

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**

2 **October 10, 2012**

3 **Providence City Office Building**

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

5
6 **Chairman: R Sneddon**

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

8 **Excused:**

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

10
11 **ACTION ITEMS:**

12 **Item No. 1:** The Providence City Planning Commission will consider for approval a request from Dan Cox for final
13 plat approval for Sunrise Acres Subdivision Phase 2.

14 Adam Mackelpray is here for Dan Cox. He explained to the Commission how the final plat was going to work. He
15 reminded the Commission that the property to the south is in limbo that is why there is a temporary turn-around. Once
16 2100 South is resolved the subdivision will be finished.

17 S Bankhead said that all of the corrections have been done and this is ready to pass.

18 **Motion to approve: R Cecil, G Walker second**

19 **Vote: Yea: R Sneddon, J Baldwin, R Cecil, G Walker, S Sanders**

20 **Nay: None**

21 **Abstain: None**

22 **Excused: G Allred**

23
24 **STUDY ITEMS:**

25 **Item No. 1:** The Providence City Planning Commission will discuss amending Providence City Zoning Regulations to
26 include defining and prohibiting short term rentals.

27 R Sneddon said that Sharell Eames sent him a note concerning the code from Cottonwood Heights. He read the code to
28 the Commission. Cottonwood Heights doesn't allow more than 30 days or less than 3 days for short term rentals. They
29 allow them in multi-family, mixed use, residential office as a conditional use. No more than 4 bedrooms/12 people.

30 There has to be someone on the premises and be able to respond to a telephone message/complaint.

31 Danielle Quailham told the Commission that her husband just lost his job. They want to rent out their basement but
32 aren't allowed to do this. She is asking the Commission to look at accessory dwellings again.

33 K Allen believes that Garden City's code is along the same lines as Cottonwood Heights. There are transient taxes and
34 other taxes that would apply to this kind of rental.

35 R Sneddon asked about definitions.

36 J Baldwin said he recommends 30 days or less for the time factor.

37 G Walker asked why a minimum of 3 days.

38 R Cecil suggested no more than 2 different rentals in a year.

39 G Walker and J Baldwin think it should be prohibited in residential areas.

40 J Baldwin feels like there are more problems with renting out basements.

41 S Sherman wants 30 days or less and no more than twice a year.

42 G Walker said this should be based on a lease.

43 R Sneddon said they would have to have a business license.

44 J Baldwin said if it's not short term it is automatically long term. He doesn't want short term in residential.

45 R Sneddon asked what zones are allowed.

46 The Commission agreed mixed zones and multi-family zones yes. Residential zones no.

47 G Walker suggested banning it all together. Later if someone asks for it in mixed use it can be looked at then.

48 J Baldwin said no period.

49
50 **Item No. 2:** The Providence City Planning Commission will discuss amending Providence City Code Title 11
51 including but not limited to Concept Plan and road grades.

52 S Bankhead explained that the Highlands Development is looking at master planning their development. There isn't
53 much required with a concept plan. However when we look at areas that may have slope issues or fault issues defining

54 where the sensitive areas are isn't that easy. There is nothing that requires a developer to give the City what it needs to
55 determine this. If there is a sensitive area we would like the concept plan to show it. Also, there is no sustained grade for
56 streets. Road right of way widths aren't defined in the concept plan. This isn't shown until the Preliminary Plat.

57 G Walker said so we are moving some of the preliminary plat requirements into the concept plan.

1 K Allen said this is something that the engineer is already looking at.
2 S Bankhead said DRC looked at the County and started with it. We can certainly add things to it. She talked about the
3 different road profiles and the slope issues that the City deals with.
4 The Commission discussed the different right of way standards.
5 S Bankhead said at the next meeting she will provide pictures and information on different radii.

6
7 **STAFF REPORTS:**

8 S Bankhead reported on the Council meeting. She talked about the round-about. The Canyon Road project is complete.
9 She reminded them of the Sauerkraut Dinner, car show and movie.

10
11 **COMMISSION REPORTS:**


12 R Cecil discussed large trucks parked on the streets.

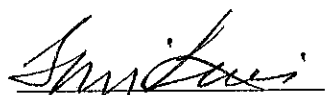
13
14 **Motion to adjourn: R Cecil, J Baldwin second**

15 **Vote: Yea: R Sneddon, J Baldwin, G Walker, R Cecil, G Allred**
16 **Nay: None**
17 **Abstain: None**
18 **Excused: None**

19
20 Meeting adjourned at 7:20 p.m.

21
22 Minutes taken and prepared by Terri Lewis

23
24
25 
26 Roy Sneddon, Chairman

27 
Terri Lewis, Secretary

Planning Commission Meeting

October 10, 2012

Please Sign In

Name

City of Residence

JOHN DREW
Adam Mackelprang
Dani Hayes
Danielle Qualheim

PROVIDENCE
Hyrum
Logan
Providence