

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**
2 **October 26, 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:** G Allred
9 **Alternates:** R Cecil

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11 **APPROVAL OF THE MINUTES:**

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

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

14 Page 2 – Line 28 – It’s not all about the Checketts it’s about other issues.

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

16 **Nay: None**

17 **Abstain: None**

18 **Excused: G Allred**

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20 **ACTION ITEM:**

21 **Item No. 1.** The Providence City Planning Commission will consider for recommendation to the City Council a request
22 from Ivan Christensen to rezone the property located at 207 East 100 North from the current SFT Single Family
23 Traditional (required 12,000 square foot lots) to SFR Single Family Residential (10,000 square foot lots). The
24 Providence City Planning Commission will also consider for recommendation to the City Council a request to amend
25 the ordinance change to allow 10 foot rear setbacks for Single Family Residential in the downtown area.

26 S Bankhead explained to the Commission that they are looking at 2 different requests. There is a total of 31,000 square
27 feet of property. The white vinyl fence is 10 feet off of the back of the existing house. There is enough property to put 3
28 houses on if the zone is changed to Single Family Residential. The other thing that he request is a 10 foot setback. If you
29 change the setback it will apply to the entire Single Family Residential zone in the downtown area. If you don’t
30 recommend the 10 foot rear setback he will still have enough property to do what he wants.

31 R Cecil asked if the fence can be grandfathered in.

32 S Bankhead said the fence doesn’t have to be moved, but the property line has to be shown in the right place.

33 C Kirk said she thought that they decided last week that Single Family Residential was ok but not with the 10 foot
34 setback.

35 **Motion to recommend to the City Council that they approve the Single Family Residential zone but keep the 20**
36 **foot rear setbacks: C Kirk, R Sneddon second**

37 I Christensen asked why it is necessary to make it a 20 foot setback. These setbacks are for big subdivisions not for the
38 downtown area. One size does not fit all. When you look at these you need to take into consideration where the original
39 setbacks are, plus the frontage is cut down.

40 C Kirk said it affects the rest of the Single Family Residential zone in the downtown area.

41 S Flammer said if it was just your property she would be ok with it. This would affect all other houses in this zone.

42 R Sneddon said he would hesitate with dealing with the rest of the City just because of I Christensen’s case. He would
43 like to look at an ordinance dealing with an infill zone.

44 C Kirk said she would be interested in an infill zone.

45 I Christensen said he would like to keep his kids in the City but it is too expensive to do this because of the
46 requirements the City puts on you.

47 C Kirk said we are honoring your request for the zone change.

48 S Bankhead said he is talking about the subdivision requirements.

49 I Christensen said the downtown subdivisions should be different from the large subdivisions.

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

51 **Nay: None**

52 **Abstain: None**

53 **Excused: G Allred**

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1 **STUDY ITEMS:**

2 **Item No. 1.** The Providence City Planning Commission will discuss amending the ordinances with regard to lot
3 consolidation and building non-dwelling unit structures. Examples of such non-dwelling structures, but no limited to
4 those listed are as follows:

- 5 1. Swimming Pools
- 6 2. Tennis Courts
- 7 3. Club Houses
- 8 4. Private Play Grounds
- 9 5. Light Manufacturing Facilities
- 10 6. Barns
- 11 7. Storage Structures, etc.

12 R. Sneddon explained that he has looked at the zones and their descriptions and there not descriptive enough. It seems
13 that we should look at putting a purpose by each zone. He read an example for the Single Family Large zone.

14 S Bankhead said this zone has 20,500 square foot lots, even a 12,000 square foot lot is a pretty good size lot.

15 R Sneddon said these lots are compact by shape not area.

16 R Gustaveson said the dwelling will come first with other buildings either later or at the same time.

17 R Sneddon said the character of the neighborhood would be maintained.

18 S Flammer asked how you would control the traffic.

19 R Gustaveson said that could be controlled by the nuisance ordinance.

20 D Calderwood said think about intent. Does this mean you can't get ahead of yourself with the main dwelling?

21 R Sneddon said you could do the excavations, etc. all at the same time.

22 R Gustaveson said the City wouldn't sign off on the buildings until everything was finished.

23 S Bankhead said she didn't know if you could legally hold the certificate of occupancy until the main home is finished.

24 Remember if someone buys 2 lots and they don't want to join the lots what can they build on the other lot.

25 S Flammer read the verbiage for the lot consolidation.

26 R Sneddon discussed the meaning of the verbiage.

27 S Flammer asked if someone bought the lot in a residential area could they build anything they wanted on it.

28 S Bankhead said we would be hard pressed to stop them at this time.

29 R Sneddon discussed the perimeter ratio chart he handed out.

30 R Sneddon drew an example.

31 C Kirk asked why we're doing this math.

32 R Sneddon said because an attorney will say if you don't tell me I can't, then I can.

33 C Kirk asked if this is just for the Checkett's property.

34 R Sneddon said not as far as he's concerned. If the Commission does this now then a piece of property like the
35 Checketts won't happen again.

36 C Kirk asked where we're going with this. At the public hearing we talked about lot usage not lot configuration.

37 R Sneddon said the City shouldn't be in the business of allowing convoluted lots.

38 S Bankhead said in order for a developer to make good use of their land sometimes the lots are strange geometric
39 shapes. If we put mathematical equations in the ordinance we don't want this to become a problem down the road.

40 There is much merit in what is being discussed but this doesn't apply to every situation.

41 The Commission discussed different mathematical theories.

42 C Kirk said she is trying to understand the objective with this.

43 R Gustaveson asked how this will work in the downtown area.

44 R Sneddon discussed the Sears development in downtown Salt Lake City.

45 S Bankhead discussed a lot that exists in the City. With this mathematical theory would this lot still be allowed? If all
46 you can do when you add another lot is what you could do on the first lot why would you buy the second lot?

47 R Sneddon said you need to require it to be the same then you've covered all of your bases.

48 R Gustaveson said if you can build a certain size building on the first lot then you can build a bigger building on 2
49 combined lots.

50 C Kirk said she feels like this is taking property rights away from people.

51 S Checketts said when they finish their lot consolidation no one will that there is a barbell-shape for their piece of
52 property.

53 S Bankhead said people don't like big buildings whether there on large lots or not. There are different ideas going on
54 here. The problem that the Checketts face has to do with an accessory dwelling in a business situation. We are looking
55 at what can be done when you have a lot consolidation and what will be allowed to build on it.

56 The Commission thanked R. Sneddon for all the work that he has put into the handouts.

57 S Flammer said this is just the beginning and she would like it to be brought back as a study item.

1 D Calderwood reminded the Commission about light manufacturing. Does the City want to take a Single Family zone
2 and allow light manufacturing? They also need to recommend whether an accessory dwelling is allowed before a main
3 dwelling.

4 C Kirk suggested breaking up the discussion into 3 or 4 different items.

5 S Flammer said she agrees with C Kirk.

6 C Kirk asked how to split up the study item.

7 R Sneddon said he doesn't have a problem splitting this up but he wants it all brought back together for the vote.

8 S Bankhead suggested starting with the lot shape. What are you willing to live with? Then decide what is allowed on it.

9 C Kirk agreed; let's talk about lot shape next meeting.

10 R Sneddon said he doesn't want there to be any loopholes in the verbiage.

11 S Bankhead said the more you have in black and white the better. Before you can build the building you have to know
12 what the lot configuration will be. Once that is decided you can come up with setbacks.

13 R Sneddon asked S Bankhead to come up with different configurations to look at.

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15 **Item No. 2.** The Providence City Planning Commission will discuss amending Providence City Code Title 10, Chapter
16 15, Sign Regulations.

17 S Bankhead said signs fall in the free speech zone. Your biggest task is to look at the signs from a zoning stand point.

18 Political signs are the most protected by free speech.

19 The Commission discussed different signs.

20 S Bankhead said one of the things that staff is struggling with is sign size. Do we look at ratios compared to the
21 building? She asked the Commission for directions on this. She also reminded them that there are signs in the residential
22 areas.

23 R Sneddon suggested allowing signs to a certain size and if the owner wants a bigger sign they have to show it through
24 a computer rendering showing surrounding buildings as well as proposed signs.

25 S Flammer asked about the billboard sign regulation.

26 S Bankhead said an off premise sign is another staff would like direction on. Premise needs to be defined. She talked
27 about different areas that the Commission needs to think about.

28 R Sneddon asked if there is any reason to declare a sign philosophy.

29 C Kirk said she likes that idea.

30 This will be brought back as a study item next meeting.

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32 **Item No. 3.** The Providence City Planning Commission will discuss a code amendment to Providence City Code Title
33 10, Chapter 1, Section 6, Notice Requirements to make consistent with State Code.

34 S Bankhead explained that the State Code was redone and some of the notice requirements were changed. A
35 municipality can be stricter than the State Code but we have to at least be the same. This ordinance just says we will
36 follow the State Code. This just simplifies things. She explained how the State Code reads.

37 S Flammer would like this brought back as an action item next meeting.

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39 **STAFF REPORTS:**

40 S Bankhead told the Commission that Roy Sneddon has been re-appointed to the Commission for 3 more years.

41 The City Council awarded the bid for the Center Street Project. She reminded the Commission about the Turkey
42 Sauerkraut Dinner. Winter parking hours will start on November 1st. The Commission will hold one meeting on
43 November 9th. Amsource has requested that their plat not be recorded.

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45 **COMMISSION REPORTS:**

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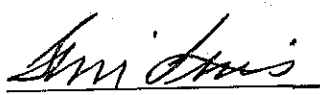
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1 Motion to adjourn: C Kirk, L Frank second
2 Vote: Yea: S Flammer, R Sneddon, L Frank, R Gustaveson, C Kirk
3 Nay: None
4 Abstain: None
5 Excused: G Allred
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7 Meeting adjourned at 8:03 p.m.
8 Minutes taken and prepared by Terri Lewis
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12 _____
13 Shauna Flammer, Chairman



Terri Lewis, Secretary

Planning Commission Meeting

October 26, 2011

Please Sign In

Name

City of Residence

Deanne Christensen
Jordan Christensen
Sharell Eames
JEFF BALDWIN
Sandra Chicketts
Kathleen Swedon

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