

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**

2 **September 14, 2011 6:00 p.m.**

3 **Providence City Office Building**

4 **15 South Main, Providence, UT 84332**

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6 **Chairman: S Flammer**

7 **Commissioners: L Frank, R Gustaveson, R Sneddon, C Kirk**

8 **Excused:**

9 **Alternates: G Allred, R Cecil**

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11 **APPROVAL OF THE MINUTES:**

12 The Providence City Planning Commission will consider for approval the minutes of August 24, 2011.

13 **Motion to approve the minutes: L Frank, R Gustaveson second**

14 **Vote: Yea: S Flammer, R Sneddon, L Frank, R Gustaveson, C Kirk**

15 **Nay: None**

16 **Abstain: None**

17 **Excused: None**

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19 **DISCUSSION:**

20 **Item No. 1.** The Providence City Planning Commission will discuss a request from Ivan Christensen to rezone the  
21 property located at 207 East 100 North from the current SFT Single-Family Traditional (required 12,000 square foot  
22 lots) to SFR Single-Family Residential (10,000 square foot lots). He would also like the ordinance changed to allow 10  
23 foot rear setbacks for Single Family Residential in the Downtown Area.

24 I Christensen explained to the Commission that he would like to put another home on the acreage he now owns.

25 R Sneddon asked if I Christensen would be ok with a variance instead of changing the ordinance.

26 S Bankhead said there is no variance in this situation. It is a man-made situation. There are very strict rules from the  
27 State that have to be followed concerning variances.

28 I Christensen asked if these rules were made for new subdivisions.

29 S Bankhead said this is considered a new subdivision. Right now he has one piece of property. The two new lines have  
30 to follow the setback rules. If it is a good idea to change the rear setbacks for this piece of property it has to be alright  
31 for other properties in the downtown area.

32 R Sneddon said the reality is the property has been there forever.

33 G Allred asked what the dangers are for similar downtown changes.

34 S Bankhead said you have to be concerned about being arbitrary. She gave an example of what could happen. There are  
35 quite a few homes in the downtown area where the property could be downsized. What you do for one you have to do  
36 for all. The ordinance has to be consistent with the entire downtown area.

37 C Kirk said she doesn't see infill as a negative impact.

38 R Gustaveson asked how close the outback buildings are to the home.

39 I Christensen gave a history of the property.

40 L Frank said without an ordinance change there will be a lot of lots in the downtown area that won't be buildable.

41 C Kirk agrees with this idea of changing the ordinance but she doesn't think the City Council will go for it.

42 S Bankhead reminded the Commission that a public hearing has to be held on this. The rezone change would only apply  
43 to this piece of property.

44 R Sneddon asked if I Christensen would be opposed to moving the fence line.

45 I Christensen said then he wouldn't have enough frontage.

46 S Flammer asked the Commission what they would like to do.

47 R Sneddon believes the infill lot should be filled in. It just needs to be done so it will fit.

48 L Frank said the existing home and the fence are the problem. If he moves the fence there won't be enough frontage for  
49 the existing property.

50 S Flammer asked if anyone would like to make a motion to hold a public hearing.

51 **Motion to hold a public hearing: C Kirk, L Frank second**

52 **Vote: Yea: S Flammer, R Sneddon, R Gustaveson, C Kirk, L Frank**

53 **Nay: None**

54 **Abstain: None**

55 **Excused: None**

56

1 **Item No. 2.** The Providence City Planning Commission will discuss modifying the ordinances in regards to lot  
2 consolidation and non-dwelling unit structures such as pools, fences, etc. as a primary use on a lot in platted residential  
3 subdivisions.

4 S Flammer said she drove around the City and feels like some of these situations look out of place.

5 R Sneddon said he would like a statement of intent. He gave an example from another City. He believes that you need  
6 to clarify with a statement of intent. He gave an example of a formula that could be used.

7 S Flammer said there are some odd shaped lots in the City.

8 S Bankhead asked if you used the formula to put rectangular lots together would it work.

9 R Sneddon explained how the formula works.

10 S Bankhead said the neighbors had a problem with what was anticipated as a front yard was turned into a back yard.

11 The property owner wasn't happy and neither were the neighbors. We have an ordinance that doesn't allow for double  
12 frontage lots, what can be built on the second lot and where is the placement of the building going to go. There is still  
13 inconsistency in the neighborhood. It isn't uncommon for people to build accessory dwellings. The setbacks can be met  
14 in a lot of properties. She checked with other cities and it's hard to find anything that deals with lot configuration.

15 R Gustaveson asked if a 50 foot setback would stop these problems.

16 C Kirk said it's hard to make a blanket policy.

17 S Flammer asked what the problem is with accessory dwellings being allowed before the house.

18 R Sneddon asked if saying a resident structure has to be built first would solve the problem.

19 S Bankhead said that would work for an accessory dwelling. It does come up that storage units want to be built before  
20 their home.

21 C Kirk said at least a swimming pool or tennis court wouldn't be a lot full of weeds.

22 S Bankhead said you can hold a public hearing to get input from the general public. This can be a fact finding public  
23 hearing.

24 G Allred said they could also do nothing.

25 R Sneddon asked if staff would like to be out there with nothing to go by.

26 S Bankhead said gray ordinances are difficult to work with. There are things that can be relied on in certain areas.

27 C Kirk asked how to write a fair ordinance.

28 S Bankhead said if its left open then the first building on a residential lot doesn't have to be a dwelling.

29 R Sneddon asked if we could define a neighborhood. Maybe taking a vote from the neighborhood before something is  
30 allowed to be built.

31 S Flammer said there are rules and regulations on setbacks.

32 **Motion to hold a public hearing subject to the approval of the wording the first meeting in October: C Kirk, R  
33 Sneddon**

34 **Vote: Yea: S Flammer, R Sneddon, R Gustaveson, C Kirk, L Frank**

35 **Nay: None**

36 **Abstain: None**

37 **Excused: None**

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39 **STAFF REPORTS:**

40 S Bankhead told the Commission that Dan Cox submitted his preliminary plat for Sunrise Acres II.

41 Staff has met with FEMA to fix Center Street.

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43 **COMMISSION REPORTS:**

44 None

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46 **Motion to adjourn: C Kirk, R Sneddon**

47 **Vote: Yea: S Flammer, R Sneddon, L Frank, R Gustaveson, C Kirk**

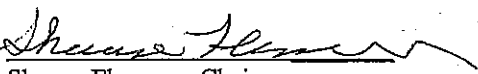
48 **Nay: None**

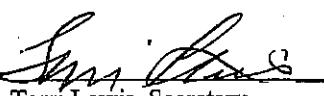
49 **Abstain: None**

50 **Excused: None**

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52 Meeting adjourned at 7:03 p.m.

53 Minutes taken and prepared by Terri Lewis

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56   
57 Shauna Flammer, Chairman

58   
59 Terri Lewis, Secretary

Planning Commission Meeting

September 14, 2011

Please Sign In

Name

City of Residence

Deanne Christensen  
Joan Christensen  
Laura Fisher  
Keith Thompson  
Sandra Checketts  
Chris Daines  
Ted Miller  
Mary Hubbard

Providence  
//  
Providence  
North Logan.  
Providence