



Providence City

164 North Gateway Drive
Providence, UT 84332
(435) 752-9441 Fax: (435)753-1586

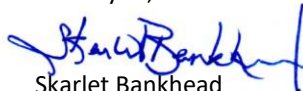
PROVIDENCE CITY PLANNING COMMISSION NOTICE OF PUBLIC HEARING

Project Type:	Zoning Assignment
Applicant:	Kent Dunkley
Project Description:	Proposed zone assignment for Parcel No. 02-096-0035 as Multi-Family Medium (MFM), located in the general area of 580 W 300 S, containing approximately 5.51 acres.
Hearing Date:	November 10, 2020
Hearing Time:	6:10 PM
Hearing Location:	Members of the Planning Commission may be attending this meeting electronically. This meeting will live stream on Providence City's YouTube Channel.

Prior to making a recommendation on the proposed zone assignment, the Planning Commission is holding a public hearing. The purpose of the public hearing is to provide an opportunity for anyone interested to comment on the proposal before action is taken. **Persons wishing to comment on the proposed zone change may email their comments to providencecityutah@gmail.com or text comments to 435-752-9441.** By law, email comments are considered a public record and will be shared with all parties involved, including the Planning Commission and the applicant.

If you are disabled and/or need assistance to attend the public hearing, please call 752-9441 before 5:00 p.m. on the day of the meeting.

Thank you,


Skarlet Bankhead
City Recorder

Newspaper Publication Date(s): October 31, 2020

Posting Date: 10/31/2020

Posting Locations:

1. Providence City Office Building, 164 North Gateway Drive, Providence UT
2. Providence City website www.providencecity.com
3. Utah Public Notice Website
4. On the property in the general area of 580 S 300 W



ZONE ASSIGNMENT ANALYSIS

Parcel 02-096-0035

Item Type: Zone assignment	Applicant: Kent Dunkley	Owner: Margene Z Low, SUC TR
Prepared by: S Bankhead	General Plan: Commercial Highway District (CHD)	Zone Requested: Multi-Family Medium (MFM)
Parcel ID #: 02-096-0035	Address: Not assigned; general area 580 W 300 S	Acres: 5-51

Background Information:

1. As part of a petition for annexation the applicant has requested a MFM zone for Parcel 02-096-0035
2. The complete application and required support documentation were received on September 16, 2020. The original application requested a Multi-Family High (MFH) zone. The applicant is now requesting MFM

Summary of Key Issues:

1. Commercial Highway District: The intent of a CHD zone is to provide for suitable areas in the City for retail development. Retail business is required in a minimum of 88% of the zone; a maximum of 12% of the zone may be used for uses incidental to retail business (non-sales tax producing businesses such as financial institutions, professional offices, etc.). For a complete list of uses see PCC 10-6-1 Use Chart.
Structures and sites in the CHD zone must be designed and constructed to meet the requirements listed in PCC 10-8-5 Commercial Zoned Districts; Site Development.
2. Multi-Family Medium: The intent of a multi-family zone is to provide for areas suitable for multi-family dwelling units and single-family attached dwelling units. These structures designed to contain 2 or more independent dwelling units in one structure.
Multi-family structures and sites must be designed and constructed to meet the requirements listed in PCC 10-8-9 Design Standards for Attached and Multi-Family Residential Development. It is the intent of the design standards to ensure that single-family attached and multi-family development is developed in a manner that provides attractively designed, constructed and landscaped housing.
Many of the uses and home businesses allowed in single-family zones are allowed in multi-family zones. For a complete list of uses see PCC 10-6-1 Use Chart.
The MFM zone limits dwelling unit density to a maximum 12 dwelling units/net acre. A dwelling unit is intended to be occupied as living quarters and includes sanitary, sleeping, and food preparation facilities which are accessible and available to all occupants of the unit. A net acre is the remainder of an acre after any area encumbered by non-developable sensitive areas (see PCC 10-5 Sensitive Areas) and infrastructure (infrastructure includes rights-of-way, Public (PUB) and Recreational (REC) districts within development) is subtracted from the acreage.

Providence City General Plan 2020

- **Vision:**

Guide and manage growth in a way that preserves natural scenery while also providing more opportunities to live, work, shop, and recreate in Providence.

- **Key Initiatives:**

1. Preserve the 'sense of place' by identifying characteristics that define Providence as a unique place.
2. Make decisions regarding storm water and exterior water use guided by green infrastructure and low impact development best management practices.
3. Consider life-cycle costs in mind when making decisions for design standards (such as road widths) and new capital improvement projects.
4. 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.
5. Consider long-term economic development impacts when making land use, transportation, and other planning decisions.
6. Encourage housing options to meet the needs of residents of all ages, income level and family size, regardless of their stage of life.

FINDINGS OF FACT:

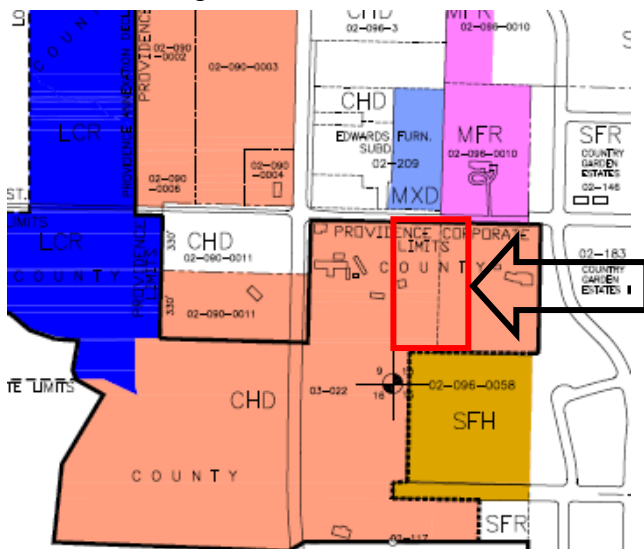
1. Utah Code (UCA) 10-9a-505.5 Regulating annexed territory.
(1) The legislative body of each municipality shall assign a land use zone or a variety thereof to territory annexed to the municipality at the time the territory is annexed.

- (2) If the legislative body fails to assign a land use zone at the time the territory is annexed, all land uses within the annexed territory shall be compatible with surrounding uses within the municipality.
- UCA 10-9a-505: The legislative body may divide the territory over which it has jurisdiction into zoning districts of a number, shape, and area that it considers appropriate to carry out the purposes of Utah Code Title 10 Chapter 9a.
 - UCA 10-9a-302(1)(b)(ii): The planning commission shall review and make a recommendation to the legislative body for amendments to existing land use regulations.
 - UCA 10-9a-302(2): Before making a recommendation to a legislative body on an item described in Subsection (1)(a) or (b), the planning commission shall hold a public hearing in accordance with Section 10-9a-404.
 - Providence City Code (PCC) 10-4-1 established the City's zoning districts.
 - The Providence City General Plan 2020 and current and anticipated development in the immediately surrounding area, were considered in the review of the application.
 - PCC 10-5 defines and lists the regulations for sensitive areas.
 - PCC 10-6-1 lists the uses designated in each zone.
 - PCC 10-8-1 lists the area regulations designated in each zone.

CONCLUSIONS:

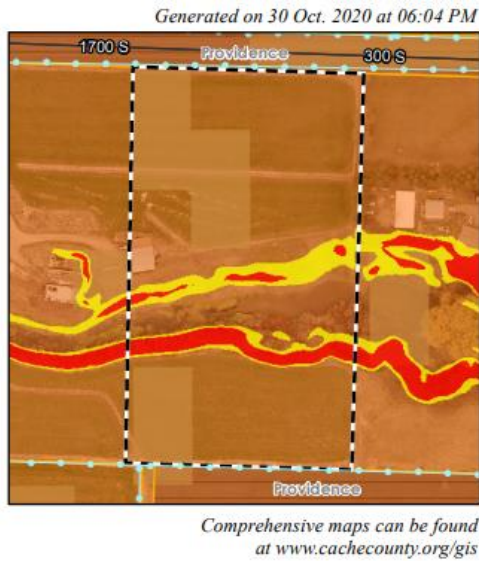
- Providence City has divided the city into zoning districts.
- The Planning Commission is holding a public hearing prior to making a recommendation on this request to assign a land use zone at the time of annexation.
- The City's zoning districts include the CHD and the MFM districts.
- The General Plan vision and key initiatives are listed above the Findings of Facts in this report. This property is currently under consideration for annexation. The General Plan Map Future Re-Zoning of Existing Districts & Annexed Area does not anticipate the property will be zoned CHD

The following illustration is taken from the General Plan Map Future Re-Zoning of Existing Districts & Annexed Area



- Dark blue – Life Cycle Residential (LCR)
- Peach – Commercial Highway District (CHD)
- Light blue – Mixed Use (MXD)
- Orchid – Multi-Family Residential (MFM) (7.5 units/net acre)
- Gold – Single-Family High (SFH) (5.5 units/net acre)
- White – does not anticipate a change from the existing zone.

- *PCC 10-5-2:A. None of the acreage encumbered by any of the following sensitive areas may be considered for development density, and none of the areas may be built upon or within except for required public utility and facilities.
Steep slopes where the rise or fall of the land is equal to or exceeds 30% over a horizontal distance of 50' or greater measured perpendicular to the contour lines.
- *PCC 10-5-2:B.2.&3. The lands within potentially developable sensitive areas may be developed and built upon, subject to the requirements if this section and other applicable city, state, and federal requirement; and may be considered for development density at the discretion of the Providence City Planning Commission based on recommendations from professional(s) with expertise in the filed being discussed.
Steep Slopes here the rise or fall of the land is between twenty percent (20%) and thirty percent (30%) over a horizontal distance of fifty feet (50') or greater measured perpendicular to the contour lines.
Geological hazard area earthquake fault lines or area prone to debris flows, landslides, high or extreme liquefaction potential, and rock falls as identified by the US Geological Survey (USGS)



*The Cache County GIS Parcel Survey does not confirm sensitive areas exist, it only lists areas that may require further analysis.

Light orange – liquefaction potential;

Yellow – slopes between 20% and 30% over a horizontal distance of 50' or greater measured perpendicular to the contour lines;

Red – slopes greater than 30% over a horizontal distance of 50' or greater measured perpendicular to the contour lines

CONDITIONS:

1. The applicant shall meet all applicable City, state and federal laws, codes, rules. Approval by the City of any application submitted or paperwork does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.

02-090-0013

03-002-0007

02-096-0035

