

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**

2 November 9, 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
8 **Excused:** C Kirk
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 October 26, 2011.

13 **Motion to approve the minutes with the following changes: R Cecil, R Gustaveson second**

14 Page 3 – Line 21 – a computer rendering showing surrounding buildings as well as proposed signs.

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

16 **Nay: None**

17 **Abstain: None**

18 **Excused: C Kirk**

19
20 **ACTION ITEM:**

21 **Item No. 1.** The Providence City Planning Commission will consider for recommendation to the City Council a code
22 amendment to Providence City Code Title 10, Chapter 1, Section 6, Notice Requirements to make it consistent with
23 State Code.

24 R Sneddon asked what the working definition of adjacent is.

25 S Bankhead said boundary touching.

26 R Sneddon asked if this ordinance will keep the City out of hot water.

27 S Bankhead said no matter where we draw the line there is always someone that will try to step over it. If we stay with
28 the State Code we can blame it on the State.

29 R Sneddon said he believes there should be more.

30 R Cecil said it needs to be within a certain distance.

31 G Allred said it might be hard to figure out who all the people are that it affects.

32 R Cecil said any property within 300 feet of these boundaries will be notified. It is up to the individual to decide if they
33 are within that distance.

34 S Bankhead said to pass the burden of identifying the property to the applicant and not the City.

35 R Cecil said adjacent to and including the 300 feet. It is up to the applicant to identify these properties.

36 R Sneddon said paragraph 2 needs to include the change.

37 G Allred asked how wide roads are.

38 S Bankhead said 60 to 65 feet. 300 feet will cross the road and include the person in their backyard.

39 R Cecil said that puts everyone on notice.

40 **Motion to adopt as drafted with the amendment that E Paragraph 2 include a statement that defines adjacent**
41 **property to include 300 feet and the burden to identify the neighbors is on the applicant: R Sneddon, R Cecil**
42 **second**

43 **Vote: Yea: S Flammer, R Sneddon, R Gustaveson, R Cecil, L Frank**

44 **Nay: None**

45 **Abstain: None**

46 **Excused: C Kirk**

47
48 **STUDY ITEMS:**

49 **Item No. 1.** The Providence City Planning Commission will discuss amending the ordinances with regard to lot
50 configuration.

51 R Cecil likes the idea of putting depth to it.

52 R Sneddon said it's a matter of figuring out what the limit is.

53 Jeff Baldwin said using the mathematical ratio will turn all the lots into blocks. You need to look at geographic features
54 and take into account if a citizen needs 10 more feet for a garage. We don't want to restrict someone from buying
55 another piece of property.

56 R Sneddon drew an example on the chalkboard. This ratio will work for any shape of lot.

57 J Baldwin asked if there is a minimum footage for a setback line.

1 S Bankhead said there is.
2 R Sneddon said the topography is taken into consideration when the subdivision is designed.
3 S Flammer asked what shapes this mathematical ratio won't work for.
4 J Baldwin asked if this ratio considers where the house sits on the property.
5 R Sneddon said when you consolidate you can't do anything on the second piece of property until after you build the
6 original house.
7 G Allred said if it is an appropriate thing you could do originally you can still do it later.
8 R Liechty said you can't take a piece of property and turn it into anything you want. If it is a suitable use then it will be
9 later.
10 R Sneddon explained how the perimeter ratio works.
11 R Sneddon said he would suggest starting with 1.75 as the top number for the lot configuration.
12 Sandra Checketts said there are no lot consolidation laws in the valley.
13 R Liechty said there is a subdivision that has a couple of double facing lots. You could buy a lot and another behind it
14 and have a backyard that should be a front yard. If you buy the back lot it has to be used as a front yard.
15 S Flammer said don't we have to determine that the setbacks are still there.
16 S Bankhead said that is why we want to do the lot consolidation ordinance. We want the ordinance very clear.
17 Chris Checketts asked how this discussion turned into lot consolidation.
18 S Bankhead said there are odd shaped lots in subdivisions that cause grief when a buyer wants to do something on one
19 of these lots that isn't allowed. The Commission has broken this ordinance up into separate areas.
20 S Flammer said she thinks neighbors would be more concerned about what's on the lot, not the shape.
21 R Sneddon said Chris Daines made the remark that if you don't tell me I can't do it then I can.
22 S Checketts said their attorney wasn't involved with the decision for them to obtain a foot of property.
23 R Liechty said if a contractor came come in and find a way to get around an ordinance he definitely will do it.
24 S Flammer said we need to decide where we're going with this at the next meeting. We need to let the Council know
25 what we're doing.
26 R Sneddon said you can't do something after the fact that you could do if you purchased the property at the same time.
27 S Flammer wants to know what the negatives are of having a foot of property.
28 S Bankhead asked R Sneddon to explain the center of gravity thing.
29 G Allred said buildings don't change the center of gravity.
30 R Cecil drew an example of center of gravity on the chalkboard.
31 S Bankhead said the center of gravity issue worries her. She understands the formula but she can't quite come to grips
32 with the center of gravity issue.
33 R Gustaveson said he is a little concerned about the long skinny lots.
34 R Sneddon said to give him a width and length to work with.
35 R Gustaveson said 80x600.
36 S Bankhead drew some examples on the chalkboard. Once it is decided the shape of the lots then they can decide what
37 can be built on the property.
38 J Baldwin suggested restricting the size of the accessory dwelling.
39 Keith Thompson talked about the tennis court up on Foxridge. He feels like it is completely out of place.
40 S Bankhead said one of the things they have discussed is whether you can put a tennis court or pool on residential
41 property.
42 S Flammer wants to bring this back as a study item.
43 G Allred said he doesn't know how important the shape of the lot is.
44
45 **Item No. 2.** The Providence City Planning Commission will discuss amending Providence City Code Title 10, Chapter
46 15, Sign Regulations.
47 S Flammer drove around the town and didn't see anything that she didn't like.
48 R Gustaveson said he doesn't like the luminary sign at the Y. He doesn't like where it's at. It is too bright.
49 S Bankhead said if it was a plain sign it probably would be OK. The movement and the light make it a distraction.
50 Yesco Signs have been very helpful with the electronic signs. We need to discuss the placement of electronic message
51 signs.
52 R Sneddon suggested using lurid as an example of distraction.
53 J Baldwin suggested proportioning your sign to the size of your building.
54 S Bankhead said there is a difference between a stand alone sign and the sign on the face of the building. Different signs
55 need to be looked at on their own merit.
56 D Calderwood recommends looking at 5 or 10 standard signs such as Chili's. We don't want to shoot ourselves in the
57 foot. If a business has a standard sign we don't want to stop them from coming into the City.

1 S Bankhead reminded the Commission that religious signs are a form of free speech.
2 She also reminded them that you can be pornographic in verbiage but not in pictures. You need to be concerned about
3 the size and dimension of the sign.
4 R Gustavson asked if there is anything about safety for height or a person wearing a sign that jumps out in the street.
5 S Bankhead said you can't stop the message, but you can say where they can stand, etc.
6 The Commission discussed the terms of free speech. They suggested doing more research on the human signs.
7 The Commission talked about monument signs.
8 S Bankhead said the fact that the monument sign at the Old Rock Church is in a commercial zone is it different in a
9 residential zone. You need to think about zones.
10 G Allred said that enforcement needs to be uniform with the political and the commercial signs.
11 K Thompson said the only problem he sees is where there is no curb and gutter or sidewalk.
12 S Bankhead said signs are supposed to be on private property not public property.
13 S Flammer asked where the City's property starts where there is no curb and gutter.
14 S Bankhead said that is a little problematic.
15 R Sneddon doesn't believe you can write enough verbiage for the permanent signs.
16 S Bankhead said you really can't write an ordinance that deals with taste. You really need to look more at shape, size,
17 and proportion; whether the sign moves, whether it's a distraction.
18 G Allred asked if there was anything concerning inflatable signs. Are there any restrictions on them?
19 S Bankhead said staff defined the signs and decided to let the Planning Commission do the rest.
20 R Sneddon said signs will change radically in the next few years. Some signs need to be decided individually.
21 G Allred asked how the sign regulations affect the ball park.
22 S Bankhead said staff decides about the sponsor signs.
23 G Allred asked about signs advertising tobacco or alcohol.
24 S Bankhead said it wouldn't make any sense to advertise when it's not allowed in the park.
25 The Commission talked about vehicle type signs.
26 R Sneddon asked about safety issues with banners going across the road.
27 S Bankhead said those aren't allowed.
28 R Sneddon suggested putting in verbiage concerning liability.
29 The Commission discussed signs addressing yard sales, etc.
30 D Calderwood suggested putting in a statement concerning franchise signs.
31 S Bankhead said the people from YESCO would probably come in and talk about commercial signs. Jay Baker and Josh
32 Runhaar from the County would also talk to the Commission.
33 S Flammer suggested asking someone to come in during the meeting in January.

34
35 **STAFF REPORTS:**

36 S Bankhead reported on the City Council meeting. She told the Commission that the Center Street project has been
37 started.

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39 **COMMISSION REPORTS:**

40 None

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42 **Motion to adjourn: R Cecil, L Frank second**

43 **Vote: Yea: S Flammer, R Sneddon, L Frank, R Gustavson, R Cecil**

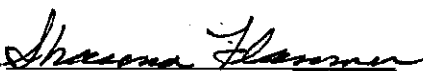
44 **Nay: None**

45 **Abstain: None**

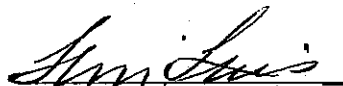
46 **Excused: C Kirk**

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48 Meeting adjourned at 8:00 p.m.

49 Minutes taken and prepared by Terri Lewis

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54 Shauna Flammer, Chairman



Terri Lewis, Secretary

Planning Commission Meeting

November 9, 2011

Please Sign In

Name

City of Residence

JEFF BALDWIN

Sharell Eames

Sandra Checchetti

Chris Checchetti

Keith Thompson

PROV

Providence

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