

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**

2 **January 11, 2012**

3 **Providence City Office Building**

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

5
6 **Chairman: R Sneddon**

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

8 **Excused:**

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 December 14, 2011.

13 **Motion to approve the minutes: R Cecil, L Frank second**

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

15 **Nay: None**

16 **Abstain: None**

17 **Excused: None**

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19 **NEW BUSINESS:**

20 The Providence City Planning Commission will elect a new Vice-Chairman.

21 **Motion to nominate Louis Frank: G Allred**

22 L Frank declined.

23 **Motion to nominate Rowan Cecil: L Frank, J Baldwin second**

24 **Vote: Yea: R Sneddon, L Frank, G Allred, R Cecil, J Baldwin**

25 **Nay: None**

26 **Abstain: None**

27 **Excused: None**

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29 **STUDY ITEMS:**

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

32 J Baker introduced himself to the Commission. He let them know that he is the County Planner and he is here to help
33 the cities with any planning questions they have. Mark Thacker from YESCO Signs is here also to answer any
34 questions.

35 J Baker asked why we regulate signs.

36 L Frank said safety.

37 J Baldwin said they change the look of the community.

38 J Baker said the character and safety of your community are the two main reasons to regulate signs. The way the
39 ordinance is set up, first off it needs to be simple, neutral. He went through the draft ordinance outline. The definitions
40 are to help people decide what type of sign they have. Required street signs are not regulated. Enforcement has been left
41 blank because it is controlled by your City Land Use Ordinances. He explained that the highlighted areas in the draft are
42 things the Planning Commission can regulate more.

43 G Allred asked about temporary street graphics.

44 J Baker explained what these signs are.

45 G Allred asked M Thacker if there are commercial groups that would help with this ordinance. He really wants to avoid
46 stupid suggestions.

47 M Thacker said he could give the Commission ideas to work with.

48 S Bankhead said YESCO has templates that are available to the cities.

49 R Sneddon asked if there are any alternatives that say put up what you want and if we don't like it we'll be back. Why
50 do we need 12 pages?

51 J Baker said he tried to make the draft as simple as possible. If people would just put up nice signs you wouldn't need
52 an ordinance.

53 G Allred said it is a safety issue for the sign company.

54 M Thatcher said it helps the business owner if the ordinance is clear.

55 S Bankhead said everyone has a different idea of what they want.

56 J Baldwin asked about safety issues due to weather.

57 J Baker said that is covered under the building code.

1 J Baker said this draft is from cities all over the country. He can add some more information concerning the commercial
2 general district.
3 G Allred asked about adding pictures to the ordinance.
4 S Bankhead said we didn't have pictures before but we have started trying to use them more.
5 G Allred asked about the percentages used.
6 J Baker said he tries to be more in the middle. Some numbers are based on view ability according to traffic speeds.
7 G Allred asked about regulating the signs to the property vs. a building.
8 J Baker said they are usually regulated to the building.
9 R Sneddon asked about programs for graphics.
10 J Baker explained that this helps keep the architectural integrity of the area. It also lets you allow for exceptions. You
11 can also make the program for graphics mandatory.
12 R Sneddon asked if this can be done after the shopping center is occupied.
13 J Baker said it would be more difficult but it can be done.
14 R Sneddon said use the program for graphics and it will make the ordinance smaller.
15 J Baker said businesses that are already there would be able to use the program for graphics but you couldn't make
16 them. If a business comes in to change a sign then it would apply. There are still areas in the City that this will affect.
17 G Allred asked what the next step should be.
18 J Baker said he can put together some samples and bring them back to the next meeting.
19 G Walker asked what the main areas of divergence are between the old and new ordinance.
20 J Baker said the new draft spells things out more. They both cover the same types of signs. The definitions are broader
21 in the new draft.
22 S Bankhead said one thing was making sure the dimensions include the structure part. We need to make sure that it is
23 clear.
24 J Baker said he wrote it to include regulations on the structure part of the sign.
25 J Baldwin asked about proportion.
26 J Baker said this looks at the sign part of the structure.
27 R Sneddon asked if we are looking for a solution for an existing problem or are we looking into the future.
28 S Bankhead said more providing good guidance for the future.
29 G Allred asked about inflatable signs.
30 J Baker said it is under portable graphics.
31 M Thatcher said most people want to know how big a sign they can do. If the City says any of the structure is part of the
32 sign you might end up with an ugly sign. What they are looking for is the part that advertises the business. If you
33 include the other parts and come up with a balance it looks better.
34 G Allred asked if you can make a ratio of sign and structure.
35 J Baker said they are looking at the sign area.
36 M Thatcher suggested driving around a looking at different signs in the valley.
37 S Bankhead said if you want a 100 foot sign you need a structure to hold up the sign.
38 G Allred asked how safe the signs are the bigger they get.
39 M Thatcher said as long as it's in the building code you should be fine.
40 S Bankhead said you have to recognize whatever you end up with could be bigger than the 100 square foot sign. It also
41 comes into play in residential areas where they have entry monuments. If you have a limited display area they might not
42 have a beautiful sign.
43 J Baker said he will tie in the electronic signs and bring some examples to the next meeting.
44 S Bankhead suggested asking Developers Scott Karr and Deloy Hansen for their input.

45 46 **STAFF REPORTS:**

47 S Bankhead told the Commission they need a public hearing for the notice requirements. She told them Councilman
48 Call and Councilman Calderwood are both assigned to the Planning Commission.
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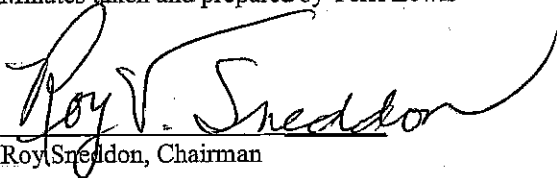
50 **COMMISSION REPORTS:**

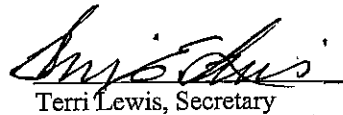
51 R Sneddon said he feels that the Commission is not as efficient as they should be. He would like to have problems
52 talked about up front and have a Commissioner take it on for ideas. He also would like to have each Commissioner give
53 his opinion before they take a vote.
54 J Baldwin asked about lot configuration and if this issue will be taken care of shortly. He feels like a decision needs to
55 be made on this issue.
56 R Sneddon suggested going over the history of the issue.
57 G Walker said we need to look to the future. The past is the past and we can't change that.

1 R Sneddon believes it is the future that needs to be worried about.
2 J Baldwin said lot configuration needs to be established from this time forward. We can't change what's already been
3 done.
4 S Bankhead said don't throw the baby out with the bath water. Make sure you look at all the cottage businesses
5 throughout the City.
6 D Calderwood suggested looking at all the history involved in this issue.
7 G Walker said delving into the history might not be appropriate.
8 J Baker said it could be a non-conforming lot but that doesn't mean they can't use the lot.

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10 **Motion to adjourn: L Frank, J Baldwin second**
11 **Vote: Yea: R Sneddon, L Frank, G Allred, R Cecil, J Baldwin**
12 **Nay: None**
13 **Abstain: None**
14 **Excused: None**

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16 Meeting adjourned at 7:30 p.m.
17 Minutes taken and prepared by Terri Lewis

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22 
Roy Sneddon, Chairman


Terri Lewis, Secretary

