

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**

2 February 8, 2012

3 Providence City Office Building

4 15 South Main, Providence, UT 84332

5
6 **Chairman:** R Sneddon

7 **Commissioners:** L Frank, G Allred, J Baldwin

8 **Excused:** R Cecil

9 **Alternates:** G Walker

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11 **APPROVAL OF THE MINUTES:**

12 The Providence City Planning Commission will consider for approval the minutes of January 26, 2012.

13 The minutes have not been completed from the last meeting. This will be continued to the next meeting.

14
15 **PUBLIC HEARING (6:05 p.m.):**

16 The Providence City Planning Commission will discuss a request from Morris Poole to rezone the property located at
17 approximately 440 West 100 North from the current Agricultural to Commercial General (6.78 acres) and Single Family
18 Residential (3.17 acres).

19 M Poole explained where the property is located and the reason he is asking for a rezone. He explained that he is
20 purchasing this property from the LDS Church. Because it is less than 5 acres the Church will have to rezone their
21 portion to Single Family Residential. The portion that M Poole wants to buy will be Commercial General and he will
22 put professional offices there, including a doctor's office. He will have a contract with the Church that will allow access
23 to the parking lot. He believes that this will be a good project for the City.

24 The Commission feels like this was covered thoroughly at the last meeting.

25 R Sneddon feels the proposed usage is consistent with the MX Zone.

26 R Call reminded M Poole that there will be a round-about on that corner.

27 M Poole said they are aware of the round-about and realize they will have to sell some property for it. He would like to
28 be able to put the road through at the same time the buildings are built.

29 D Calderwood told the Commission that the County Council approved the round-about at their meeting last night. There
30 are County funds available for a majority of the cost.

31 M Poole said that Craig Carlston sent a letter to the Church making them aware of the round-about.

32 J Baldwin asked about the second access to a parking lot for the Church.

33 M Poole showed him where the access will be. He explained how the access will probably work with the round-about.

34 He believes if everyone works together we will end up with a nice project.

35 S Bankhead said the Commission will make a recommendation to the Council at the February 22nd meeting and the
36 Council will begin discussing it on March 13th.

37
38 **ACTION ITEM:**

39 **Item No. 1:** The Providence City Planning Commission will consider for recommendation to the City Council a
40 request to amend Providence City Code Title 10, Chapter 1, Section 6, Notice Requirements to make consistent with
41 State Code.

42 S Bankhead asked if this could be continued to the next meeting.

43
44 **STUDY ITEMS:**

45 **Item No. 1:** Jay Baker from the Cache County Planning Office will discuss amending Providence City Code Title 10,
46 Chapter 15 Sign Regulations.

47 R Sneddon asked for confirmation on a couple of items. He asked about distraction as a traffic or construction issue. He
48 suggested a couple of changes.

49 J Baker wanted to make sure electronic signs were discussed. He also brought samples of signs from around the valley.
50 He went over the different samples of signs. He feels like the major regulations need to be decided by the Commission.
51 He will be more than happy to assist with those.

52 The Commission talked about different types of signs.

53 John Mock asked about banner signs like the one that Iron Gate Grill displayed for awhile.

54 The Commission felt like that was a temporary sign.

55 R Sneddon asked about liability on banner signs.

56 The Commission discussed size, setbacks and height.

57 G Allred asked about home business signs.

1 J Baker discussed projecting graphics and window graphics. He hopes that the different examples of signs will give the
2 Commission ideas to use.

3 G Walker asked about non-conforming street graphics.

4 R Sneddon asked about graffiti on non-conforming signs.

5 S Bankhead asked if we could be more restrictive with our ordinance than State Code.

6 J Baker said he believes that you can be more restrictive but he will check on it.

7 He explained that the 3 things you look at with electronic signs are how long the message stays up, how long it takes to
8 get to the next message and how much movement you allow on the sign.

9 R Call asked how this ordinance compares to Logan City.

10 J Baker said right now it is less restrictive than Logan City.

11 R Sneddon asked about floating dirigibles.

12 J Baker said he doesn't believe their in the ordinance.

13 J Baker said you want to make sure the signs are safe but you want it to be seen by the customers.

14
15 **Item No. 2:** The Providence City Planning Commission will discuss amending the ordinances with regard to lot
16 configuration.

17 R Sneddon said he feels like their trying to eat an elephant as a committee. He believes there are 4 areas that need to be
18 looked at individually. He hopes that the individual Commission members will take these thoughts and come back with
19 their own ideas.

20 1. Purpose of proposed lot consolidation.

21 2. Effects of proposed lot consolidation on the existing neighborhood.

22 3. Geometric Requirements.

23 4. Miscellaneous Considerations.

24 S Bankhead felt like there should be a 5th area, the impact of consolidation on a utility easement.

25 R Sneddon agrees.

26 Sharell Eames is impressed with the way the Commission is going about this.

27 Denise Ciebien suggested when making these decisions you should have some perspective of what goes on in the
28 County. She hears a lot of comments about the land use decisions being made in Providence. She has lived in low
29 income housing in order to be able to move to Providence. When land use decisions are made that impact her ability to
30 be free of controversy that upsets her. She doesn't like being in conflict with her neighbors and hopes that land use
31 decisions are made with the citizens in mind.

32 The Commissioners will take the following items.

33 1. J Baldwin

34 2. G Allred

35 3. R Sneddon

36 4. L Frank

37 5. G Walker

38
39 **STAFF REPORTS:**

40 S Bankhead told the Commission that there hasn't been a Council meeting since their last meeting. She thanked the
41 County Council for their decision to help with the funding of the round-about. The City will move forward with this.

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43 **COMMISSION REPORTS:**

44 None

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46 **Motion to adjourn: G Allred, G Walker second**

47 **Vote: Yea: R Sneddon, L Frank, G Allred, J Baldwin, G Walker**

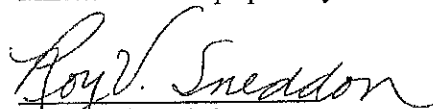
48 **Nay: None**

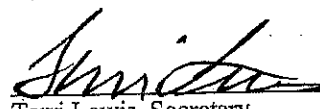
49 **Abstain: None**

50 **Excused: R Cecil**

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52 Meeting adjourned at 7:33 p.m.

53 Minutes taken and prepared by Terri Lewis

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55 
56 Roy Sneddon, Chairman

57 
Terri Lewis, Secretary

