

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**

2 **December 14, 2011**

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, C Kirk

8 **Excused:**

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

10
11 **APPROVAL OF THE MINUTES:**

12 The Providence City Planning Commission will consider for approval the minutes of November 9, 2011.

13 **Motion to approve the minutes: L Frank, C Kirk second**

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

15 **Nay: None**

16 **Abstain: None**

17 **Excused: None**

18
19 **ACTION ITEM:**

20 **Item No. 1.** The Providence City Planning Commission will consider a request from Amsource to repeal the approval
21 of the final plat for the Alder Square Commercial Subdivision – Phase 3 Lot 114 located at approximately 100 North
22 Highway 165.

23 It was explained to the Commission why Amsource was requesting this action.

24 **Motion to approve: C Kirk, L Frank second**

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

26 **Nay: None**

27 **Abstain: None**

28 **Excused: None**

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 M Pierce told the Commission that lot configuration had been discussed in DRC and went over the different ideas. He
34 thought that the Planning Commission could come up with some kind of formula for the lot shapes.

35 The Planning Commission went back over the different ideas that they've come up with.

36 S Flammer and C Kirk said they don't have a problem with odd shaped lots but R Sneddon said he does.

37 C Kirk said she feels like lot usage is a bigger problem.

38 M Pierce said lot usage was also talked about with staff.

39 C Kirk said the Commission will change after this meeting. Maybe they can come up with some ideas.

40 R Sneddon discussed lot usage vs. lot configuration.

41 R Gustaveson asked how this will affect someone who already owns 2 or 3 lots and wants to build a garage or put a
42 pool in.

43 R Sneddon said if he can do it before he can still do it.

44 M Pierce said that is one of the things that staff discussed. Is it an issue if a property owner wants to put something
45 other than a house on his property?

46 S Flammer, C Kirk and R Gustaveson said they don't have a problem with that.

47 L Frank said as long as it's not a commercial building he's fine with it.

48 G Walker asked R Sneddon how shape affects the use.

49 M Pierce also has a hard time understanding shape affecting use.

50 R Sneddon drew an example of the Checkett's property.

51 M Pierce asked the Commission if they have a problem with something else being built on a piece of property before
52 the house.

53 B Bissland said that is why there is a residential zone.

54 C Daines asked why you would take people's freedoms away from them. He drew the Checketts property. He explained
55 how the Checketts will combine their properties. He told the Commission that the Checketts obtained a building permit
56 and it was listed as a commercial building. They are trying to bring this matter into compliance. The question is why the
57 City would want to prevent them from doing this.

1 R Gustaveson asked why the City would allow a commercial building in a residential zone. Was there a zone change?
2 C Daines explained that it was a commercial building from the start. He explained how the building was designed and
3 that the building inspector was out 4 or 5 times for inspections.
4 D Calderwood asked why you would build a put all of that work into a building to store hay.
5 C Daines said that is not what the building permit was for.
6 C Checketts said that there was a building for hay storage there at one time.
7 D Calderwood asked what the purpose of the original building was.
8 C Daines said it was for storage.
9 D Calderwood said so it was not for commercial use it was for storage.
10 M Pierce suggested to the Commission that they need to decide if they have a problem with accessory use being built
11 before the primary use.
12 C Kirk suggested the Commission look at lot usage instead of lot shape.

13
14 **STAFF REPORTS:**

15 D Calderwood reported on the Council meeting and on the deer meeting.

16
17 **COMMISSION REPORTS:**

18 None

19
20 **Motion to adjourn: C Kirk, R Gustaveson second**

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

22 **Nay: None**

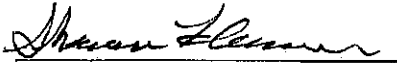
23 **Abstain: None**

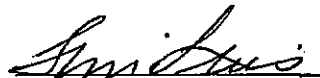
24 **Excused: None**

25
26 Meeting adjourned at 6:52 p.m.

27 Minutes taken and prepared by Terri Lewis

28
29

30 
31 _____
32 Shauna Flammer, Chairman



Terri Lewis, Secretary

