

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**

2 **August 24, 2011 6:00 p.m.**

3 **Providence City Office Building**
4 **15 South Main, Providence, UT 84332**

5
6 **Chairman: S Flammer**
7 **Commissioners: L Frank, R Gustaveson, R Sneddon**
8 **Excused: C Kirk, R Cecil**
9 **Alternates: G Allred**

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11 **APPROVAL OF THE MINUTES:**

12 The Providence City Planning Commission will consider for approval the minutes of July 13, 2011.

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

14 **Vote: Yea: S Flammer, L Frank, R Gustaveson, R Sneddon, G Allred**

15 **Nay: None**

16 **Abstain: None**

17 **Excused: C Kirk, R Cecil**

18
19 **DISCUSSION:**

20 The Providence City Planning Commission will discuss modifying the ordinances in regards to lot consolidation and
21 non-dwelling unit structures such as pools, fences, etc. as a primary use on a lot in platted residential subdivisions.
22 S Bankhead explained to the Planning Commission why this ordinance needs to be modified. There are citizens in the
23 City that have bought the adjoining lot to their homes and used the empty lot for a pool or tennis court or 6 foot fence.
24 Horses are also a permitted use in residential areas. State Code allows people to combine lots as long as they don't
25 violate zoning ordinances. In the City the property owner can buy two lots but they can't combine the lots. The problem
26 with this is what happens when people start to build non-dwelling units on these lots. She gave the Commission
27 examples of what has been done here in the City. The Commission could consider saying the first building on the
28 existing lot has to be the dwelling unit. Before building starts up again the City Council would like staff and the
29 Commission to look at this ordinance.

30 S Bankhead asked if there is a subdivision plat do we have the responsibility of keeping the setbacks intact. The
31 Planning Commission is the Land Use Authority for these situations. Right now if you build to main building setbacks
32 you can build on a second lot without the main building. There is nothing that says the main building must be a
33 dwelling unit.

34 The Commission needs to decide if this is something that they want to regulate. Maybe there is something to look at
35 with a recorded subdivision plat. You have to have ordinances that you can stand on.

36 Mary Hubbard asked if some kind of design review ordinances could be put into place to keep the ambiance of the
37 neighborhood.

38 S Bankhead suggested considering the lots can't be more than twice as deep as it is wide, can't create a pie shape
39 around another lot. As the hillsides are developed you will have strange lot shapes due to the topography. If you don't
40 like people creating strange lot shapes you need to come up with ordinances to stop it. She went over some different
41 ideas that different communities have come up with. She suggested since the Commission has talked about it they drive
42 around the City and see what they think about the different scenarios.

43 D Calderwood would like the Commission to preserve the integrity of the Single Family Zone.

44 M Hubbard said State law says as long as you can mitigate the changes in a neighborhood you have to allow it. She
45 gave an example of this. You can't legislate for each individual home owner.

46 S Bankhead told the Commission that the Council put a moratorium on non-residential buildings being built up to 180
47 days as of August 24, 2011.

48 R Gustaveson suggested starting with the new subdivisions that will be coming into the City.

49 G Allred asked if we could solicit feedback from the citizens and ask for feedback from other communities.

50 S Bankhead said it could be put into the City newsletter and she will talk to other communities.

51 R Sneddon suggested putting intent into ordinances.

52 M Hubbard said she thought intent was already in the ordinances.

53 S Bankhead said the intent statement could be tightened up. One of the things that you need to remember is you can't
54 put undue burden on anyone.

55 S Flammer would like to bring this back to the Commission on September 14, 2011.

56 R Sneddon wants everyone to come with ideas to the next meeting.

57 M Hubbard said there are cities that use proportions, angles and formulas in their ordinances.

58

1 **STAFF REPORTS:**

2 S Bankhead reported on the Council meeting last night. Dan Cox has turned in his concept plan. The Commission will
3 be seeing his preliminary plat in the next couple of weeks. The sign ordinance will be at the next meeting. She talked
4 about Amsouce. Sears or O'Reilly will not be coming to Providence. The stop light on Hwy. 165 and 300 South is held
5 up in acquisition. She told the Commission about the request from Charlie Fullmer.

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7 **COMMISSION REPORTS:**

8 None

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10 **Motion to adjourn: R Gustaveson, L Frank second**

11 **Vote: Yea: S Flammer, L Frank, R Gustaveson, R Sneddon, G Allred**

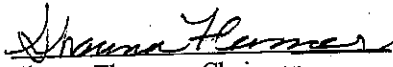
12 **Nay: None**

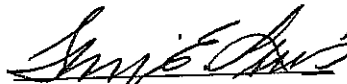
13 **Abstain: None**

14 **Excused: C Kirk, R Cecil**

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16 Meeting adjourned at 7:30 p.m.

17 Minutes taken and prepared by Terri Lewis

18
19 
20 Shauna Flammer, Chairman

21 
Terri Lewis, Secretary

Planning Commission Meeting

August 24, 2011

Please Sign In

Name

City of Residence

Mary Hubbard

Providence