

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**

2 February 22, 2012

3 Providence City Office Building

4 15 South Main, Providence, UT 84332

5
6 **Chairman:** R Sneddon

7 **Commissioners:** L Frank, G Allred, C Rowan, G Walker

8 **Excused:** J Baldwin

9 **Alternates:**

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11 **APPROVAL OF THE MINUTES:**

12 The Providence City Planning Commission will consider for approval the minutes of February 8, 2012

13 **Motion to approve: G Allred, L Frank second**

14 **Vote: Yea: R Sneddon, L Frank, G Allred, C Rowan, G Walker**

15 **Nay: None**

16 **Abstain: None**

17 **Excused: J Baldwin**

18
19 **ACTION ITEMS:**

20 **Item No. 1:** The Providence City Planning Commission will consider for recommendation to the City Council a request from Morris Poole to rezone the property located at approximately 440 West 100 North from the current Agricultural to Commercial General (6.78 acres) and Single Family Residential (3.17 acres).

23 **Motion to approve: G Allred, C Rowan second**

24 **Vote: Yea: R Sneddon, L Frank, G Allred, C Rowan, G Walker**

25 **Nay: None**

26 **Abstain: None**

27 **Excused: J Baldwin**

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29 **Item No. 2:** The Providence City Planning Commission will consider for recommendation to the City Council a request to amend Providence City Code Title 10, Chapter 1, Section 6, Notice Requirements to make consistent with State Code.

32 R Sneddon felt the Commission recommended that the City follow the State Code but add that a sign be posted on the property.

34 S Bankhead reviewed the State Code requirements for posting.

35 G Walker used a scenario of a Trust as an owner, where the Trustee is in Florida and cannot locate the address.

36 The Commission discussed the requirements of the State Code. They felt like mailing to the adjacent land owners with the applicant providing the mailing information and mailing each property owner, whose land directly abuts property subject to the change or is separated by a public right-of-way or canal, stream, etc. should be added.

38 R Call felt people had a responsibility to find out what is going on. He is concerned about the "and". He felt the "or" would serve it better.

41 R Sneddon suggested this come back to the next meeting.

42 **Motion to set aside to the next meeting with the purpose of voting: C Rowan, G Walker second**

43 **Vote: Yea: R Sneddon, L Frank, G Allred, C Rowan, G Walker**

44 **Nay: None**

45 **Abstain: None**

46 **Excused: J Baldwin**

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48 **STUDY ITEMS:**

49 **Item No. 1:** The Providence City Planning Commission will discuss amending Providence City Code Title 10, Chapter 15 Sign Regulations.

51 C Rowan reported the State Legislature is working on a bill that will affect signs. He recommended waiting until after the Legislative Session.

54 **Item No. 2:** The Providence City Planning Commission will discuss amending the ordinances with regard to lot configuration.

56 G Allred asked for more time.

57 G Walker clarified this is in the context of lot consolidation.

1 R Sneddon reported he spoke with Michael Gleed, Cache County Recorder. He said you can combine two lots with a
2 shared boundary of 20 feet to provide for utility easements and /or emergency access.
3 G Allred asked about lots just wanting access using 20 feet.
4 R Sneddon said combining two or more lots which do not abut a contiguous boundary must be created through use of
5 connector lot/lots. The connector must be 20 feet or more wide on the final plat in order to provide utility easement
6 and/or emergency vehicles.
7 G Walker felt that lots in a recorded subdivision would have access, so the 20 foot access may not be necessary He did
8 not feel connecting with a strip combined the lots, it just meant the same person owns the lots. He felt it was quite
9 common practice to require a lot consolidation be done with an amended plat.
10 G Allred discussed the unbuildable lot in Brookside subdivision.
11 R Sneddon stated the primary reason for lot consolidation in Logan is for tax purposes according to Michael Gleed.
12 R Sneddon felt there needed to be a meaningful size connector.
13 R Call explained that he built his storage building first; then his house.
14 The general feeling is that both should be permitted at the same time.
15 G Walker reported on utility easements. He did not feel utility easements were a Planning Commission problem. It
16 might be a City Council problem but not a Planning Commission problem.
17 C Rowan asked about a ratio of the boundary movement, just as something to think about for the next meeting.
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19 **STAFF REPORTS:**

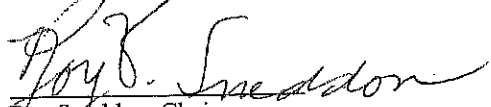
20 S Bankhead gave the Commission members the Cache Planning Department Services Survey.

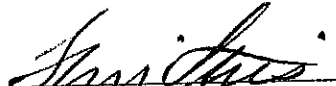
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22 **COMMISSION REPORTS:**

23 None

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25 **Motion to adjourn: C Rowan, L Frank second**
26 **Vote: Yea: R Sneddon, L Frank, G Allred, R Cecil, G Walker**
27 **Nay: None**
28 **Abstain: None**
29 **Excused: J Baldwin**

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31 Meeting adjourned at 7:33 p.m.
32 Minutes taken and prepared by Skarlet Bankhead

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35 Roy Sneddon, Chairman
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Terri Lewis, Secretary

