. For a time, much of the commercial activities disappeared from the City, but over the last decade there has been new retail, office, and commercial growth. This signifies a shift for the City, as the continuation of this type of development will provide not only an improved tax base, but closer or walkable access to these uses for residents.

Parks and recreation opportunities continue to improve, including the addition of amenities such as a splash pad, pickleball court, and new playground equipment. The City has taken valuable steps in improving irrigation in the City, and has saved thousands of dollars through better water sourcing and practices.

Rezoning requests and building applications are brought to the planning commission at a steady pace, as new development of single and multi-family housing, and some retail and dining establishments are built in the City.

The recent relocation of the City offices to a larger building, purchasing of equipment for Public Works, and sound fiscal practices maintained by the City show a stable and capable local government, with intentions to maintain its fiduciary responsibilities to its citizens.

PROVIDENCE TOMORROW

As Providence enters into the next chapter of its City's history, the question will be, what do we hope to become? Preservation of the qualities that makes Providence a community and place where people wish to live and raise their families can only be achieved through careful planning; ensuring that clear guidelines and policies are in place that guide growth in a positive and sustainable direction.

POPULATION



65+ years

Percent
Total

11.32%
844



18-64 years

53.20%
3,968



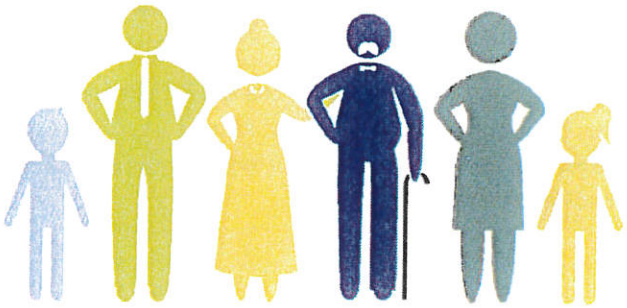
5-17 years

25.12%
1,873



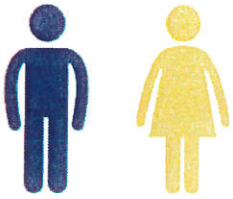
0-4 years

10.36%
773



7,494
2016 Population Estimate

31.0
Median Age



Male
51.3%

Female
48.7%



Married
79.0%

HOUSING

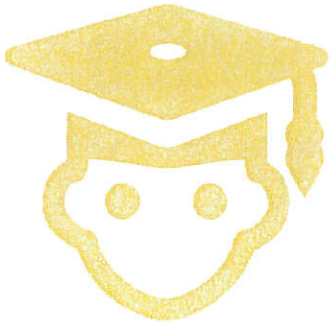


Owner Occupied Household
83.5%



Housing Units
2,282

EDUCATION



High School or Higher
97.1%

Bachelor's Degree or Higher
47.2%

ECONOMY + INCOME



Median Value of Owner Occupied Housing Unit
$232,000



Median Household Income
$62,335

TRANSPORTATION + GEOGRAPHY



Mean Travel Time to Work
16.7 Minutes

Land Area
3.79 square miles

WHAT DOES THE FUTURE LOOK LIKE?

The image below represents the changes experienced in Providence over the last 25 years. The green/color image is the new growth that has occurred, the black and white image was what existed 25 years ago, and the tan is the property within the City boundary that remains primarily undeveloped or minimally developed. What will this image 25 years from now look like? The goal of this document is to help answer that question.



"Guide and manage growth in a way that preserves rural scenery and the agrarian essence of the City, while also providing more opportunities to live, work, shop, and recreate in Providence."

PROVIDENCE CITY VISION

FIVE KEY INITIATIVES

Providence City, through the process of developing this general plan, established five key initiatvies to act as the planning and development focus for the City. These initiatvies will guide decisions regarding City land use, transportation, housing, and economic development and will also provide direction on overall policy and budget decisions. These major strategies build from the vision and will direct the projects and programs the city will prioritize for implementing the ideas of the general plan.

INITIATIVE #1: SENSE OF PLACE



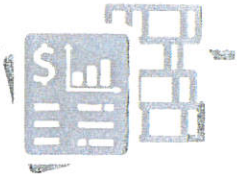
Preserve the 'sense of place' by identifying characteristics that define Providence as a unique place.



INITIATIVE #2: GREEN INFRASTRUCTURE

Make decisions regarding storm water and exterior water use guided by green infrastructure and low impact development best management practices.

INITIATIVE #3: FISCAL RESPONSIBILITY



Consider life-cycle costs in mind when making decisions for design standards (such as road widths) and new capital improvement projects.

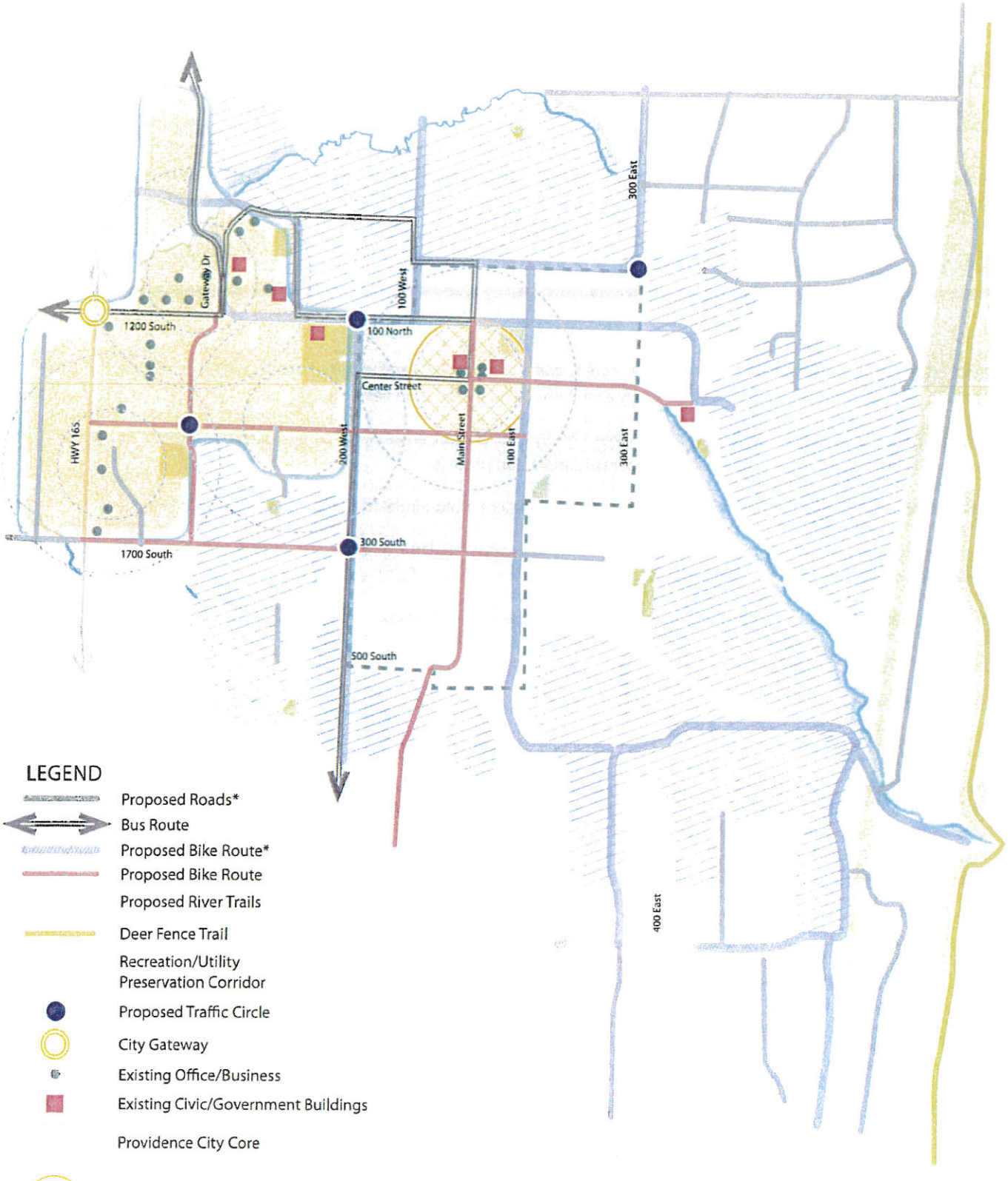


INITIATIVE #4: A MULTI-MODAL CITY

Ensure that transportation and recreation facilities accommodate a variety of transportation modes (biking, walking, driving) to provide people multi-modal transportation options as a lifestyle and recreation choice.

INITIATIVE #5: ECONOMIC DEVELOPMENT

Consider long-term economic development impacts when making land use, transportation, and other planning decisions.



LEGEND

- Proposed Roads*
- Bus Route
- Proposed Bike Route*
- Proposed Bike Route
- Proposed River Trails
- Deer Fence Trail
- Recreation/Utility Preservation Corridor
- Proposed Traffic Circle
- City Gateway
- Existing Office/Business
- Existing Civic/Government Buildings
- Providence City Core
- Providence Downtown Core
- 5 min/10 min Mixed-Use Nodes
- Neighborhood/Residential Development
- Potential Conservation Zones

*Based on current Transportation Master Plan

HOW THE KEY INITIATIVES ARE SUPPORTED

Part Two of this document contains chapters on inidividual areas of the general plan. Each chapter has an overarching goal and objectives with strategies to implement to acheieve the goal and objectives. While the chapter goals address the topic for that chapter, collectively the goals are intendend as a mechanism for acheiveing completion of the key intitatives. Below each objective is listed under the key initiative it supports.

KEY INITIATIVE #1: SENSE OF PLACE

Land Use, Neighborhoods, & Design Review

Objective: Establish a city-wide network of centers, nodes, and public spaces, and destinations including a commercial core, neighborhood parks, and civic destinations all linked by a multi-modal transportation network.

Objective: Promote development patterns based on net density that protect environmental and scenic resources and create a network of preserved natural space as part of the residential subdivision process.

Objective: Promote development patterns that facilitate safe and efficient multi-modal transportation (walking, biking, etc.).

Objective: Identify areas such as prime open space, environmentally sensitive land, and major utility easements where residential development is not appropriate.

Objective: Create design standards that allow for flexibility within a defined framework.

Objective: Preserve historic assets.

Transportation Systems

Objective: Create linking network of urban and recreation bicycle paths throughout the City

Objective: Improve aesthetics of streets and ensure they provide value to the community's character and identity

Objective: Improve "walkability" and "bikeability" of City

Objective: Provide options for non-drivers (including the young, elderly, and those without a personal vehicle) to travel throughout the City

Environmental Stewardship

Objective: Retain the views of open space that create the community's rural character.

Objective: Protect exist wildlife habitat in a manner that allows both human and animal habitation to coexist.

Public Services

Objective: Create civic open spaces and safe, pedestrian friendly streets. Create parks as places of open space and centers of community activity as an element of a vital contribution to a livable community.

KEY INITIATIVE #2: GREEN INFRASTRUCTURE

Land Use, Neighborhoods, & Design Review

Objective: Plan for future neighborhoods in a manner that preserves open space and efficiently utilizes existing and future public infrastructure.

Objective: Accommodate growth and accompanying infrastructure expansion without negative financial impacts to the city.

Objective: Identify areas such as prime open space, environmentally sensitive land, and major utility easements where residential development is not appropriate.

Transportation Systems

Objective: Create linking network of urban and recreation bicycle paths throughout the City.

Objective: Improve aesthetics of streets and ensure they provide value to the community's character and identity.

Objective: Minimize negative impacts to existing neighborhoods or commercial development along transportation corridors.

Objective: Preserve right-of-way widths to limit future roadway expansions solely for vehicular use.

Environmental Stewardship

Objective: Reduce negative impacts to streams and other aquatic systems and protect streams and riparian areas from encroachment of development and subsequent drainage problems.

Objective: Protect ground water resources from pollution and depletion.

Public Services

Objective: Maintain an adequate supply of clean water to meet present and future needs and demands.

Objective: Provide public services of water, sewer and parks and recreation facilities with consideration of life-cycle costs, including upfront costs and on-going maintenance costs.

KEY INITIATIVE #3: FISCAL RESPONSIBILITY

Land Use, Neighborhoods, & Design Review

Objective: Plan for future neighborhoods in a manner that preserves open space and efficiently utilizes existing and future public infrastructure.

Objective: Establish a city-wide network of centers, nodes, and public spaces, and destinations including a commercial core, neighborhood parks, and civic destinations all linked by a multi-modal transportation network.

Objective: Accommodate growth and accompanying infrastructure expansion without negative financial impacts to the city.

Transportation Systems

Objective: Create linking network of urban and recreation bicycle paths throughout the City.

Objective: Provide better linkage to regional transportation systems.

Objective: Improve "walkability" and "bikeability" of City.

Environmental Stewardship

Objective: Reduce negative impacts to streams and other aquatic systems and protect streams and riparian areas from encroachment of development and subsequent drainage problems.

Objective: Protect ground water resources from pollution and depletion.

Objective: Protect exist wildlife habitat in a manner that allows both human and animal habitation to coexist.

Public Services

Objective: Maintain a sewer disposal system that is efficient, economical, and sanitary.

Objective: Provide public services of water, sewer and parks and recreation facilities with consideration of life-cycle costs, including upfront costs and on-going maintenance costs.

Objective: Maintain an annexation policy plan consistent with the city's ability to meet water, sewer and parks and recreation services for annexed areas

KEY INITIATIVE #4: A MULTI-MODAL CITY

Land Use, Neighborhoods, & Design Review

Objective: Establish a city-wide network of centers, nodes, and public spaces, and destinations including a commercial core, neighborhood parks, and civic destinations all linked by a multi-modal transportation network.

Objective: Promote development patterns that facilitate safe and efficient multi-modal transportation (walking, biking, etc.).

Transportation Systems

Objective: Improve safety for all users on City streets.

Objective: Create linking network of urban and recreation bicycle paths throughout the City.

Objective: Provide better linkage to regional transportation systems.

Objective: Improve "walkability" and "bikeability" of City.

Objective: Preserve right-of-way widths to limit future roadway expansions solely for vehicular use.

Objective: Provide options for non-drivers (including the young, elderly, and those without a personal vehicle) to travel throughout the City.

Environmental Stewardship

Objective: Retain the views of open space that create the community's rural character.

Public Services

Objective: Create civic open spaces and safe, pedestrian friendly streets. Create parks as places of open space and centers of community activity as an element of a vital contribution to a livable community.

KEY INITIATIVE #5: ECONOMIC DEVELOPMENT

Land Use, Neighborhoods, & Design Review

Objective: Accommodate growth and accompanying infrastructure expansion without negative financial impacts to the city.

Objective: Provide compatible integration between residential areas and commercial development.

Transportation Systems

Objective: Create linking network of urban and recreation bicycle paths throughout the City.

Objective: Improve aesthetics of streets and ensure they provide value to the community's character and identity.

Objective: Provide better linkage to regional transportation systems.

Objective: Minimize negative impacts to existing neighborhoods or commercial development along transportation corridors.

Environmental Stewardship

Objective: Reduce negative impacts to streams and other aquatic systems and protect streams and riparian areas from encroachment of development and subsequent drainage problems.

Objective: Protect ground water resources from pollution and depletion.

Public Services

Objective: Maintain an adequate supply of clean water to meet present and future needs and demands.

Objective: Maintain a sewer disposal system that is efficient, economical, and sanitary.

Objective: Maintain an annexation policy plan consistent with the city's ability to meet water, sewer and parks and recreation services for annexed areas.

Resources & References

BEST PRACTICES

This chapter provides best practice references that are intended to be used as resources for the implementation. They support both the big picture ideas of the Framework for the Future and Key Initiatives in Chapter 3, as well as the more specific goals, objectives, and action strategies in the plan elements address in Part Two of the General Plan document.

In general, the Best Practices included are a specific representative reference intended to be just one of several resources for a more comprehensive topic. While many of the Best Practices are applicable to many different contexts, others have been included for the specific context and associated opportunities, as well as potential challenges, of Providence City.



ASLA SUSTAINABLE URBAN DEVELOPMENT TOOLKIT



Urban Development: Sustainable, livable communities are built on the principles of interconnected green space, multi-modal transportation, and mixed-use development. Connections are made through an integrated network of sidewalks, trails, bike lanes, transit stops, and streets. A variety building uses including, commercial, institutional, educational, and housing are readily accessible. Following these practices creates not only an environmentally sustainable city, but a healthier population, both physically and socially.

More information found at: ***www.asla.org/sustainableurbandevelopment.aspx***

ASLA HEALTHY + LIVABLE COMMUNITIES TOOLKITS



The American Society of Landscape Architects (ASLA) offers several toolkits on how to create a better built environment. Toolkits are how theories are put into practice. Each "tool" in a toolkit is a best practice. Three of their toolkits—Sustainable Transportation, Healthy and Livable Communities, and Sustainable Urban Development—are applicable for Providence. Each toolkit is divided into the following sections:

- Organizations
- Resources
- Research
- Projects

More information found at: ***www.asla.org/livable.aspx***

ASLA SUSTAINABLE TRANSPORTATION TOOLKIT



Transportation: The character of transportation corridors determines the form, pattern and sense of place in communities. Transportation infrastructure, such as roads, intersections, alleys, and parking lots, together account for 20-40% of urban land. Sustainable transportation follows best practices for transportation that integrates driving, biking, and walking with the natural environment to create multi-modal systems that are safe, beautiful, and comfortable.

More information found at: ***www.asla.org/sustainabletransportation.aspx***

APA MODEL SMART GROWTH CODES



The APA report provides planners and policy makers with a tool to make better land development decisions that ultimately result in more compact, walkable, mixed-use cities. The report enables policy makers with a means of updating and creating new regulations for smarter community growth. Multiple models of smart growth ordinances are explored in the document, providing users with several options for framing desired growth. Some of these ordinances include: Mixed-Use Zoning, Town Center Zoning, Affordable Housing Density, Transfer Development Rights, Transit Oriented Development, and Form Based Code Overview.

More information found at: ***www.planning.org/research/smartgrowth/***

COMPLETE STREETS



Complete Streets are a means of providing multiple modes of transportation on the streets of a community. The streets then become accessible to users of all ages and ability. This principle is guided by approach that no street is the same and therefore must respond to community context. Components of a Complete Street may include: sidewalks, bicycle facilities (bike lanes or cycle tracks), separated bus lanes, well designed transit stops, frequent and safe street crossing, median islands, narrower travel lanes, roundabouts, etc. Complete Streets aesthetically become more appealing through streetscape treatment by means such as street trees, landscaped medians, street lights, and benches. This approach to streets begins by retrofitting existing street networks that suffer from congestion and low productivity, to become balanced and far more efficient system that not only provides more choice for transportation, but also provides a means for a more active and healthy community. In the future, when new streets are created, the application of Complete Street principles will ensure an attractive and efficient street network. An ideal Complete Street Policy entails a vision set out by the community, identifying the wants and needs of its residents for its streets. Flexibility and balance directed towards users' needs will ensure a successful street.

More information found at: ***www.smartgrowthamerica.org/complete-streets***

COMPLETE STREETS LOCAL POLICY WORKBOOK



The Complete Street Workbook provides an easy framework for creating a start-to-finish implementation of Complete Street policies with a city. The process outlined guides the user through the tasks of selecting the appropriate policies, creating vision, community involvement, best practice elements, and steps towards implementation.

More information found at: ***www.smartgrowthamerica.org/guides/complete-streets-local-policy-workbook/***

CONSERVATION SUBDIVISION



Conservation subdivisions are a method of managing development in such a way to preserve open space within and around a residential subdivision. Sometimes equated as "golf course communities without the golf course", conservation subdivisions cluster home developments in a more compact arrangement. The developer is able to maintain the same number of parcels, but at a smaller scale, thus allowing communal open space for the residents. Ideally conservation subdivisions should be designed to complement a larger network of green infrastructure. A well-designed conservation subdivision will maintain contiguous blocks of open space that connect to open space on adjacent parcels. There are a number of short term and long term benefits to this method of development. These include:

- Shorter runs of utilities
- Less roads to construct and maintain
- Reduce pavement area/reduce stormwater runoff
- Improved marketability/more desirable for future homeowners with guarantee that open space will remain undeveloped
- Homes appreciate faster and sell for higher prices than traditional subdivisions
- Environmental benefits: reduces runoff and pollution, habitat protection, preservation of wildlife corridors, biodiversity

More information found at: ***http://conservationtools.org/library_items/349-Conservation-Subdivision-Design-Handbook***

www.landchoices.org/conservationsubs/consubs_pdfs/ggbrochure2009.pdf

EPA SMART GROWTH IN SMALL TOWNS AND RURAL COMMUNITIES



Not every small town in alike; some are small communities struggling to maintain a healthy population or economy, while other small towns experience the opposite problem of too much growth too quickly, therefore losing the "small town" qualities that were the initial appeal for many of the community. The EPA has created a library of resources and strategies for small down development that will help regulate growth and maintain rural character. Included in these guidelines are:

- Land use planning to focus growth in town centers and achieve a walkable community
- Rural landscape protection, enhancements for recreation, and environmental protection
- Walking, biking, and public transit alternatives appropriate to a rural community

More information found at: www.epa.gov/smartgrowth/smart-growth-self-assessment-rural-communities

EPA REGION 8 GREEN INFRASTRUCTURE



In response to the unique climate conditions of the semi-arid west, the EPA has created a series of guidelines for low-impact development and green infrastructure that responds to Utah's water needs. The principles of Low Impact Development (LID) include methods of building design and community development in a way of keeping storm water runnoff as uncontaminated as possible. This is done to slow storm water to mitigate erosion and flooding, while also allowing the stormwater to soak in and require aquifers. Additionally these practices treat polluted stormwater and prevent contamination in nearby aquifers, streams, and waterways. This is achieved through the development of green infrastructure in the community. The methods and implementation guidelines for the various green infrastructure alternatives include:

- Green Roofs (more appropriately known as living roofs or eco-roofs)
- Rain Gardens
- Bioswales/Bioretention Cells
- Detention/Retention Ponds
- Porous Pavements
- Rainwater Harvesting

More information found at: www.epa.gov/region8/green-infrastructure

FORM-BASED CODE



Form-Based Code provides an alternative solution to the standard, yet not necessarily effective model of zoning, by integrating uses, allowing for more efficient and vibrant community design. Manuals have been created for the use of city leaders as a means of implementing a Form-Based Code, appropriate to their municipality. Some elements of a Form-Based Code include:

- Regulating Plan: A plan that defines the locations for which different building standards apply
- Public Standards: Defines the standards of design for components found in the public realm such as, sidewalks, street trees, furniture, etc.
- Building Standards: Sets out the expectations as related to configurations, building function, and features.

Additional parameters that would be incorporated in the document include architectural, landscape, environmental resource, and signage standards.

More information found at: www.formbasedcodes.org/

LEED NEIGHBORHOOD DEVELOPMENT (LEED-ND)



LEED Certification has extended beyond sustainable building design to now include standards for better neighborhood development. These standards award sustainable practices that promote better overall health, quality of life, and enhance the natural environment. LEED standards can be utilized when revising new codes and regulations for cities. Some categories eligible for credit include:

- Smart Location and Linkage: Diminish the impact of sprawl on the natural environment by consideration of location of development and available access to alternative transportation
- Neighborhood Pattern and Design: Creating more efficient, vibrant, and healthy communities by creating walkable, mixed-use neighborhoods
- Green Infrastructure and Buildings: Creating buildings and infrastructure in such a way that reduces energy and water use, reuses existing structures, and utilizes more sustainable materials in the construction of new or repurposed buildings

More information found at: www.usgbc.org/guide/nd

LIFECYCLE HOUSING



The practice of Lifecycle Housing involves reintroducing the model of providing a mix of housing types in a more centralized location. Typical suburban development tends to segregate people based on their stages in life. By creating a variety of choice for living, ranging from the retired empty nesters, to the fixed-income student, to the aging grandmother, a wide variety of individuals and families live in close proximity to each other, creating a more dynamic social environment.

- Accessory Dwelling Units: are units that are either attached to or exist of the same property as the single family home. These homes provide alternative housing options for those wishing to live in a neighborhood with homes that may be otherwise too large or expensive.
- "Missing Middle" Housing Types: a term created to identify the housing types that are frequently left out of new development. These housing types include duplexes, courtyard apartments, townhouses, and live/work housing. These models are necessary in providing homes that are compatible in scale with single family homes, but still allow for walkable communities.
- Mixed housing types in one 'neighborhood' provide the opportunity for people to remain in the same area, where they are familiar with the people and services nearby.

More information found at: www.missingmiddlehousing.com/

NACTO URBAN STREET DESIGN GUIDELINES



The Urban Street Design Guide is a manual created for municipalities to utilize as a blueprint for higher quality and efficient street design. Given the prolific number of streets in most American cities, the guide seeks to outline a clear vision for street development and how to best implement quality design practices. Given the principle that each city is different and presented with its own unique challenges and opportunities related to their streets, the manual provides three levels of guidance: Critical Features, Recommended Features, and Optional Features. Critical Features consist of design elements that are mutually agreed upon as unquestionably necessary for success. Recommended Features suggest implementation of elements that provide added value and are seen a certainly beneficial, though not absolutely necessary. The final level of guidance, Optional Features, set out situational dependent suggestions that could enhance the street network, provided they are utilized in the appropriate scenario.

More information found at: www.nacto.org/publication/urban-street-design-guide/

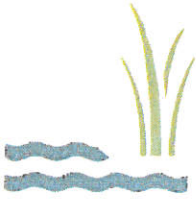
NACTO URBAN BIKEWAY DESIGN GUIDE



Similar to the Urban Street Design Guidelines, the Bikeway Design Guide provides municipalities a clear and efficient manual for creating safe and enjoyable streets for bicyclists. Given the recognized value of building accessible roads for cyclists, this manual provides an effective strategy for such implementation. The manual seeks to overcome the deficiencies of standard practices set out by AASHTO and invite cities to create context appropriate solutions for their city. The guide sets out design guidelines based on three levels: Required, Recommended, and Optional. Understanding the complex nature of individual locations, these guides provided planners, engineers, and designers with a malleable framework, allowing them to create a bicycle friendly environment that is appropriate to their residents' needs.

More information found at: www.sustainablesites.org/

SITES



The Sustainable Sites Initiative, SITES, is a is an interdisciplinary effort by the American Society of Landscape Architects (ASLA), the Lady Bird Johnson Wildflower Center at The University of Texas at Austin and the United States Botanic Garden to create voluntary national guidelines and performance benchmarks for sustainable land design, construction and maintenance practices.

Similar to LEED, SITES is a rating system for sustainable landscapes. As urbanization and development continue, that growth "profoundly impacts ecological systems as well as the health, safety, and welfare of our communities." Buildings, infrastructure and other components of a city should not be built without regard to their impacts on ecologically resources and the quality of life of a community. The SITES rating system consists of 10 areas. Pre-requites are required in 9 of the 10 areas before a project is eligible for certification. Certification levels vary depending on how many points a project achieves. Like LEED, SITES is administered by Green Business Certification Inc. (GBCI).

More information found at: www.sustainablesites.org/

WALKABLE AND LIVABLE COMMUNITIES INSTITUTE TOWNMAKER'S GUIDE: HEALTHY BUILDING PLACEMENT BEST PRACTICE



The success of creating a walkable, pedestrian focused community is significantly affected by building placement. Failure to do so often results in the post 1950s standard of suburban sprawl, where the automobile is given precedent, creating vast landscapes of parking lots dotted by disconnected box store development. By identifying five crucial areas of the urban form, proper treatment to these components can result in an attractive, accessible, and desirable city environment. Best practices for building placement identify the following components for consideration:

Edges: Well-designed edges, such as buildings that line the sidewalk, provide a sense of enclosure and define the space for the pedestrian. Street trees along edges are an important component in created a satisfying experience for pedestrians.

- Sidewalks: Sidewalk width should accommodate a variety of uses, including strolling, standing, sitting, as well as quick moving pedestrians.
- Parking: Place parking on the street, or in lots that are discreetly screened through careful building placement.
- Buildings: Quality building design, including not only form, but material selection and visibility from within and outside the building enliven the street edge and create an attractive urban environment.
- Character: Buildings should create an identity and sense of place for the location it is found in.

More information found at: www.walklive.org/walkability/

CHAPTER 5 – LAND USE, NEIGHBORHOODS, & DESIGN

5.1 WHAT WE KNOW

Providence City is a small community impacted by the growth in Cache Valley during the 17 years since the previous general plan was completed. In that time, the population grew from 4,000 residents in 2000 to 7,075 residents in 2015. Providence is a young community, with nearly 90% of the population under 65 years of age.

Neighborhoods primarily consist of single-family detached dwellings. Design review is felt to be needed for consistency and to maintain the character of these neighborhoods. Providence still has undeveloped open land that is currently zoned for residential development, so more residential growth is expected.

Providence residents desire to retain their existing small town community character. Residents expressed a desire to "stay Providence" with a desire and recognition that they do not want to be like Logan, their larger neighbor to the north. They also do not want to be "just a suburb", but want to retain their own identifiable character, shopping, and business areas.

5.2 HOW DOES THIS HELP US PLAN FOR THE FUTURE

As the expected growth in population and residential units occurs, how land use, neighborhoods and design review are managed will determine the future look and feel of Providence.

Knowing how development patterns in the past 20 years have impacted the neighborhoods of Providence provides perspective on how decisions and strategies can be made for future development. Minimizing negative impacts on traffic flow and pedestrian and bicycle safety are priority issues that can be addressed through attention to the planning and implementation of future development.

5.3 OVERALL GOAL & OBJECTIVES

The following overall goal, objectives, and strategies provide a framework for addressing the concerns and opportunities for land use, neighborhoods, and design. The overall goal provides the vision and the objectives represent what Providence would like to achieve. The strategies are action items that direct how the overall goal and objectives will be achieved. Many strategies will work to achieve more than one objective.

OVERALL GOAL FOR THE CHAPTER – THE GUIDING VISION & INTENT

Providence will oversee existing land use and future growth while fostering a balance of uses and compatibility between uses with respect for the community environment.

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 Land Use, Neighborhoods, and Design. 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 land use, neighborhoods, and design. Strategies are categorized as short-term (1-5 years) or long-term (5 – 15 years).		

1. Integrate existing and future development through zoning and infrastructure standards that will offer requirements, solutions, and compatible support options.	a. Consider adopting form based code either city-wide or for designated areas that may see a mix of uses in the future to facilitate consistency in development patterns		
	b. Review and update development, design and construction standards. Maintain future zoning map and review changes on an annual basis. Maintain current zoning map and update changes within 60 days.		
	c. Review and update as needed existing zones for applicability to new standards.		
	d. Review existing zones and policy options.		
2. Guide future development to support a city-wide network of activity centers/nodes, public spaces, and destinations including a commercial core, neighborhood parks, historic areas, and civic places all inked by streets, sidewalks, pathways, trails, and mass transit routes.	a. Create design guidelines for areas of the city, which would benefit from an area-specific design review process.		
3. Accommodate growth and accompanying infrastructure expansion without negative financial impacts to the city.	a. Create and develop operation and maintenance fee structure informed by actual costs of city-provided infrastructure.		
	b. Create and develop impact fee structure informed by actual costs of city-provided infrastructure		
4. Promote development patterns and conservation development design, that protects Providence's natural environmental and scenic resources and create a network of preserved natural spaces as part of the residential subdivision process.	a. Identify open space, environmentally sensitive land, and utility easements where development is not appropriate.		
	b. Identity areas within and bordering the City, such as the foothills, waterways, migration routes, prominent vistas, green-belts, and other natural features.		
	c. Develop a plan to preserve these features and incorporate them into the City's land uses.		
5. Promote development patterns that inner connectivity.	a. Limit the use of cul-de-sacs.		
	b. When cul-de-sacs are deemed necessary, require paths for connectivity.		
6. Use zoning and design standards to provide compatible transitions and/or integration between residential areas and commercial development.	a. Integrate design standards and conservation subdivision standards as part of the zoning ordinance and subdivision standards.		
	b. Evaluate buffers between zones and setbacks between land uses.		

7. Facilitate consistent quality development that is long-lasting and sustainable, while allowing for design flexibility.	a. Review existing areas to improve connectivity with new areas.		
	b. Review design standards applicable to each zone		
	c. Consider adopting form-based code with city-wide that may see a mix of uses in the future to facilitate consistency in development patterns.		
	d. Indicate areas where there is an option between multiple future zones.		
8. Preserve the character-defining historic assets of Providence, including built and natural features.	a. Identify the historic assets of Providence.		
	b. Consider a regulatory historic district.		
	c. Consider methods to protect historic assets of Providence.		
9. Maintain and update land use maps	a. Maintain future zoning map and review on an annual basis.		
	b. Maintain current zoning map and update changes within 60 days.		
	c. Create and update a map that shows the major centers and nodes of the City.		

DRAFT

CHAPTER 6 – TRANSPORTATION SYSTEMS

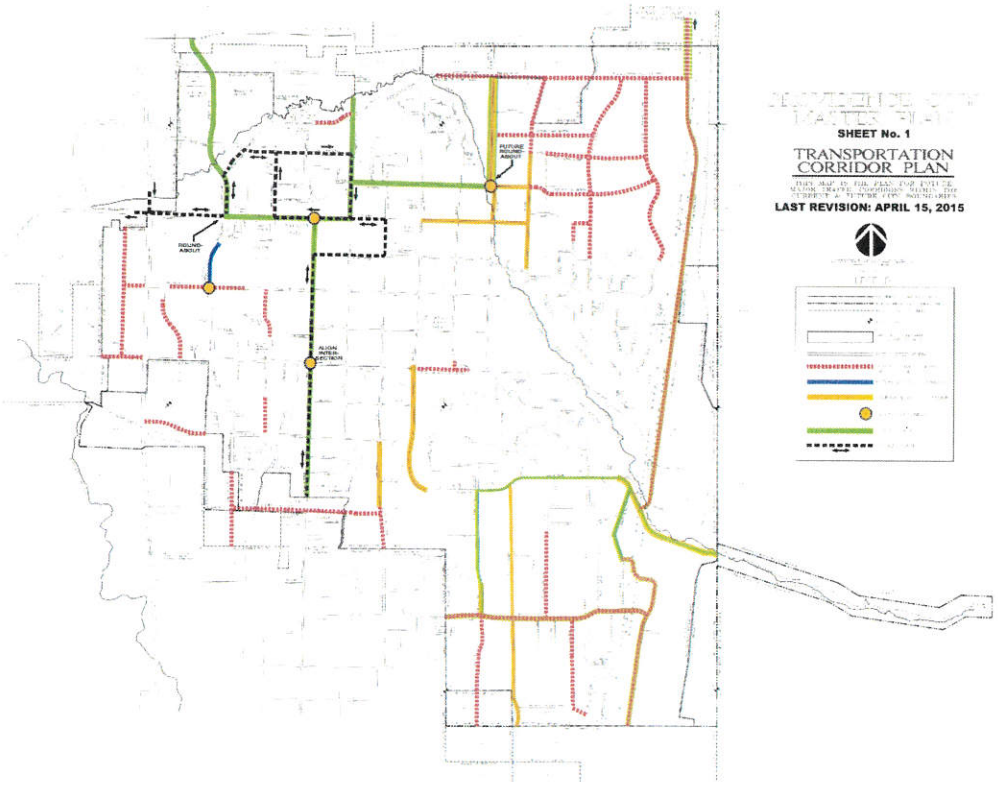
6.1 – WHAT WE KNOW

In April 2015, Providence City finalized an updated Transportation Corridor Plan. This plan is a map showing future major traffic corridors within the current and future planned annexed areas of the City. The map shows the locations of the following:

- Existing roads
- Existing bus routes
- Future roads
- Roads to upgrade in the future
- Future roundabouts
- Future bicycle route

The goals, objectives, and strategies to implement the 2015 Transportation Plan Directive and Map are included as a part of this general plan in recognition of the importance of transportation systems to a city.

During the outreach process, the community expressed a desire for increased walking and biking for leisure and for trip-based transportation (e.g. commuting to work or school, and for daily errands).
Existing mode share
Existing conditions for pedestrians and cyclists
Existing conditions for transit users
Existing conditions for drivers



6.2 – HOW DOES THIS HELP US PLAN FOR THE FUTURE

Knowing the desire for increased pedestrian and bicycle facilities helps the City to focus on identifying gaps in the existing transportation infrastructure that need filled in order to plan for future needs. A successful multi-modal system, particularly the trail system Providence residents express a desire for, must be comfortable, convenient, and connect logical destinations such as residential neighborhoods to schools, parks, and commercial districts. As such, transportation planning must be coordinated with land use planning.

6.3 – OVERALL GOAL & OBJECTIVES

The following overall goal, objectives, and action strategies provide a map for addressing the concerns and opportunities for transportation systems. The overall goal provides the vision and the objectives represent what Providence would like to achieve. The strategies area action items that direct how the overall goal and objectives will be achieved. Many strategies will work to achieve more than one objective.

OVERALL GOAL FOR THE CHAPTER – THE GUIDING VISION & INTENT

Providence will provide a safe and effective transportation system used by vehicles, pedestrians, bicycles and mass transit affording access within the City and connecting to regional transportation systems.

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 Land Use, Neighborhoods, and Design. 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 their transportation systems. Strategies are categorized as short-term (1-5 years) or long-term (5 – 15 years).		
1. Improve pedestrian safety, walkability and accessibility on City streets, rights of ways and easements.	a. Develop a city-wide inventory and mapping of existing sidewalks, crosswalks, pathways and trails and their location, condition, gaps, access and inter-connecting points.		
	b. Implement traffic calming measures where the potential for frequent pedestrian and vehicle conflicts has been identified based on citizen input and available crash data.		
	c. Identify compliance with ADA standards, conflicts with vehicular traffic and hazards. d. Determine what improvements are needed, prepare estimates, complete design and secure a budget.		
2. Create a network of bicycle and pedestrian sidewalks and pathways throughout Providence with interconnecting points to adjacent communities.	a. Utilize the Cache Countywide Trail Master Plan and work with the Cache Trails Coordinator to survey and identify bicycle and pedestrian pathways. Involve citizen input from residential, commercial, educational and seniors. b. Mitigate pedestrian movement		

	limitations throughout the city (e.g. cul-de-sac, dead-end streets, water channel crossings, etc.).		
	c. Determine project improvements, estimate, complete design and secure budget.		
3. Provide value to the community's character and identity by maintaining and improving the aesthetics of streets and public rights of way.	a. Develop and adopt a streetscape design and framework for the City to guide future development patterns and to make functional and aesthetic improvements to existing public rights of way.		
	b. Establish standards for landscaping to minimize damage to infrastructure in streets and public right of way.		
	c. Evaluate streets lights for energy efficiency, MUTCD compliance and dark-sky compatibility.		
4. Providence City transportation system shall have a workable plan coordinating with the FHWA, UDOT, APWA, MUTCD and other agencies to include interconnecting with county and regional road systems	a. Inventory city streets and identify the Functional Classification of each street with respect to location, use, route and priority. b. Prepare maps showing all City streets, county roads, state highways, private roads, alleys and adjacent neighboring interconnections. c. Coordinate transportation efforts with adjacent cities, Cache County road department, Cache Transit District, Cache County Council of Governments, Cache Metropolitan Planning Organization, Cache County School District Transportation and the Utah Department of Transportation. d. Develop maps showing traffic control, traffic signals, street signs, street paint markings. Assure improvements are in compliance with City standards and the MUTCD. e. Identify maps mass transit and school district routing and stops. f. Develop vehicular and pedestrian 'Public Right of Way Access Plan'. g. Determine appropriate 'restrictive' conditions for approval for Cul-de-Sac improvements.		

5. Plan and construct transportation improvements within the City of Providence and interconnections to surrounding region.	a. Coordinate with and make application to the Cache Metropolitan Planning Organization (CMPO) for transportation improvements that include streets, sidewalks, pathway and trails.		
	b. Determine what improvements are needed, prepare estimates, complete design and secure budget.		
6. Identify existing and future Right of Way Corridors within the city and interconnections with neighboring communities and agencies.	a. Determine right of way corridors, that impact transportation right of ways, necessary for the access, setbacks, buffers and the movement of vehicles, pedestrians, utilities and services (above and below ground, pipelines and electronics, etc.) and naturally occurring processes (streams, watershed, wildlife migration, etc.). b. Develop design standard cross sections for said corridors that will systematically accommodate necessary uses and mitigate interference and problematic cross connections. c. Allowable use may include vehicular traffic, pedestrian movement, sidewalks, curb and gutter, ditches, bicycles, crosswalks, vehicle parking, street lighting, traffic lighting, traffic control, curb and gutter, irrigation sidewalks, landscaping, public utility alignments, street intersections, emergency and evacuation routes, etc. d. Prepare maps, dimensions and standard details, directions and diagrams for said corridors. e. Establish standard dimensions and details for 'Easements' with respect to utilities (e.g. Public Utility Easement, PUE) and pathways, etc.		

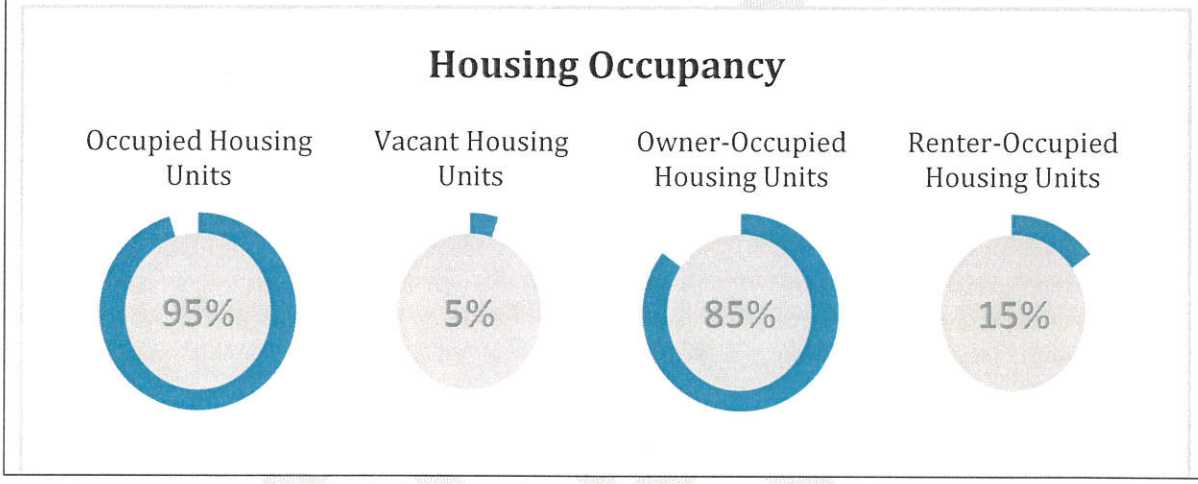
CHAPTER 7 – MODERATE INCOME HOUSING

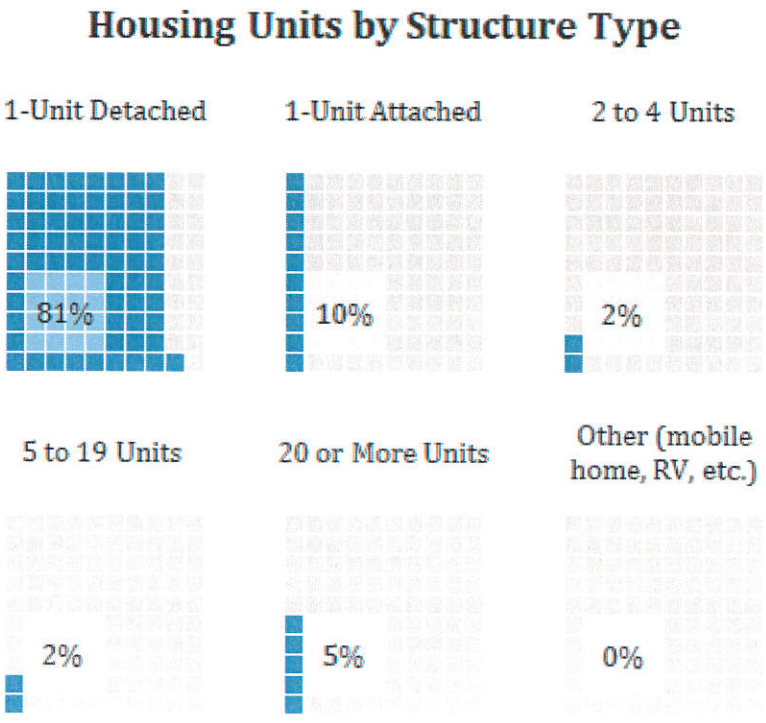
7.1 – WHAT WE KNOW

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.

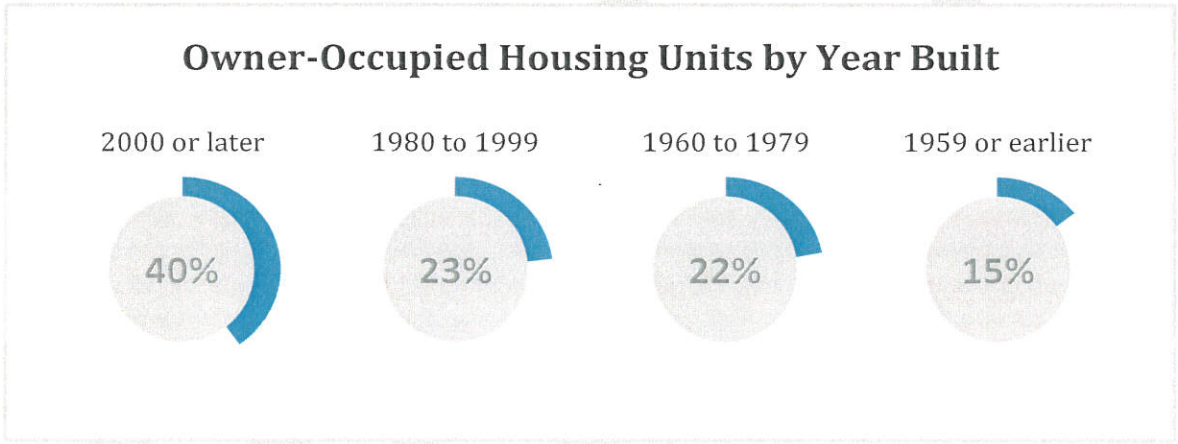


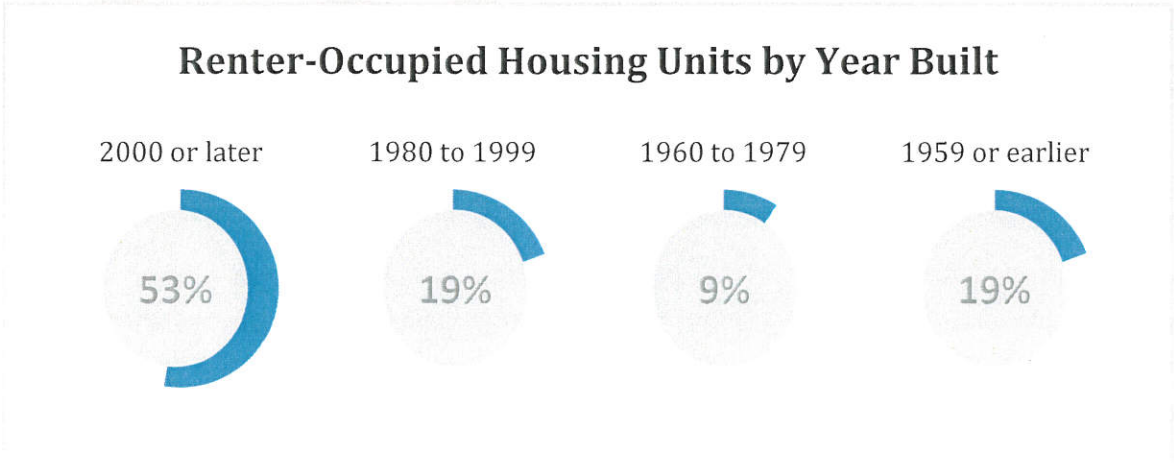


Providence's housing stock consists of 1774 (81.4 percent) single-unit detached homes, 211 (9.7 percent) single-unit attached homes, 42 (1.9 percent) two- to four-unit structures, 35 (1.6 percent) five- to nineteen-unit structures, 113 (5.2 percent) structures with twenty or more units, and 4 (0.2 percent)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

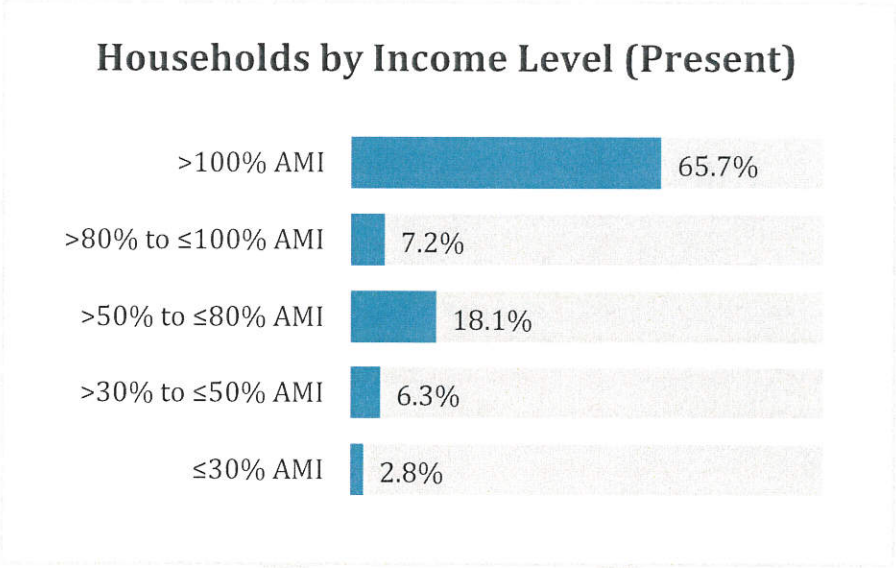
An assessment of structure age can, in some cases, reveal whether there is a need for housing rehabilitation. In Providence, 15.4 percent of residential structures were built in 1959 or earlier, 19.8 percent were built between 1960 and 1979, 22.5 percent were built between 1980 and 1999, and 42.4 percent 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.





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 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.



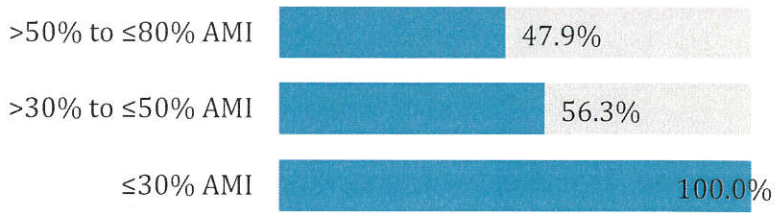
Summary of Affordability

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

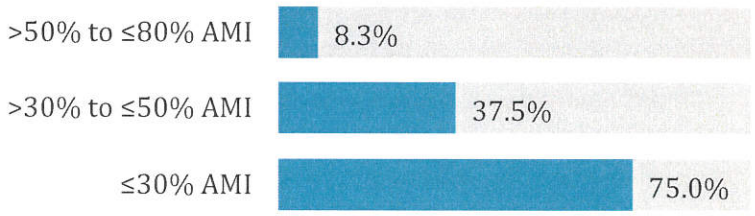
Housing is considered affordable when households—regardless of their income—spend no more than 30 percent of their monthly income on housing expenses. Therefore, cost-burdened households are those households whose housing expenses exceed 30 percent of their monthly income. Based on this definition, 82.2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

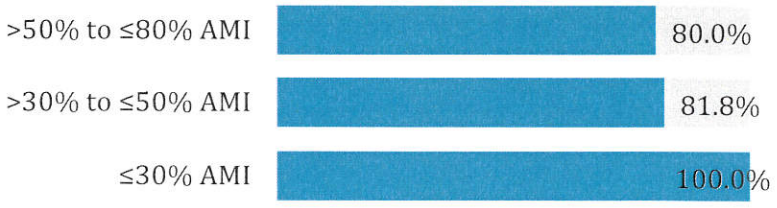


Households Spending 50% or More of Monthly Income on Housing (by Income Level)

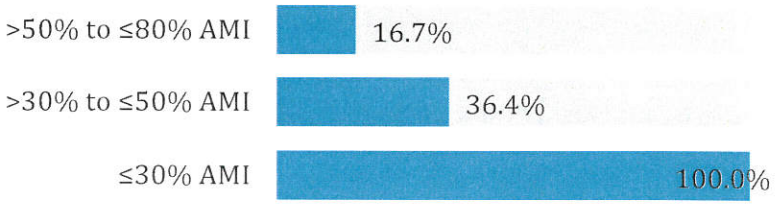


Cost Burdened Renter Households

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)



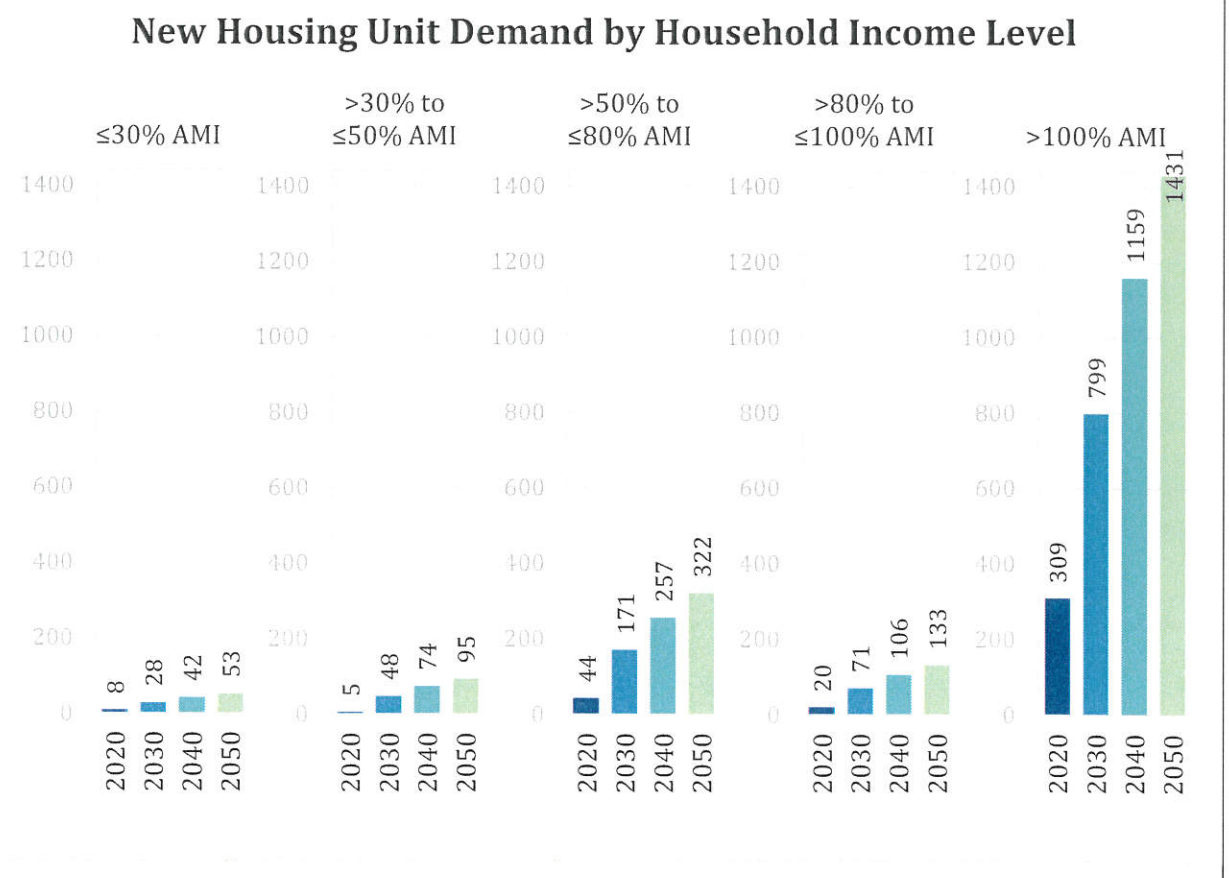
7.2 – HOW DOES THIS HELP US PLAN FOR THE FUTURE

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 (≤30% AMI) households, 5 will need to be affordable to low-income (>30% to ≤50% AMI) households, and 44 will need to be affordable to moderate-income (>50% to ≤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 (≤30% AMI) households, 48 will need to be affordable to low-income (>30% to ≤50% AMI) households, and 171 will need to be affordable to moderate-income (>50% to ≤80% AMI) households.



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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Chapter 8 – Environmental Stewardship

8.1 – WHAT WE KNOW

The agricultural heritage of Providence provides residents and City leaders with firsthand experience and knowledge of the vital role water plays in the economics and environment of the Valley. Providing the City with the tools needed to better manage and conserve its water resources will be vital to the future of the City.

The presence of deer within the City has been, and will continue to be a long topic of discussion. While many enjoy the deer, the animals do have implications on residential gardens, agriculture, and safety. Beyond the aging deer fence erected some 50 years ago, there is not a current solution or set management strategy in place.

The City uses mapping information from Cache County's website and has a current Sensitive Areas ordinance in place regarding development in relation to hazard zones of flood, slope, water table, earthquake primary fault, and wildlife. The City will continue to monitor these areas as development continues and must work to protect these areas not only for the purposes of health and safety, but for conservation and ecological sustainability.

The 2009 *Envision Cache Valley Report and Toolkit*, prepared by the Cache Valley Regional Council, identifies through public workshops and surveys, the desire of residents to preserve and protect the water quality, mountain recreation, and the many ecological resources of the area. Residents pointed to cities providing better codes and ordinances for development as the best means to achieve conservation goals. The Toolkit provides Providence with the implementation strategies necessary to achieve these goals.

8.2 – HOW DOES THIS HELP US PLAN FOR THE FUTURE

Logan City's public works department has prepared a Water Conservation that identifies strategies and actions the City can take to further reduce waste and overuse of water. Providence will need to consider developing a similar Water Conservation Plan which will identify current water rights, sources, and statistical water demand in the City to better meet future water demands and prepare regulating ordinances to enforce these conservation strategies.

Continued collaboration with the Division of Wildlife Resources will provide the City with potential solutions and management strategies for the deer population.

Knowing where the areas are that would benefit from environmental stewardship will help the City in making decisions on how far up the hillside to allow development.

8.3 – OVERALL GOAL & OBJECTIVE

The following overall goal, objectives, and action strategies provide a map for addressing the concerns and opportunities for Environmental Stewardship. The overall goal provides the vision and the objectives represent what Providence would like to achieve. The strategies area action items that direct how the overall goal and objectives will be achieved. Many strategies will work to achieve more than one objective.

OVERALL GOAL FOR THE CHAPTER – THE GUIDING VISION & INTENT

Providence City will have a plan that proactively mitigates negative impact on natural and environmental resources such as open space, clean air, water quality, and wildlife habitat.

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 in regard to Environmental Stewardship. 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 Environmental Stewardship. Strategies are categorized as short-term (1-5 years) or long-term (5 – 15 years).		
1. Minimize negative impacts to watershed, ground water, canals, springs, streams, rivers and other aquatic systems.	a. Prepare and update a watershed protection plan above and within the City		
	b. Prepare and update a water source protection plans for all culinary water sources.		
	c. Require and enforce storm water pollution prevention plans for all new construction.		
	d. Implement plan and enforcement code preventing the inappropriate and illegal discharge of solid or fluids onto the land, into waterways or into the sewer system or ground water aquafers		
2. Protect surface and ground water resources from pollution and depletion.	a. Develop a water conservation plan that includes public education for using water wisely preventing runoff and contamination.		
3. Retain open spaces and scenic views that contribute to the character of Providence.	a. Select and plan for areas ~~for~~ to preserve open space, parks, trails, scenic views, etc.		
	b. Identify naturally occurring areas on hillsides (steep), unbuildable sites (wetlands, under power lines, rocky outcrop), protected water sheds, waterways, canals, pathways.		
	c. Utilize development to incorporate open space such as athletic fields, churches, cemeteries, schools, river walkways, setbacks, buffers, civic gathering places.		
	d. Develop an education program that helps the public understand the costs of development and maintenance for open space, bicycle pedestrian trail, parks, river walkways., etc.		
	e. Specify a north/south "power line trail" and select scenic views native to our area and create a plan to provide for their enjoyment.		
	f. Create a plan and guidelines for placing benches or seating structures to support a multi-modal network and allow for enjoyment of scenic views.		

4. Protect and/or maintain existing wildlife habitat, such as wildlife corridors, in a manner that minimizes conflicts and allows human and animal habitation to coexist.	a. Protect the mountainside area for winter-feeding range.		
	b. Develop a public education program that addresses coexistence with both domestic and non-domestic animals		
	c. Develop a plan to preserve green space along Spring Creek		
5. Respect and tolerate deer and small animal populations within the city in an ethically responsible manner.	a. Work with the Utah Department of Wildlife to evaluate deer management strategies.		
	b. Develop a public education program for deer management strategies.		
6. Acknowledge Sensitive Areas discussed in Providence City Code Title 10 Chapter 5	a. Utilize the BRAG Pre-Disaster Mitigation Plan 2015 to identify sensitive areas.		
	b. Work with Utah State Engineer and FEMA to mitigate flood hazard areas.		
7. Protect areas throughout Providence City from the spread of invasive plants.	a. Work with Cache County Weed Division in their goal to "*Uphold the State Noxious Weed Law, and assist citizens in their noxious weed control efforts*".		
	b. Develop a public education program to assist the public in identifying and eradicating Noxious Weeds.		

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CHAPTER 9 – PUBLIC SERVICES

9.1 – WHAT WE KNOW

Providence City provides a number of public services that provides a higher quality of life for residents. Several of those services – water, sewer, annexation, parks and recreation facilities – are included in the general plan in order to guide the future of these services.

Water System: Providence City provides staffing and equipment for the operation and maintenance of the Providence City Culinary Water System. As of March 31, 2018, the City had 2,127 connections to the system; 63 commercial, 4 agricultural, 2,012 residential, 19 apartment/PUD, 15 church/school, 13 city owned and 1 miscellaneous. During calendar year ending December 31, 2017, the City delivered 673,621,000 gallons of water. The system is divided into three water pressure zones; and includes a natural spring (Broad Hollow), four reservoirs, and three wells. The City intends to build a fifth reservoir within the next two years to serve Water Pressure Zone 2. The City also has an Exchange Agreement with Spring Creek Water Company (SCWC) and Providence Blacksmith Fork Irrigation Company (BFIC). SCWC also takes water from Broad Hollow Spring. BFIC takes its water from the Blacksmith Fork River. The Exchange Agreement allows the City to pump 1.5 cfs from the BFIC canal system into the SCWC lateral system. The City can then take an additional 1.5 cfs from Broad Hollow Spring from May 1 through September 30 to use in the culinary system.

Sewer System: Providence City provides staffing and equipment for the operation and maintenance of the transmission lines for the Providence City Sewer System. As of March 31, 2018, the City had 2,046 connections to the system and approximately 35 miles of transmission lines. The City contracts with Logan City for wastewater treatment. During calendar year ending December 31, 2017, Logan City treated 282,165,000 gallons of wastewater for the City.

Logan City is constructing a new wastewater treatment facility, which will increase the cost for wastewater treatment. Beginning in 2017, Logan City will increase the rate 10% annually for five years. Treatment costs per connection in the City average $25.05 per month. In anticipation of the Logan City 10% increase, staff recommends increasing the monthly rate per sewer connection from $33.15 to $35.65, a $2.50 increase.

In 2015, in preparation for commercial development, the City extended a sewer mainline west under SR-165 in the area of 49 North. Developers have approached the City regarding commercial development in the area of 300 South SR-165. The budget for fiscal year ending June 30, 2019 includes extending a sewer mainline west under SR-165 in the area of 300 South, estimating the cost for design and installation at $150,000.

Annexation: As the population and demographics grow and change, it is the intent of Providence City to maintain the aesthetics of a "home town" character while expanding the tax base and providing for population growth. The farming life style is diminishing; business, employment, and leisure interests and opportunities are changing. Agricultural land is converting to commercial and residential uses; zoning is changing to meet the new demands.

It is not the intent of Providence City to acquire more land than the City can reasonably service. Providence City has considered the surrounding unincorporated areas and has planned to annex those areas where the City can provide municipal services as demand occurs.

Parks and Recreation Facilities: Providence City provides staffing and equipment for repair and maintenance of 11 parks consisting of approximately 45 acres (Alma H Leonhardt – 310 West 250 North, Braegger – 300 South 300 East, Brookside – 38 East Spring Creek Parkway, Cattle Corral – 150 East 200 South, Hampshire – 650 South 300 West, Hillcrest – 800 South 400 East (being developed), Jay's Well – 400 South Main (being developed), Meadowridge – 251 South 325 West, Uptown – 100 East 100 North, Von Baer – 350 East Center, and Zollinger – 61 North 200 West).

The parks include a variety of features, informal landscapes (natural trees, shrubs, grassed areas), formal landscapes (hardscapes/paved areas, trees, and large turf areas), buildings, and play structures.

The City seeks to continue the development of parks, open spaces, and other recreational opportunities. The City's park and recreation core values and principles include but are not limited to the following:

- Preserve open space and natural visual corridors.
- Beautify and enhance the appearance and environment in Providence City.
- Create an identity for the City through parks and open space.
- Provide adequate facilities for needed recreation programs and activities.
- Encourage and provide increased public access to county, state, and federal lands, parks, and open space.
- Support property values and community growth by providing recreational amenities.
- Design and construct park and recreations facilities that conserve natural resources such as water, and set an example for the community.
- Provide an integrated, connected, and diverse system of parks, and recreation programs, that are economical and accessible to community members.
- Maintain communications between administration, public officials, and residents to ensure that recreation facilities and programs continue to meet the needs of the community.

9.2 – HOW DOES THIS HELP US PLAN FOR THE FUTURE

Understanding the existing conditions of public services identifies the gaps between where the level of service is and where it is desired to be. From here, projects and funds can be prioritized to meet identified goals.

The following overall goal, objectives, and strategies provide a framework for addressing the concerns and opportunities for Public Services. The overall goal provides the vision and the objectives represent what Providence would like to achieve. The strategies are action items that direct how the overall goal and objectives will be achieved. Many strategies will work to achieve more than one objective.

OVERALL GOAL FOR THE CHAPTER – THE GUIDING VISION & INTENT

Providence will manage public services in a manner that meets the needs of the city residents, businesses and public infrastructure without compromising the City's ability to meet future needs.

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 their Public Services. 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 Public Services. Strategies are categorized as short-term (1-5 years) or long-term (5 – 15 years).		
1. Reduce current and future load demands on Providence's storm water, sewer and water systems.	a. Maintain an annexation development policy plan consistent with the city's ability to stay within the capacity of water, sewer and storm drainage systems.		
	b. Develop solutions for promoting ground absorption landscaping and on-site storm water retention.		

	c. Procedure for the prevention and correction of sewer infiltration of ground water and storm water and unauthorized discharge into the sewer system.		
	d. Promote the use of and replacement with low flow water appliances. Peak water use load strategy. Low demand landscaping.		
	e. Develop public education program for the instruction of wise water use and water conservation.		
	f. Evaluate the feasibility of a secondary pressurized irrigation system		
2. Maintain an adequate supply of clean culinary water to meet present and future needs and demands.	a. Increase storage capacity to meet growing culinary water demands, peak flow and fire flow protection supplies.		
	b. Review and update the water master plan as needed.		
	c. Develop a plan and budget for maintenance, repair, upgrade, and replacement of existing facilities.		
	d. Evaluate and protect water shed and point source protections areas.		
	e. Maintain water quality through qualified testing and analysis.		
	f. Evaluate, develop, inspect and enforce procedures to prevent cross-contamination.		
	g. Encourage decreased water demand and use through a public education campaign on wise water use and water conservation.		
3. Maintain a sewer collection system that is efficient, economical, and sanitary, meeting local, state and federal requirements	a. Review and update the current sewer masterplan.		
	b. Evaluate the feasibility of options for a wastewater treatment plant.		
	c. Continue cleaning and inspection filming of sewer collection system.		
	d. Develop plan to monitor the sewerage flows and capacity of sewer pipeline system		
	e. Develop a public education program explaining what are unacceptable discharges into the sewer system to include the problems with home sump pumps.		

4. Provide public services and facilities with consideration of life-cycle costs, including upfront costs and on-going operation and maintenance costs.	a. Create a maintenance plan including standards and the identification of a maintenance funding stream.		
	b. Create a development impact fee schedule that will adequately cover new infrastructure development costs.		
5. Create parks as places of civic open space and centers of community activity.	a. Promote open space as a part of new developments. Ensure the locations contributes to a city-wide network of parks and open spaces.		
	b. Maintain a current parks master plan identifying locations for new parks and expansion of existing parks or sports facilities to meet current and future demand.		
	c. Evaluate current impact fees for property acquisition and construction of new parks and the expansion of existing parks, and sports facilities to meet future demands.		
6. Maintain a cemetery that will meet the needs of current and future residents.	a. Develop a masterplan for cemetery improvement and expansion.		
7. Maintain a storm water system utility that is efficient and compliant with the local, state and federal requirements	a. Prepare and maintain a Storm Water Master Plan.		
	b. Coordinate and work with the Cache County Storm Water Coalition to meet the requirements of the current NPDES and MS4 Permits.		
	c. Create an education program for maintenance of private storm water facilities.		
	d. Evaluate current user fees to ensure monies for maintenance, repair and replacement of current storm water facilities, and the construction of future storm water facilities.		
	e. Evaluate the feasibility of a storm water impact fees.		
8. Investigate secondary pressurized irrigation system.	a. Prepare a feasibility study.		
	b. Consider source of water supply that might include, stream flow, storm water, snowmelt, connection to neighboring entity or irrigation company.		
9. Maintain and promote recreation, cultural, and civic programs and events.	a. Coordinate with the County and surrounding communities to share facilities.		
	b. Continue support of the Cache County Library Providence/River Heights Branch.		
	c. Continue and improve public information distribution via City Hall, the newsletter, website, Mayor's Town Hall meeting, Providence Pipeline (mass		

	communication system), social media, etc.		
	d. Sponsor, support and make city facilities available for events, sports and civic engagements.		
	e. Expand and promote recreational and cultural activities and opportunities for city residents and visitors.		
	f. Expand and promote events that focus on the heritage and diversity of Providence City.		
10. Justice Court	a. Maintain adequate space in City Hall for the Justice Court.		

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CHAPTER 10 – PUBLIC SAFETY AND EMERGENCY MANAGEMENT

10.1 – WHAT WE KNOW

Providence City's intent is to provide for the health, safety, and welfare of its present and future inhabitants. Public safety and emergency management services are important elements of fulfilling that intent. The City currently contracts with outside agencies for the following services:

- Law Enforcement – Cache County Sheriff's Office
- Animal Control – Cache County Sheriff's Office
- Animal Control Shelter – Cache Humane Society
- Building permit review, plan check, and associated inspections – Cache County
- Fire Services, including but not limited to: suppression, prevention, and public education – Logan City
- Emergency Medical Service and Transportation – Logan City

The City has a Cooperative Agreement with the Utah Division of Forestry, Fire, and State Lands to cooperatively discharge our joint responsibilities for protecting non-federal land from wildland fire.

The Administrative Land Use Authority is the designated Floodplain Manager. It is the responsibility of the Floodplain Manager to administer and implement the provisions of Providence City Code Title 10 Chapter 16, and ensure that the City Records Officer maintains and holds open for public inspection a record of all records pertaining to the provisions of Title 10 Chapter 16; review permit applications to determine whether proposed building sites, including the placement of manufactured homes, will be reasonably safe from flooding; and review, approve or deny all applications for development permits required by Title 10 Chapter 16.

10.2 – HOW DOES THIS HELP US PLAN FOR THE FUTURE

As Providence City continues to grow and evolve, rules and regulations must change to account for anticipated needs. The demands on public safety and emergency management must also be evaluated and adapted to meet the anticipated needs of the City as it grows and evolves.

Working with outside agencies has allowed the City to control costs by utilizing economies of scale, while also providing a quality level of service. Knowing past and projected call volume and incident locations, and understanding educational and certification requirements provides insight for planning for future demand.

10.3 – OVERALL GOAL AND OBJECTIVES

The following goal, objectives, and action strategies provide a framework for addressing the concerns and opportunities for public safety and emergency management. 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.

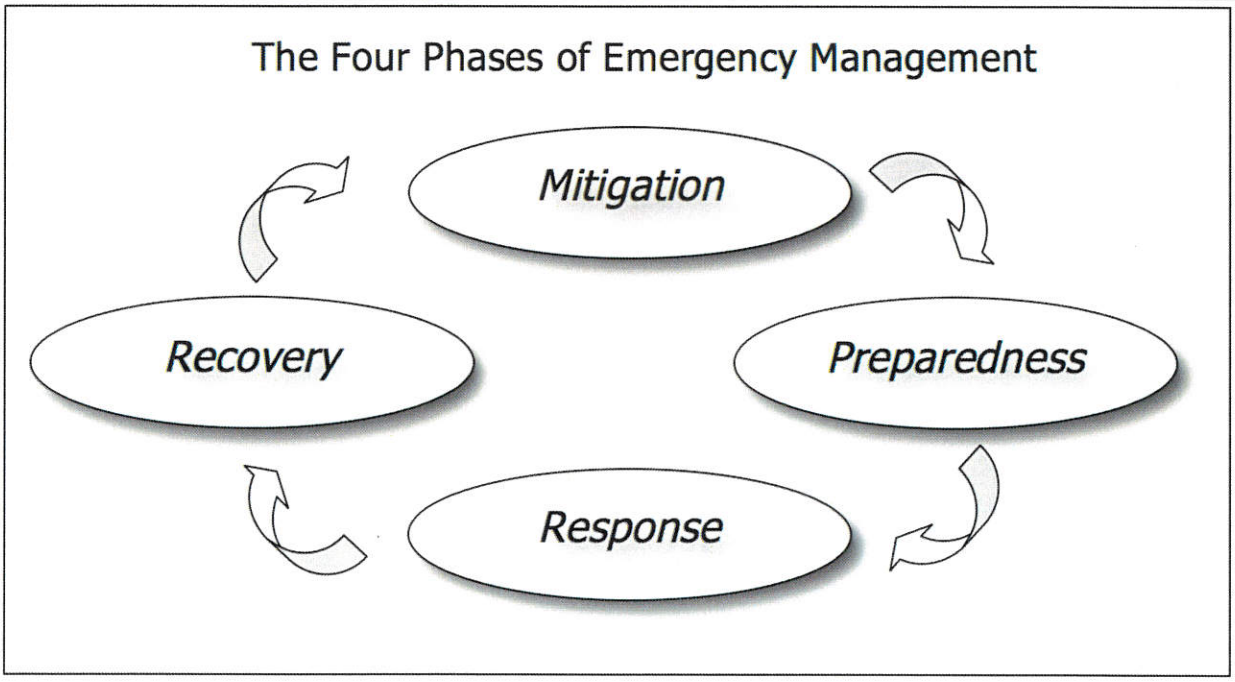
OVERALL GOAL FOR THE CHAPTER – THE GUIDING VISION & INTENT

Providence will provide for the health, safety, and welfare of its present and future inhabitants.

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 City would like to achieve over	The following action-based strategies will help Providence achieve the overall goal and		

the next 15 to 20 years for its Public Safety and Emergency Management Services. The means for how Providence will work toward these objectives is captured in the Action Plan Strategies.	objectives for Public Safety and Emergency Management Services. Strategies are categorized as short-term (1-5 years) or long-term (5 – 15 years).		
1. Provide law enforcement services that protect individuals and businesses in Providence City.	a. Evaluate outsourcing vs. in-house revenue/expenses and efficiency for law enforcement services.		
2. Provide animal control services and shelter that meet the needs of Providence City.	a. Evaluate outsourcing vs. in-house revenue/expenses and efficiency for animal control and animal shelter services.		
3. Provide fire protection services with a reasonable response time for all areas within Providence City boundaries.	a. Evaluate the feasibility of options for fire protection services including but not limited to: volunteers, contracting with Logan City, contracting with Cache County, and participating in the creation of a special service district.		
	b. Prepare a master plan for capital facilities needed		
	c. Evaluate the possibility of a public safety impact fee.		
	d. Feasibility of building a fire station with either a full time fire chief over volunteers or a full time fire department staff		
4. Provide emergency medical services and transportation with a reasonable response time for all areas within Providence City boundaries.	a. Evaluate emergency medical services and transportation every 5 years to see if options have changed.		
5. Cooperate with the Utah Division of Forestry, Fire, and State Lands (FFSL) to protect non-federal land from wildland fire.	a. Adopt and update a Community Wildfire Preparedness Plan (CWPP).		
	b. Ensure that the City's fire service provider meets minimum standards for wildland fire training, certification, and equipment based on nationally accepted standards as specified by FFSL in Utah Admin. Code R652-122-1400 (2017).		
	c. Annually review and approve the Annual Participation Commitment Statement before the start of each fiscal year.		
	d. Implement prevention, preparedness, and mitigation actions which are identified in the CWPP and lead to the reduction of wildfire risk, in accordance with the Annual Participation Commitment Statement.		
	e. Publish fire risk map		
	f. Annually review the fireworks policy and restrictions.		
	a. Evaluate outsourcing vs. in-house revenue/expenses and efficiency for		

6. Provide for inspection services to ensure the construction of safe structures in Providence City.	building permit and associated inspection management.		
	b. Evaluate and work with contracting agency or with authorized city staff to provide for annual fire inspections.		
	a. Work with Cache County Emergency Management to enhance emergency response and preparedness capabilities.		
	b. Develop an education program discussing what to do in an emergency		
	c. Develop and encourage resident participation in a city-wide notification system.		
	d. Investigate and evaluation options for resilient structures.		
	e. Evaluate city staff positions and necessary training for emergency management.		
7. Floodplain and storm water management and mitigation.	a. Maintain flood plain maps		
	b. Master plan of waterways: Logan River, Spring Creek, irrigation canal and ditches, storm drain pipes, catch basins, detention basins and private systems.		
8. Evacuation Plan & Route	a. Vehicle route, foot path, traffic control, Refuge centers/Incident Operations Center		



CHAPTER 11 – Annexation Policy Plan

11.1 – WHAT WE KNOW

Annexation Policy Plan Requirements:

Utah Code Ann. § 10-2-401.5(1): After December 31, 2002, no municipality may annex an unincorporated area located within a specified county unless the municipality has adopted an annexation policy plan as provided in this section.

Utah Code Ann. § 10-2-401.5(3): Each annexation policy plan shall include:

(a) a map of the expansion area

(b) a statement of the specific criteria that will guide the municipality's decision whether or not to grant future annexation petitions, addressing matters relevant to those criteria

(c) justification for excluding from the expansion area any area containing urban development within ½ mile of the municipality's boundary; and

(d) a statement addressing any comments made by affected entities at or within 10 days after the public meeting to allow affected entities to examine the proposed annexation policy plan and provide input on it.

Utah Code Ann. § 10-2-401.5(4): In developing, considering, and adopting an annexation policy plan, the planning commission and municipal legislative body shall:

(a) attempt to avoid gaps between or overlaps with the expansion areas of other municipalities;

(b) consider population growth projections for the municipality and adjoining areas for the next 20 years;

(c) consider current and projected costs of infrastructure, urban services, and public facilities necessary:

(i) to facilitate full development of the area within the municipality; and

(ii) to expand the infrastructure, services, and facilities into the area being considered for inclusion in the expansion area;

(d) consider, in conjunction with the municipality's general plan, the need over the next 20 years for additional land suitable for residential, commercial, and industrial development;

(e) consider the reasons for including agricultural lands, forests, recreational areas, and wildlife management areas in the municipality; and

(f) be guided by the principles set forth in Subsection 10-2-403(5)

Background.

- Providence City is a municipality located in Cache County in Northern Utah. The City is bounded on the north by Logan City and River Heights City, on the south by the City of Millville, on the west by Nibley City and on the east by the Wasatch Cache Uintah National Forest. The city is a growing residential community, with a growing commercial area, and thriving cottage industry, within the greater small metropolitan area that is rapidly transitioning from historically agricultural roots.
- Providence City is a 5th Class city (a municipality with a population of 1,000 or more but less than 10,000) located in the regional Logan Metropolitan Statistical Area. The estimated population is 7,270.
- Providence City operates under the 6-member council (one of which is the mayor) form of government.

Expansion Area.

- As Providence City considers areas of expansion, it is the intent to avoid gaps between or overlaps with the expansion or areas of other municipalities. However, in discussions with neighboring cities, it may be in the best interest of both entities to have some overlap areas.

Demographics and Population

- The following 2016 demographic information was taken from Data USA (datausa.io/profile/geo/providence-ut/) and US Census Bureau American FactFinder.
    - The population of Providence City is 94.3% White, 3.73% Hispanic, and 0.84% other. 98.2% percent are US citizens, and 6.09% speak a non-English language.

- The median age is 31.6. The median household income is $70,645. The median property value is $244,400 and the homeownership rate is 82.2%. 6.9% of individuals are below poverty level. Providence City has an estimated 2,209 housing units.
- Most people in Providence City commute by driving alone, and the average commute time is 16.2 minutes. The average car ownership is 2 cars per household.

- The following population projections, taken from the Governor's Office of Management and Budget, use the 2012 Baseline.
  As of June 2018 Utah State Tax Commission estimates the City's population at 7,411.
  *This population amount was calculated using an annual growth percentage of 1.0058 per year.
  **These estimates used the adjusted 2020 estimate multiplied by the percentages from the 2012 Baseline.

	Census	Projections			
Entity	2010	2020	2030	2040	2050
Cache County	112,656	139,228	168,136	196,559	232,468
Providence City*	7,075	7,564*	9,837**	11,499**	13,600**
River Heights City	1,734	2,088	2,152	2,258	2,557
Logan City	48,174	57,057	63,943	76,685	92,987
Millville City	1,829	2,196	2,593	2,951	3,834
Nibley City	5,438	8,796	14,136	15,725	18,597

Public Services and Infrastructure:

- Providence City has developed and maintained the following public services associated with infrastructure throughout the community.
  - Providence City provides repair and maintenance of approximately 36 miles of city streets and sidewalks. Operations include pavement surface maintenance, pedestrian facility (sidewalks, crosswalks, etc.) maintenance, street sweeping, and snow removal.
  - Providence City maintains 11 parks consisting of approximately 45 acres (Alma H Leonhardt – 310 West 250 North, Braegger – 300 South 300 East, Brookside – 38 East Spring Creek Parkway, Cattle Corral – 150 East 200 South, Hampshire – 650 South 300 West, Hillcrest – 800 South 400 East (being developed), Jay's Well – 400 South Main (being developed), Meadowridge – 251 South 325 West, Uptown – 100 East 100 North, Von Baer – 350 East Center, and Zollinger – 61 North 200 West). The parks include a variety of features, informal landscapes (natural trees, shrubs, grassed areas), formal landscapes (hardscapes/paved areas, trees, and large turf areas), buildings, and play structures.
  - Providence City operates and maintains the Providence City Culinary Water System. As of March 31, 2018, the City had 2,127 connections to the system; 63 commercial, 4 agricultural, 2,012 residential, 19 apartment/PUD, 15 church/school, 13 City owned and 1 miscellaneous. During calendar year ending December 31, 2017, the City delivered 673,621,000 gallons of water. The system is divided into three water pressure zones; and includes a natural spring (Broad Hollow), four reservoirs, and three wells.
  - Providence City operates and maintains the collection lines for the Providence City Sewer System. As of March 31, 2018, the City had 2,046 connections to the system and approximately 35 miles of collection lines. The City contracts with Logan City for wastewater treatment. During calendar year ending December 31, 2017, Logan City treated 282,165,000 gallons of wastewater for the City.
  - Providence City operates and maintains the storm water drainage system. As of March 31, 2018 there were 2,439 units in the service area.
  - Providence City operates and maintains the Providence City Cemetery. The Cemetery is located at 925 River Heights Blvd, River Heights UT and consist of 14.71-acres (+/-).
  - Providence City owns stock in several irrigation companies. It is the largest shareholder in both Spring Creek Water Company and Blacksmith Fork Irrigation Company. An Exchange Agreement with both irrigation companies allows Providence City to use additional water from Broad Hollow Spring for culinary use. Providence City also uses its shares to water Braegger Park and Hampshire

Park. Providence City also sells excess water from its irrigation shares to area residents, reducing the summer demand on the culinary system.

- Providence City also contracts for municipal services such as fire protection, emergency medical service and transportation, garbage/recycling/green waste collection, wastewater treatment, law enforcement, animal control, animal shelter, and building permit review and associated inspections. Providence City works with the Utah Division of Wildlife Resources for problems involving wildlife.
- Providence City has a Justice Court that also serves the cities of Millville and River Heights. Justice Courts are certified in four-year terms. On January 5, 2016, the Judicial Council re-certified the Providence Justice Court for a four-year term effective February 8, 2016. The State of Utah requires that certain standards be met in the operation of a Justice Court. In establishing minimum requirements, the Judicial Council has determined that Justice Courts with higher case filings require greater support services. Justice Courts within the state are divided into four classes based upon the average monthly cases filed in that court. A Class IV Court has the lowest case volume. Courts which have an average of more than 60 but less than 201 cases filed each month are classified as Class III Courts. During Fiscal Year ending June 30, 2017, the Providence Justice Court had 84 Criminal cases filed, 50 General Civil cases filed, and 611 Traffic/Parking cases filed for a total of 745 cases filed; an average of 62 cases per month. The Providence Justice Court meets the required standards for a Class III Court.
- Providence City works with volunteers and other entities to operate successful recreational opportunities and programs such as organized sports, playground program, and the non-motorized trail in Providence Canyon. Other recreation programs and activities include Oktoberkraut (City Celebration and Car Show), Miss Providence Pageant, tennis and pickleball clinics, and kickball. Providence City also has a disk golf course and a splash pad.
- Providence City is home to the Cache County Library – Providence/River Heights Branch. Providence City currently contracts with Cache County and River Heights City for library services.
- Providence City is in the Cache County School District. Providence City is home to Providence Elementary (grades K – 6) and Spring Creek Middle School (grades 7 – 8). Students in grades 9 – 12 attend Ridgeline High School in Millville. Providence City is also home to the Center for Creativity, Innovation & Discovery, a charter school that opened its doors for the 2017/2018 school year (grades K – 8).
- Providence City is fortunate in that its east boundary is adjacent to Providence Canyon and property owned by the State of Utah Department of Natural Resources, and used as a wildlife management area. Natural springs in Providence Canyon are the headwaters for Spring Creek, a natural waterway that runs northwest throughout Providence City adding to the charm and character of Providence City. Also approximately one mile east of the east boundary is the Wasatch-Cache National Forest, a 533,840-acre area of National Forest System land in Utah and Idaho that the U.S. Forest Service established on July 1, 1908.

11.2 – HOW DOES THIS HELP US PLAN FOR THE FUTURE

As the population and demographics grow and change, it is the intent of Providence City to maintain the aesthetics of a "home town" character while expanding the tax base and providing for population growth. The farming life style is diminishing; business, employment, and leisure interests and opportunities are changing. Agricultural land is converting to commercial and residential uses; zoning is changing to meet the new demands.

Providence City has developed commercial business areas including designated zoning districts with the intent of providing place for businesses that provide sales tax revenue for Providence City, and place for a mix of commercial and residential uses. Providence City also has a strong cottage industry and continues to evaluate uses that promote cottage industry while maintaining compatibility with residential neighborhoods.

Along with traditional single-family neighborhoods. Providence City is also developing neighborhoods with a mix of residential housing types in efforts to provide housing for a variety of income levels, life styles, and densities.

The infrastructure and public services that Providence City operates and maintains have been designed to expand and/or extend into neighboring areas that are currently in the adjacent unincorporated areas of the County and areas currently within Millville City boundaries. Providence City and Millville City have discussed the possibility of boundary line adjustments between the two cities. Chapter 9 of the General Plan Update May 2018 lists the goals, objectives, and strategies for future operations, maintenance, and expansion of each service.

It is not the intent of Providence City to acquire more land than the City can reasonably service. Providence City has considered the surrounding unincorporated areas and has planned to annex those areas where the City can provide municipal services as demand occurs.

In determining whether or not to grant the annexation petition, the City will use the following specific criteria and matters relevant to these criteria to guide the decision.

1. Public Services (Utility). Existing public utility services such as culinary water, sewer, and storm water facilities have the capacity to service the proposed annexation area; or the applicant agrees to construct the necessary facilities, as approved by the City, at the applicant's expense.
2. Public Services (Emergency, Law Enforcement, Fire, Environmental, Etc.). The City and/or agencies have the ability to maintain the current level of service provided to the City for the proposed annexation area with existing personnel and facilities.
3. Transportation Services. Streets connect to and have the capacity to service the proposed annexation area; or the applicant agrees to construct the necessary facilities, as approved by the City, at the applicant's expense. This includes the incorporation of multi-modal transportation: pedestrians, bicycles, mass transit, etc. where appropriate.
4. Tax Base and/or Economic Benefit. The City will consider the impacts of the proposed annexation area on the existing tax base and/or economic base.
5. Control of Development in the Area. The City will consider the importance of controlling the development of the proposed annexation area.
6. Sensitive Areas, Natural Hazards, and Geotechnical Information. Consider site conditions, mitigation strategies, and design and construction recommendations for the proposed annexation area.
7. Recreation, Parks, Trails. Existing parks, trails, and recreation areas currently have the capacity and/or are designed to extend into the proposed annexation area; or the applicant agrees to construct the necessary facilities, as approved by the City, at the applicant's expense.
8. Education System. The City is located in the Cache County School District (CCSD). CCSD establishes individual school boundaries and student population. Providence City provides information to CCSD as requested.

In determining not to include property in the annexation policy plan, the City considered the following criteria and matters relevant to these criteria to guide the decision.

1. Non-developable sensitive areas. The following non-developable sensitive areas are further defined in Providence City Code Title 10 Chapter 5 Section 2: Jurisdictional Wetlands, Steep Slopes, Natural Waterways or Open Water. In as much as none of the acreage encumbered by non-developable sensitive areas can be considered for development density and none of the areas may be built upon or within except for required public utility and facilities, the City chose to exclude properties containing a significant amount of non-developable sensitive areas.
2. Utility Services. The City chose to exclude properties that would require the extension of services underneath Blacksmith Fork River. The City also chose to exclude higher elevation properties that would require an additional water pressure zone. The City also chose to exclude properties that could not install gravity flow sewer, if the potential for commercial use was low.

11.3 – OVERALL GOAL AND OBJECTIVES

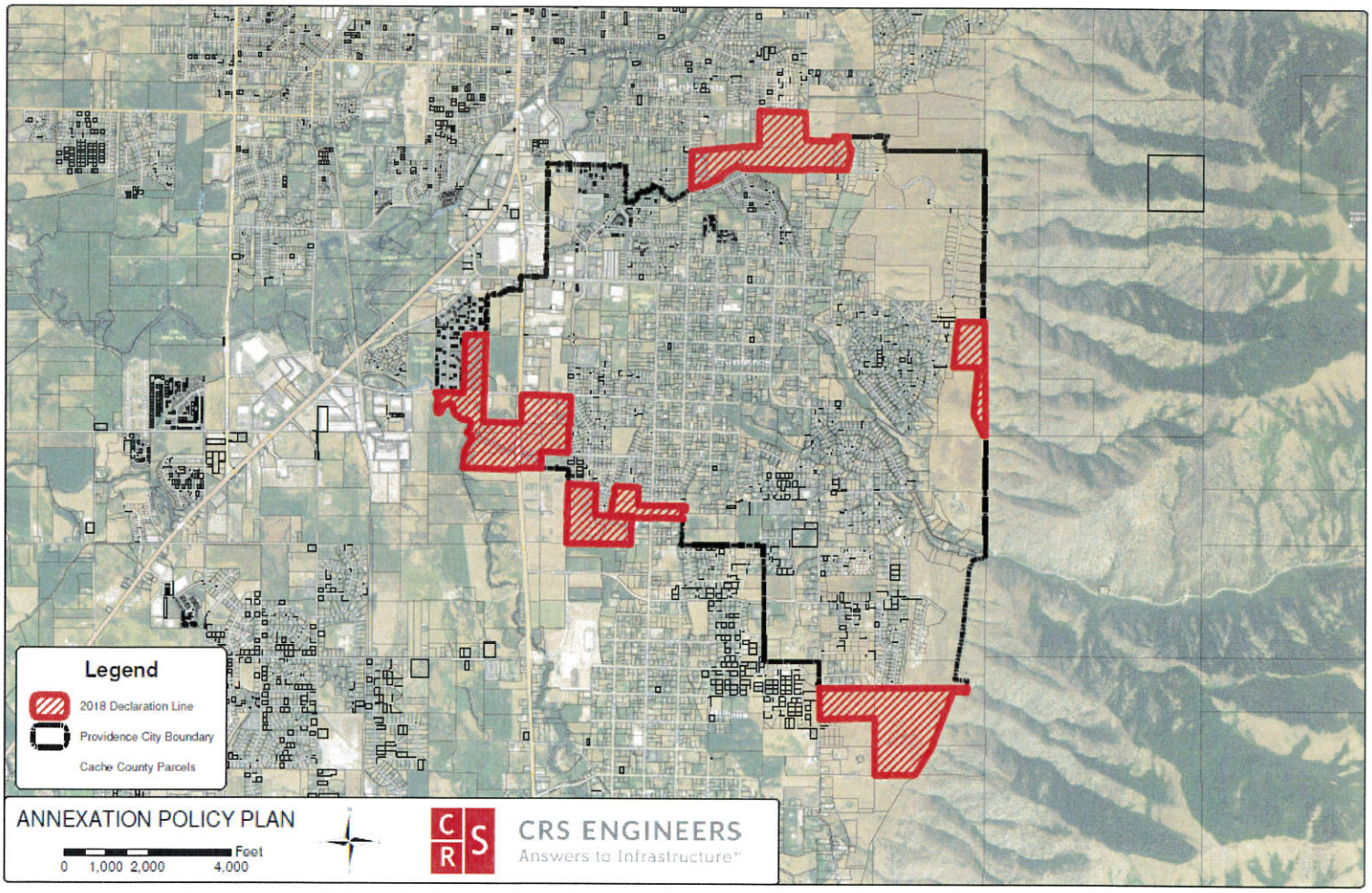
The following goal, objectives, and action strategies provide a framework for addressing the concerns and opportunities for annexing areas into Providence City. The overall goal provides the vision and the objectives represent what the City would like to achieve. The strategies are action items that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

OVERALL GOAL FOR THE CHAPTER – THE GUIDING VISION & INTENT

Providence will plan for and provide services to areas proposed for future annexations.

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 their Annexation Policy Plan. 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 Annexation Policy Plan. Strategies are categorized as short-term (1-5 years) or long-term (5 – 15 years).		
1. Provide a map of the expansion area	a. The map of the expansion area is included in the General Plan Update May 2018 Appendix		
2. Identify the need for municipal services in developed and undeveloped unincorporated areas	a. Consider the capacity and location of existing services in the unincorporated areas. Document the factor(s) considered by the planning commission.		
3. Identify the municipalities plans for extension of municipal services	a. Consider the feasibility of options for fire protection services including but not limited to: contracting with Logan City, contracting with Cache County, and participating in the creation of a special service district.		
	b. Prepare a master plan for capital facilities.		
	c. Continue to evaluate and update the capital facilities plan as needed.		
4. Identify how the services will be financed.	a. Review and update as needed current service fees, connection fees, impact fees, and tax rates.		
	b. Review development requirements for infrastructure expansion and installation and servicing.		
5. Provide an estimate of the tax consequences to residents both currently within the municipal boundaries and in the expansion area	a. Require applicants to prepare an analysis of tax consequences within the city boundary and the expansion area.		
6. Identify the interests of all affected entities	a. Consider and continue work with affected entities, including Cache County, the school district, neighboring communities, utility providers and contract service providers to have services available as property owners in		

	the proposed annexation areas petition the City for annexation.		
	b. Review and update the City's master plans as growth and life styles change to include redevelopment of facilities and services as they begin to deteriorate.		
	c. Continue to place a high priority on keeping good working relationships with all neighboring entities.		
7. Identify certain areas that the City does not want to consider for annexation.	a. Document the factor(s) considered for each area and the justification for not including the area.		
	b. If developer(s) request the area to be included in the annexation policy plan, the City has the expectation the developer(s) will provide solutions and compensation for mitigation strategies.		



Item No. 2. Ordinance and Design Standards for Life Cycle Residential Zone, LCR: The Commission will review and discuss the proposed changes for Title 10 Chapter 4, LCR Zone.

Information for this item will be available Monday, May 20.