

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**

2 **September 12, 2012**

3 **Providence City Office Building**

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

5
6 **Chairman: R Sneddon**

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

8 **Excused:**

9 **Alternates: S Sanders, K Allen**

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11 **APPROVAL OF THE MINUTES:**

12 The Providence City Planning Commission will consider for approval the minutes of August 22, 2012.

13 Page 2 – Line 46 – sense

14 **Motion to approve: J Baldwin, R Cecil second**

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

16 **Nay: None**

17 **Abstain: None**

18 **Excused: G Walker**

19
20 **ACTION ITEMS:**

21 **Item No. 1:** The Providence City Planning Commission will consider for recommendation to the City Council
22 amending the Providence City Code by adding Cell Tower Regulations.

23 R Sneddon reminded the Commission that he wasn't present at the last meeting that the Commission approved this
24 item. He asked about the wording concerning the wall mounted antennae.

25 The Commission went through the code and explained their thinking.

26 J Baldwin suggested on D.1 adding building (at the mounting location) more.

27 G Walker said that a couple of weeks ago the Commission approved the content of this code. The formatting was what
28 needed to be fixed.

29 R Sneddon asked if the content of the document was approved at the last meeting.

30 G Walker said that is correct.

31 J Baldwin wants to strike D.5 entirely. This will be stricken.

32 G Walker explained that you can put an antenna on an existing pole as long as it meets the requirements. This helps to
33 protect the residential area near a commercial zone.

34 R Sneddon asked about G-1-b. He wants it ended at State Certified Engineer.

35 G Walker said strike to and add shall allow.

36 G Walker asked about stealth antenna. He believes most stealth fixtures are monopole fixtures.

37 R Sneddon asked about I-2-e. What does detrimental mean?

38 The Commission discussed what detrimental means.

39 S Bankhead reminded the Commission that cell towers are conditional use and they have to adhere to the rest of the City
40 Code.

41 S Sanders said that if someone wants to sue you they will.

42 **Motion to approve as amended: G Allred, R Cecil second**

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

44 **Nay: None**

45 **Abstain: None**

46 **Excused: None**

47
48 **Item No. 2:** The Providence City Planning Commission will discuss amending Providence City Code Title 10, Chapter
49 1, Section 4 Definitions including but not limited to: Accessory Buildings, Main Building and Business Use General,
50 Medium Impact and Low Impact.

51 J Baldwin reminded the Commission that maybe a performance bond should be required if an accessory building was
52 built first.

53 S Bankhead said she doesn't think an accessory building should be allowed to be built first.

54 G Walker asked why you care if an accessory building is built first if the owner can't use it.

55 Bob Bissland said it creates blight.

56 R Sneddon said originally the Commission decided that an accessory building couldn't be built first.

1 G Walker would like to see how many Cities and Counties allow accessory building being built first.
2 B Bissland said he would look into it.
3 J Baldwin said with a performance bond the house and the accessory building would have to be completed before the
4 bond is released.
5 S Sanders doesn't understand why we're adding rules and regulations when the City already has them.
6 S Bankhead said she wants to make the rules are clear concerning the accessory building.
7 R Sneddon said he would just as soon say no their not allowed.
8 R Cecil said a performance bond works.
9 S Bankhead said she doesn't know if the City could keep a bond for more than a year.
10 Kirk Allen said he doesn't think an accessory building should be built before the main building. There are other ways to
11 store your equipment.
12 S Sanders said it probably would be better to just say no. Dealing with bonds can open up a can of worms.
13 R Sneddon suggested adding the main building must be constructed before any other building.
14 S Bankhead explained the different problems the City has dealt with concerning accessory buildings. If you are going to
15 allow accessory buildings to be built first make them use the main building setbacks.
16 B Bissland said there are residential areas and residential zoning in Cities. There are other zoning options for building
17 accessory buildings first. He believes the main thing with planning is to minimize or avoid conflict.
18 Laura Fisher said she doesn't see how this would minimize conflict in a subdivision. Simplicity is having no accessory
19 building built first.
20 R Sneddon read through the additions to the code. He has a problem with the definitions of the business, low, medium
21 and high. He thinks the impact should be spelled out. He went through different scenarios.
22 The Commission agreed.
23 R Sneddon believes the limits of impact can be tweaked.
24 S Bankhead explained that the exterior footprint of the house has already been established.
25 S Bankhead told the Commission that they need to get a copy of the business license ordinance before they continue
26 with this.
27 R Sneddon said he believes that part of this ordinance has been approved.
28 **Motion to continue until the next meeting: J Baldwin, R Cecil second**
29 **Vote: Yea: R Sneddon, R Cecil, G Allred, J Baldwin, G Walker**
30 **Nay: None**
31 **Abstain: None**
32 **Excused: None**

33
34 **STUDY ITEM:**

35 **Item No. 1:** The Providence City Planning Commission will discuss amending Providence City Zoning Regulations to
36 include defining and prohibiting short term rentals.
37 S Bankhead explained that there are people who would like to use their property for vacation rentals, etc. The
38 Commission has a couple of ordinances from different cities to look at. These are just background information for the
39 Commission to look at and she will have more information for them at their next meeting. Staff has talked about the
40 different problems that could impact a neighborhood.
41 G Walker asked if S Bankhead would see what regulations Logan, Park City and Garden City has concerning this.
42 B Hadlock said he believes that short term rentals are beneficial to the City. Short term rentals are a business. He
43 believes that this helps maintain the upkeep of the home and the property.
44 R Sneddon asked if he has discussed any of this with the neighbors.
45 J Baldwin said this can have a huge impact on the neighborhood.
46 R Sneddon asked about the relationships between the rental people.
47 K Allen talked about Garden City short term rentals. They have codes to regulate these.
48 R Cecil suggested getting the information from Park City and Garden City and continuing this discussion at the next
49 meeting.
50 B Bissland said the police can't enforce problems if the people don't live here.
51 R Sneddon said he believes that the Commission needs more information on this subject.
52 B Bissland thanked the Commission for taking the time to look at the issues.

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54 **STAFF REPORTS:**

55 None
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1 **COMMISSION REPORTS:**

2 None

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

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

6 **Nay: None**

7 **Abstain: None**

8 **Excused: None**

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10 Meeting adjourned at 8:00 p.m.

11

12 Minutes taken and prepared by Terri Lewis

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Roy Sneddon, Chairman


Terri Lewis, Secretary

Planning Commission Meeting

September 12, 2012

Please Sign In

Name

City of Residence

Dani Hayes

Prov. report of Hard News Cafe

Brandon Hadlock

Providence

Laura Fisher

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Sharell Eames

Providence
