

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**

2 **March 14, 2012**

3 **Providence City Office Building**

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

5
6 **Chairman: R Sneddon**

7 **Commissioners: J Baldwin, G Allred, R Cecil, G Walker**

8 **Excused: L Frank**

9 **Alternates:**

10
11 **APPROVAL OF THE MINUTES:**

12 The Providence City Planning Commission will consider for approval the minutes of January 25, 2012 and February 22,
13 2012.

14 **Motion to approve: G Allred, J Baldwin second**

15 **Vote: Yea: R Sneddon, J Baldwin, G Allred**

16 **Nay: None**

17 **Abstain: None**

18 **Excused: L Frank, R Cecil, G Walker**

19
20 **ACTION ITEMS:**

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

24 **Motion to continue to the next meeting: G Walker, R Cecil second**

25 **Vote: Yea: R Sneddon, J Baldwin, G Walker, R Cecil, G Allred**

26 **Nay: None**

27 **Abstain: None**

28 **Excused: L Frank**

29
30 **STUDY ITEMS:**

31 **Item No. 1:** The Providence City Planning Commission will discuss amending the ordinances with regard to lot
32 configuration.

33 R Sneddon read an e-mail from Nole Walkingshaw, Planning Programs Supervisor for Salt Lake City Planning Division
34 concerning lot consolidation.

35 G Allred has conversed with different cities about this situation. Most of the cities aren't concerned about this. Other
36 cities require owners to consolidate lots.

37 J Baldwin said to do a home addition, prevent fill in between homes, he doesn't believe it is an issue if they want more
38 land. Consolidating the land doesn't have a negative impact in most situations as long as the use remains the same. If
39 the piece your consolidating is land locked then a small strip of land would be necessary to access the property. This is
40 an impractical use of the land. The disadvantage is whatever is in your accessory dwelling is so far from your home it
41 could cause a nuisance for neighbors. He feels like a small strip becomes a useless piece of property.

42 R Sneddon said lot consolidation is considered a minor subdivision subject to all the provisions listed. He invited the
43 audience to give any input they may have.

44 G Walker said if it is a minor subdivision it requires a new plat.

45 J Baldwin said when the land is consolidated we have to be sure that a drainage problem isn't created for the neighbor.
46 Whatever you do to your property you can't create any problems for your neighbors.

47 R Call asked what happens when your neighbor drains onto your property.

48 L Fisher said the Providence ordinances already prohibit drainage problems.

49 G Walker said a lot of what is being discussed is already dealt with in the ordinances. The problem with listing specific
50 things is if you leave something out someone will think they can do it.

51 R Cecil suggested saying it doesn't affect your neighbor.

52 G Walker said the in addition is already covered by ordinance. Just consolidating your lot doesn't cause a problem.

53 R Sneddon said lot consolidation is considered a minor subdivision subject to all the provisions. Any conditions
54 applicable to the original subdivision remain in full force and effect.

55 G Walker said to remember you can't go against State law.

1 R Sneddon suggested using 25 feet or more for geometric requirements for lot consolidation. The connector lot/lots
2 must be 25 feet or more wide at its narrowest point on the new recorded final plat and new deed.
3 G Allred still has concerns with 25 feet.
4 R Cecil said if the land owner wants less they have to get approval from the Planning Commission.
5 G Allred discussed infill on blocks. There might be regulations concerning this.
6 G Walker said in order to consolidate; each lot could have its own separate tax ID number. He explained how the tax ID
7 number works.
8 Blake Parker said then the consolidated lot would assume one of the tax ID numbers.
9 The Commission discussed width and length.
10 S Bankhead said you might want to consider the word incidental and define it. An accessory dwelling has to be clearly
11 incidental.
12 B Parker asked who approves the lot consolidation.
13 R Sneddon said the Planning Commission will after a public hearing.
14 B Parker said that would require everyone in the subdivision signing the final plat.
15 S Bankhead said there are occurrences where two property owners come to the City and ask to adjust their boundary
16 lines. You have to follow what's in State code to amend a subdivision plat.
17 R Sneddon asked how a lot consolidation is done now.
18 S Bankhead said that is where we are struggling. It's not defined in State law. We probably need to talk to someone
19 with considerable land use knowledge.
20 G Walker said a lot consolidation is bringing land together.
21 L Fisher asked what is considered a subdivision.
22 J Baldwin read the definition of a subdivision.
23 B Bissland suggested making definitions as clear as possible in English.
24 R Sneddon said widths need to be discussed. He read what he believes a final geometric shape should be.
25 J Baldwin doesn't want this to be so restrictive that we lose opportunities. If land is being used for anything other than a
26 walking path or garden it will need some width to it.
27 Sharell Eames asked what the difference in shape and use is.
28 R Sneddon said he feels like they are connected.
29 L Fisher suggested addressing adjacent lots. Don't compromise lot consolidation by language.
30 G Walker asked if we want to prevent someone putting a 20 foot path between properties.
31 R Sneddon suggested starting from this point next meeting.
32 S Bankhead told the Commission to remember that we are concerned with recorded subdivision plats.
33 John Mock suggested showing a map of the City that shows platted subdivisions.
34 S Bankhead said the County Recorders office has plat maps that show the difference.
35
36 **Item No. 2:** The Providence City Planning Commission will consider amending the Providence City Use Chart to
37 allow cell towers as a conditional use.
38 S Bankhead said at this time the City does not allow cell towers. There is an area in Providence that would be a good
39 area for cell towers. This would improve service to South Logan and the Providence area. City Attorney Craig Call gave
40 the City a pending ordinance so we can work with cell towers. This is something that needs to be regulated with
41 conditions.
42 R Sneddon asked what Providence gains by allowing cell towers.
43 S Bankhead said improved cell service and being compliant with FCC regulations. Wherever they locate they would
44 have to pay the owner of the property rental. The City also receives municipal taxes.
45 B Bagley said it is mandated that they be required in City boundaries but we can dictate where they go.
46 G Walker would like to see the FCC regulations at the next meeting.
47 Blake Parker explained that the cell towers would be located north of Casper's Ice Cream shop. He explained how the
48 different towers work and where you would want to locate them. Putting this cell tower north of Casper's is actually an
49 ideal location.
50 Kent Frandsen said he doubts that the FCC mandates where cell towers locate.
51 G Walker would like to see the FCC mandate.
52 B Parker said a representative from the cell tower company would love to come and speak to the Commission.
53 S Bankhead will have Craig Call at the next meeting.
54 G Walker is concerned that when we set a zone for cell towers we will have more than one tower.
55 B Bagley suggested the Commission read the LUDMA law.
56

1 **STAFF REPORTS:**

2 S Bankhead reported on the City Council meeting. She informed the Commission that light manufacturing will be on
3 the agenda for next meeting.

4 R Sneddon asked for alternative wording for light manufacturing.

5 G Walker read the definition of light manufacturing.

6 D Calderwood asked what the word light means.

7 S Bankhead said the term is probably too harsh.
8

9 **COMMISSION REPORTS:**

10 None
11

12 **Motion to adjourn: J Baldwin, R Cecil second**

13 **Vote: Yea: R Sneddon, J Baldwin, R Cecil, G Walker, G Allred**

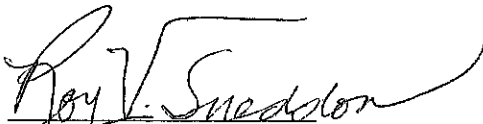
14 **Nay: None**

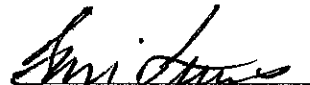
15 **Abstain: None**

16 **Excused: L Frank**
17

18 Meeting adjourned at 8:00 p.m.

19 Minutes taken and prepared by Terri Lewis
20

21 
22
23 Roy Sneddon, Chairman
24


Terri Lewis, Secretary

Planning Commission Meeting

March 14, 2012

Please Sign In

Name

City of Residence

Bill Bagley

Council

Laura Fisher

Providence

Don Worsland

Providence

Ralph Call

Providence

Wayne Southwick

Providence

Sharell Eames

Providence

Mary Hurler

Providence

Blake Parker

Providence

Jon Mack

Providence