

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**

2 **January 25, 2012**

3 **Providence City Office Building**

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

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6 **Chairman: R Sneddon**

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

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 11, 2012.

13 **Motion to approve: G Allred, J Baldwin second**

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

15 **Nay: None**

16 **Abstain: None**

17 **Excused: R Cecil**

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19 **PUBLIC HEARING (6:05 p.m.):**

20 The Providence City Planning Commission will discuss a code amendment to Providence City Code Title 10, Chapter 1, Section 6, Notice Requirements to make consistent with State Code.

21 R Sneddon would like to add any property located at a distance of 300 feet from the property line.

22 G Walker wanted to stay with the code and not rely on the applicant to provide a notice that the City is ultimately responsible for.

23 J Baldwin said Logan City post their notices on the property.

24 S Bankhead gets nervous when adding to the State Code. She doesn't want to have to post for every public meeting. She would like the Commission to please clarify what you want posted.

25 R Sneddon said it would be for public hearing notices for rezones. He suggested not adding the 300 feet from the property line.

26 S Bankhead said she likes the idea of posting on the property because it will notify the people in that area no matter how close they live to the affected property. We would require the posting requirements from the State Code and post on the property for the 10 days. She suggested doing more research on the posting requirements and bringing it back for the Commission to vote on.

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35 **ACTION ITEM:**

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

37 **Motion to continue to the next meeting: J Baldwin, G Allred second**

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

39 **Nay: None**

40 **Abstain: None**

41 **Excused: R Cecil**

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45 **STUDY ITEMS:**

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

47 J Baker was not in attendance. The Commission will wait until J Baker can be present.

48 R Sneddon would like to see a list of principles by which we approve signs.

49 J Baldwin felt there may be some conflict in the proposal for monument signs similar to the Foxridge entrance sign.

50 This will be a discussion item on the next agenda.

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53 **Item No. 2:** The Providence City Planning Commission will discuss main building uses on a lot in an approved residential subdivision.

54 S Bankhead read the definition for a main building.

55 J Baldwin said a residential lot has to have the primary structure according to the purpose of the zone. To build a detached garage you would have to consolidate the lot.

1 The Commission discussed the problem of consolidated lots that would have double frontage.  
2 J Baldwin can see some value in allowing lot consolidation.  
3 R Sneddon felt that consolidation problems could arise in the older area of town.  
4 J Baldwin felt a flag lot may be more problem than a double frontage lot.  
5 G Allred suggested the main building in residential be residential and the main building in commercial be a business.  
6 R Sneddon said an accessory building shall not be built upon the lot prior to the main building.  
7 S Bankhead believes if the ordinance is clear there won't be any problems.

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9 **Item No. 3:** The Providence City Planning Commission will discuss a rezone request from Morris Poole for property  
10 located at approximately 100 North and Gateway Drive.  
11 M Poole reviewed the proposal. The LDS Church will change their 3 acres to single family; the remaining 7 acres will  
12 be commercial.  
13 R Sneddon reviewed Maceys commercial, then MX, then less commercial to transition into residential. He expressed  
14 concern about sandwiching the MX district in between two commercial districts.  
15 Sharrel Eames asked if Gateway Drive would connect with 475 West.  
16 The Commission said yes. The first building will be a dental office.  
17 J Baldwin does not want a round-about; he feels a traffic signal would work better. He doesn't like the North Logan  
18 round-about.  
19 L Frank believes a round-about would work better.  
20 The Commission feels like this will be a good transition.  
21 This will come back next week for a vote.

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23 **STAFF REPORTS:**

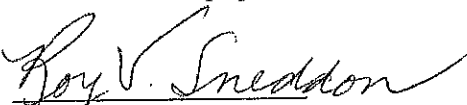
24 None

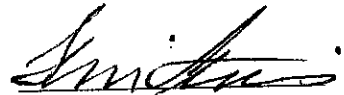
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26 **COMMISSION REPORTS:**

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29 **Motion to adjourn: G Allred, L Frank second**  
30 **Vote: Yea: R Sneddon, L Frank, G Allred, J Baldwin, G Walker**  
31 **Nay: None**  
32 **Abstain: None**  
33 **Excused: R Cecil**

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35 Meeting adjourned at 7:55 p.m.  
36 Minutes taken and prepared by Skarlet Bankhead

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39 Roy V. Sneddon  
40 Roy Sneddon, Chairman

  
Terri Lewis, Secretary